Puka Tāpae
Submission form

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

Rating Policies Review survey

Provide your feedback by **15 November 2026.**

Providing feedback is an important way to help shape the future of our city.

As part of the development of the next Long-term Plan, we are reviewing our rating policies to make sure the Council calculates and shares rates across the city in a fair, reasonable, and appropriate way. This consultation is not about the total amount of rates the Council collects. Instead, it focuses on how the rates pie is shared between different groups of ratepayers.

No final decisions have been made. The Mayor, Councillors and Pou Iwi will consider all feedback before making decisions.

All information about the proposals, including the consultation document and submission forms, is available on our website **wcc.nz/rating-policies-review**

You don't have to give feedback on every question – you can simply choose the ones you're interested in.

There are many ways to give your feedback:

- **Online** – the easiest way is to visit **wcc.nz/rating-policies-review** and fill out the online survey
- **Hard copy form** – print from **wcc.nz/rating-policies-review** or pick up from any library
- **Email** – send your form, written submission, or audio file to **ratingpoliciesreview@wcc.govt.nz**
- **Post** – send your printed form or written submission to:
  Freepost 2199
  Rating Policies Review consultation
  PO Box 2199
  Wellington 6140
- **Oral submission** – register to make an oral submission at **wcc.nz/rating-policies-review**

Privacy statement
Submissions including your name and opinions are published and made available to Wellington City Council elected members, pouiwi and the public from our offices as a hardcopy (on request only) and on our website. Councillors may wish to contact you about your submission. We will contact you first to obtain your permission to pass on your contact details to them. Contact information will be used for the administration of the consultation process. For example, informing you on the outcome of the consultation or contacting you to arrange an oral submission. If offered, demographic information will be used to identify macro-trends which can assist the Council in identifying who is engaging with us.

Our staff will have access to submissions in their capacity as Council employees.

Except for your name, personal details like contact information and demographic information will be redacted prior to publishing. Please note that you should not include any personal information in the free text fields of this survey if you do not wish it to be made public.

For further details around privacy please see our **Let's Talk privacy statement** and extended **Wellington City Council privacy statement**. All information collected will be held by Wellington City Council in accordance with the Privacy Act 2020. You have a right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. Please contact us at **engagement@wcc.govt.nz**

Initial questions

First name:		
Last name:		
Email address		
Are you making this submission as an individual or on behalf of an organisation?		
☐ Individual	☐ Organisation:	
What is your connection to Wellington? *(Skip this question if you are answering on behalf of an organisation. Tick all that apply)*		
☐ I live in Wellington	☐ I rent a house in Wellington	☐ I work in Wellington
☐ I own a business in Wellington	☐ I study in Wellington	☐ I am a visitor to Wellington
☐ I am a Wellington City Council ratepayer		
Which of the following applies to you? *(Skip this question if you are answering on behalf of an organisation. Tick all that apply)*		
☐ I pay residential rates	☐ I pay commercial rates	
☐ I pay vacant land/derelict building rates	☐ I pay downtown targeted rates or BID rates	
☐ I do not pay any rates directly (eg I am a renter)	☐ I don't know what rates I pay	
☐ Other situation *(please specify)*		
You can speak to representatives on your submission at a public oral hearings meeting. Please indicate if you wish to speak. If yes, please leave your phone number (and email) so that we can contact you to arrange a time to speak.		
☐ Yes	☐ No	
If yes, please leave your phone number so we can get in touch to arrange a time for you to speak:		
Would you like to receive ongoing updates about this project? *Please note: You will receive an update about the outcome of the consultation as per our commitments under the Local Government Act, but if you would like to receive ongoing updates, please tick the box below.*		
☐ Yes		

Key proposal 1
Changing how rates are calculated, from capital value to land value

Wellington City Council is asking for feedback on changing how general rates are shared between properties. At the moment, rates are based on a property's capital value, which includes both the value of the land and any buildings or improvements. We are proposing to change this to charging rates based on the value of the land only.

This would not change the total amount of rates Council collects, but it would change how rates are divided between properties.

Changing to a land-value based rating system may mean some properties will pay more rates than they currently do and some properties will pay less rates than they currently do.

Want to learn more before giving your feedback?
Read the full explanation on the Let's Talk page **wcc.nz/rating-policies-review** or in the consultation document on pages 10–14. You can also use the online rates calculator to see how the proposal could affect your property **wcc.nz/rating-policies-review**

How well do you understand the proposal to consider changing from a capital value to a land value rating base?			
☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all

How much would you support or oppose Wellington City Council changing to using land value instead of capital value for the rating base?					
☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know

The following questions lay out some potential benefits and concerns associated with changing from a capital value to a land value rating base. We are interested to hear which of these, if any, are most significant for you. These are not exhaustive lists, other benefits and/or concerns may exist, and you can provide a comment if you would like to expand on any of the ones below or others.

Which benefits, if any, would you expect as a result of changing from capital value to a land value rating base? (*Tick all that apply)*

☐ Lower rates for my property/the property I live in	☐ Encourages more housing/apartments and urban development
☐ Encourages vacant land to be developed/discouraging land banking	☐ Removing the rates impact of improving capital value (eg when building new houses, fixing up old buildings, adding more buildings onto a piece of land)
☐ System is fairer/a better reflection of service consumption	☐ I do not see any benefits from switching to a land value rating base
☐ I don't know	
☐ Other	

Which concerns, if any, do you have about changing from capital value to a land value rating base? (*Tick all that apply)*

☐ Higher rates for my property/the property I live in	☐ Using a different way of setting rates from neighbouring councils
☐ System is less fair/a worse reflection of service consumption	☐ Not the right time for a change
☐ Not worth it/cost of changing the system outweighs the benefits	☐ I do not have any concerns about switching to a land value rating base
☐ I don't know	
☐ Other	

Do you have any other comments you would like to add about the proposal to consider changing from a capital rating base to a land rating base?

Key proposal 2
Changing the general rates split

Wellington City Council is asking for feedback on a proposal to change how general rates are shared between residential and commercial properties.

Currently, commercial, industrial and business properties pay general rates at 3.7 times the residential rate.

This means for properties with the same value; a business pays $3.70 in general rates for every $1 paid by a residential property.

The proposal is to reduce this ratio from 3.7:1 to 3.0:1 over six years.

Under this proposal, the share of general rates paid by commercial properties would decrease and the share paid by residential properties would increase.

Want to learn more before giving your feedback?
Read the full explanation on the Let's Talk page **wcc.nz/rating-policies-review** or in the consultation document on pages 15–18.

How well do you understand the proposal to consider reducing the differential of commercial rates to residential rates, from 3.7:1 to 3.0:1 over a period of six years?

☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all

How much would you support or oppose Wellington City Council reducing the differential of commercial rates to residential rates, from 3.7:1 to 3.0:1 over a period of six years?

☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know

While the Council's preferred option is decreasing the differential to 3.0:1, other changes (or no change) are also options. Would you support any of the following changes to the commercial rate differential? (*Tick all that apply)*

☐ Keeping the commercial differential at 3.7:1	☐ Changing the commercial differential to 3.4:1
☐ Changing the commercial differential to 3.25:1	☐ Changing the commercial differential to 2.8:1
☐ I don't know	
☐ Changing the commercial differential to some other level *(please specify)*	

The following questions lay out some potential benefits and concerns related to changing the rates differential. We are interested to hear which of these, if any, are most significant for you. These are not complete lists, other benefits and/or concerns may exist, and you can provide a comment if you would like to expand on any of the ones below or others.

Which benefits, if any, would you expect as a result of reducing the commercial rates differential? (*Tick all that apply)*

☐ Commercial ratepayers pay lower rates/improved commercial affordability	☐ Encourages business activity, economic vibrancy eg less vacant premises
☐ Brings the differential more in line with other cities	☐ I do not see any benefits from reducing the commercial rates differential
☐ I don't know	
☐ Other	

Which concerns, if any, do you have about reducing the commercial rates differential? (*Tick all that apply)*

☐ Residential ratepayers pay higher rates/reduced household affordability	☐ Reduces attractiveness for residents and/or discourages population growth
☐ Disproportionate benefit to commercial landlords/businesses do not receive affordability benefits	☐ Not the right time for a change
☐ I do not have any concerns about reducing the commercial rates differential	☐ I don't know
☐ Other	

Do you have any other comments you would like to add about the proposal to consider reducing the differential of commercial rates to residential rates, from 3.7:1 to 3.0:1 over a period of six years?

Key proposal 3
Extending the vacant land differential area

Wellington City Council is asking for feedback on a proposal to clarify the purpose of vacant land/derelict building differential and extend the area where it applies. Properties covered by this rates differential are charged 5 times higher than residential general rate. One part of the proposal is to extend the higher rates differential to the Adelaide Road Corridor with the aim of encouraging vacant or underused land to be developed sooner.

This proposal would only apply if Council keeps the current capital value rating system.

Want to learn more before giving your feedback?
Read the full explanation on the Let's Talk page **wcc.nz/rating-policies-review** or in the consultation document on pages 19–20.

How well do you understand the following proposals to clarify the purpose of the vacant land/derelict building differential?			
☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all

How well do you understand the following proposals to extend the vacant land/derelict building rating zone to include Adelaide Road Corridor?			
☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all

How much would you support or oppose Wellington City Council implementing the following proposals to clarify the purpose of the vacant land/derelict building differential?					
☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know

How much would you support or oppose Wellington City Council implementing the following proposals to extend the vacant land/derelict building rating zone to include Adelaide Road Corridor?					
☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know

Thinking about both Proposal 1 (changing from a capital value rating base to a land value rating base) and Proposal 3 (expanding the vacant land/derelict building rating zone), if you had to choose:	
Which proposal do you think would be best for encouraging development and reducing land banking?	
☐ Definitely changing from capital value rating to land value rating	☐ Probably changing from capital value rating to land value rating
☐ Neutral/no preference	☐ Probably expanding the vacant land/derelict building zone
☐ Definitely expanding the vacant land/derelict building zone	☐ Don't know

Do you have any other comments you would like to add about the proposal to consider expanding the vacant land/derelict building zone? This could include telling us about any benefits or concerns you have about the proposal.

Key proposal 4
New general rate differential for Tiaki Wai

Wellington City Council is considering creating a separate rates category for Tiaki Wai, the organisation responsible for managing Wellington's water infrastructure.

As Tiaki Wai invests in water infrastructure, the capital value of its network may increase. Under the current rating system, this could increase the rates Tiaki Wai pays. These costs could be reflected in the water charges paid by customers.

A separate rates category would give Council more flexibility to manage these changes and how rates are shared between Tiaki Wai and other commercial properties.

Want to learn more before giving your feedback?
Read the full explanation on the Let's Talk page **wcc.nz/rating-policies-review** or in the consultation document on page 21.

How well do you understand the proposal to establish a new general rates differential for Tiaki Wai?					
☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all		
How much would you support or oppose Wellington City Council establishing a new general rates differential for Tiaki Wai?					
☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know
Do you have any other comments you would like to add about the proposal to consider establishing a new Tiaki Wai general rates differential? This could include telling us about any benefits or concerns you have about the proposal.					

Key proposal 5
Rates remissions and postponements

Wellington City Council is seeking feedback on proposed changes to its rates remission policy for earthquake-prone buildings. A rates remission reduces the amount of rates a property owner pays for a period of time. The proposed changes aim to better support building owners who strengthen or remove earthquake-prone buildings.

Want to learn more before giving your feedback?
Read the full explanation on the Let's Talk page **wcc.nz/rating-policies-review** or in the consultation document on pages 22–23.

Overall, how well do you understand the proposal to change the rates remission policy for earthquake prone buildings?			
☐ Very well	☐ Somewhat well	☐ A little	☐ Do not understand it at all

Overall, how much would you support or oppose Wellington City Council changing our rates remission policy for earthquake prone buildings?					
☐ Strongly support	☐ Somewhat support	☐ Neutral	☐ Somewhat oppose	☐ Strongly oppose	☐ Don't know

Looking at the proposed changes to our policy, how much do you support or oppose adopting an earthquake prone building remission policy which:						
	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know
Is based on the consented value of strengthening work (or demolition work).	☐	☐	☐	☐	☐	☐
Is available for a maximum of three years following the building being removed from the Earthquake Prone Buildings list.	☐	☐	☐	☐	☐	☐
May include a multiplier to enable Council to incentivise earthquake strengthening where risk and equity considerations are greatest.	☐	☐	☐	☐	☐	☐
Will be attached to the building's rating unit rather than the owner/developer at the time of strengthening (so the remission stays in place for the full three years even if the building changes ownership).	☐	☐	☐	☐	☐	☐
Will apply from the commencement of the rating year immediately following the date in which the building is removed from the Earthquake Prone Building list (providing the remission is applied for prior to the commencement of that rating year).	☐	☐	☐	☐	☐	☐

Do you have any other comments you would like to add about the proposed changes for improving Council's earthquake prone building remission policy?

This could include:

- Feedback on specific principles and how to refine them
- Feedback on alternative principles
- Feedback on the type or nature of properties that you believe should benefit from this proposal
- Telling us about any benefits or concerns you have about the proposal overall.

Final comments

Is there anything else you'd like to tell us about the Ratings Policies Review?

Optional questions about you

Skip this section if you are answering on behalf of an organisation.

To finish, we just have a few optional questions about yourself and your household to help us understand who we have heard from.

Which suburb of Wellington do you live in?					
What is your gender?					
☐ Male/Tāne		☐ Female/Wahine		☐ Prefer not to say	
☐ Another gender/He ira kē anō *(please specify)*					
Which of the following age groups do you fall into?					
☐ Under 16	☐ 16 or 17	☐ 18 or 19	☐ 20 to 24	☐ 25 to 29	☐ 30 to 34
☐ 35 to 39	☐ 40 to 44	☐ 45 to 49	☐ 50 to 54	☐ 55 to 59	☐ 60 to 64
☐ 65 to 69	☐ 70 to 74	☐ 75 to 79	☐ 80+	☐ Prefer not to say	
Which ethnic group or groups do you identify with?					
☐ NZ European		☐ Māori		☐ Samoan	
☐ Cook Island Māori		☐ Tongan		☐ Niuean	
☐ Chinese		☐ Indian		☐ Prefer not to say	
☐ Other					

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

What happens next?
We appreciate the feedback we get, and we take time to consider it.

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

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

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Staple here

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Freepost Authority Number 2199

Reply

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PO Box 2199
Wellington 6140

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