

Council Chair and Councillors  
Greater Wellington Regional Council

20 April 2023

**Re. Greater Wellington Regional Council – Annual Plan 2023/24**

Dear Council Chair Daran Ponter and Greater Wellington Regional Councillors,

As you may know, Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Property is New Zealand's largest industry and fastest growing source of employment. We connect property professionals and represent the interests of 134 Wellington based members across the private, public and charitable sectors.

We are writing to you today in relation to the Council's draft Annual Plan 2023/2024. We are extremely concerned about the average rates increase of 17.8%, given that this is higher than the planned rates increase of 14.01% originally set out for year three of the 2021-31 Long Term Plan.

The cumulative effect this will have on the commercial sector throughout Wellington, will be significant. For example, Wellington City Council is proposing a 12.3% rates increase. The combined Wellington City Council and Greater Wellington Regional Council's rates increase will see feasibility of development in Wellington reduce. The flow-on effect to building owners and managers will result in a shortage of capital, and instead of investing in decarbonisation and improving the resilience of buildings, a negative effect of no expenditure in Wellington will likely occur. Overall, this will not see Wellington's built environment flourish.

While we understand the need to increase rates, the cost of doing business in Wellington is already extremely high when compared to other cities in New Zealand. We therefore recommend that the Council rethink the proposed rates increase and try to align this closer to the planned rates increase set out in year three of the 2021-31 Long Term Plan.

Please contact Property Council Senior Advocacy Advisor, Sandamali Ambepitiya [sandamali@propertynz.co.nz](mailto:sandamali@propertynz.co.nz) if you have any questions.

Yours sincerely,



Gerard Earl  
Wellington Branch Chair  
Property Council New Zealand