

URBAN DEVELOPMENT

Cities are about people and places – we aim to preserve Wellington as a compact, vibrant, and attractive city now and into the future.

URBAN DEVELOPMENT ACTIVITIES

Our role is to ensure that the city's urban environment – its land and spaces – develop in ways that support residents' well-being.

Our urban development work includes planning and urban design, developing and maintaining public areas such as the waterfront and local centres, protecting heritage sites, and overseeing building and land development to ensure compliance with the District Plan and legislative requirements.

STRATEGIC APPROACH

Most Wellingtonians feel proud of the way the city looks and feels. But we also face challenges such as the demand for more housing as the city grows and people choose to live in smaller households and closer to work and shops.

Our long-term approach is focused on managing growth in ways that maximise benefits for residents, minimise harm, and maintain the city's special character. Specifically, this means focusing growth along a 'spine' with strong public transport links and high quality amenities that can accommodate more intensive residential and business development. This includes the central city, Johnsonville to the north, and the area encompassing Adelaide Road, Newtown and Kilbirnie.

Our long-term approach also includes protection of heritage areas and buildings, enhancement of public spaces, maintaining the city's sense of compactness and the character of its built environment.

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Portrait of a man, likely a historical figure related to the Kumutoto Kainga.

Kumutoto Kainga

The land across the road between Woodward and Bowen Streets was once the home of Taranaki chief Wī Taka Ngātata and his Te Āhaua people, and the site of one of Wellington's most notable kainga. Wī Taka Ngātata settled at Kumutoto following the migration of Pomare Ngātata and most of Ngāhi Mutunga and Ngāhi Tama to the Chatham Islands in 1835. Kumutoto Kainga was established by Ngāhi Mutunga and Ngāhi Tama when they settled at Wellington in 1834-5.



HIGHLIGHTS

Residents had a say on proposals for significant changes to residential and centres planning rules – some of the biggest changes in more than a decade.

Proposed District Plan changes are aimed at keeping local and regional centres vibrant, protecting heritage and character, controlling development in coastal areas, and encouraging development in 'areas of change' with strong public transport services and potential to benefit from growth.

These areas of change include the city centre, Johnsonville, Adelaide Road and Kilbirnie. New suburban centres are also envisaged in Lincolnshire Farm and Churton Park.

More than 200 submissions and a petition of around 2,500 signatories were received during a four-month consultation period on the proposed changes. Work is being carried out before consultation in 2009/10.

The District Plan proposals followed adoption of a Suburban Centres Policy, which sought to accommodate growth, raise urban design quality, and control 'big box' retail developments outside of existing suburban centres.

The changes also followed a review of infill housing, completed in 2008, which sought to raise the quality of infill development and focus it in appropriate areas.

A new framework for Adelaide Road will strengthen public transport and allow for more intensive development.

After extensive community engagement, the development framework was approved late in 2008.

It features street widening and more pedestrian crossings to improve transport access, along with a landscaped median, more street trees, and upgraded reserves to improve the look and feel of the area.

An 18-metre maximum building height has been introduced. Adelaide Road is expected to come under increasing development pressure as the city's population increases. The framework seeks to manage change to ensure it is positive for the local community and the wider city.

The framework was highly commended at the New Zealand Planning Institute's 2009 annual awards.

Detailed plans were also developed during the year for the Johnsonville town centre, while consultation began on detailed plans for Kilbirnie, both of which are also earmarked for more intensive development.

PROGRESS TOWARDS LONG-TERM GOALS

1.1 (A) MORE LIVEABLE/SUSTAINABLE – Wellington will be a great place to be, offering a variety of places to live, work and play within a high quality public environment.

Ninety-four percent of Wellingtonians regard the city as a great place to live. The proportion is slightly lower among those on low incomes and living in the southern suburbs.

The vast majority of residents feel the city offers a good variety of places to live and work, and that it offers a variety of leisure activities and opportunities to socialise.

1.1 (B) MORE SUSTAINABLE – Wellington's urban form will support an efficient and sustainable use of our rural and natural resources and promote prosperity and social well-being over the long term.

As explained on the previous pages, the Council has adopted policies and proposed district plan amendments aimed at focusing development along a 'spine' with strong public transport infrastructure. This approach will support more intensive development and infrastructure investment, encouraging use of sustainable transport options.

1.1 (C) BETTER CONNECTED – Wellington will be easy to get around, pedestrian-friendly and offer quality transport choices on a highly interconnected public transport and street system.

Most residents see the city as easy to get around. We contribute to this outcome by focusing growth around centres and services (as mentioned above), and through construction of pedestrian friendly areas in the city and suburbs. See the transport section for a full outline of work towards this outcome.

1.2 MORE PROSPEROUS – Wellington's urban form, and flexible approach to land use planning in the central city, centres and industrial areas, will contribute to economic growth and prosperity.

The value of residential building consents has increased, while the value of commercial consents has declined slightly reflecting tougher economic conditions. Commercial consents dropped to \$318.7m in the year to March 2009, down from \$328.8m the previous year, while residential building consents increased from \$179.1m in 2008 to \$203.7m in 2009.

While urban design and planning rules influence building activity, it is mainly driven by economic factors.

1.3 MORE COMPACT – Wellington will have a contained urban form, with intensification in appropriate areas and mixed land-use, structured around a vibrant central city, key suburban centres and major transport corridors.

Wellington is a compact city, and that compactness is increasing with more people choosing to live in the city centre and close to suburban centres.

Between 2001 and 2006 census years, key city areas that saw growth in building density were: 'growth spine' (8.3% increase) suburban centres (7.6% increase), and outer suburban areas (6.6% increase).

We encourage this 'compactness' through urban planning and District Plan requirements.

1.4 SAFER – Wellington will be a safe place to be, with well designed buildings, spaces and connections between them.

Safety is maintained when building and land developments comply with safety requirements and when public areas are well lit and well used.

Most residents feel safe in Wellington, day and night. Since 2007, there has been a significant drop in the proportion of residents expressing concern about graffiti, vandalism, and safety issues arising from poorly lit or maintained public areas. Street lighting and other improvements in Courtenay Place have improved safety along the city's main night-time entertainment district.

1.5 STRONGER SENSE OF PLACE – Wellington will be a memorable, beautiful city, celebrating and building on its sense of place, capital city status, distinctive landmark and landmarks, defining features, heritage and high quality buildings and spaces.

Nearly all residents (88%) are proud of the way the city looks and feels, and three-quarters feel that the city is developing in ways that take account of its unique urban character and natural environment. Eighty-eight percent rate the city centre as lively and attractive, while 62% (up seven) rate their own suburb as lively and attractive.

A growing number of residents feel that heritage items contribute to the city and to their local community.

As noted in 'public spaces and centre development' (page 11), eleven new heritage items were protected under the District Plan during the year, and the Council gave grants to contribute to conservation and upgrade of Plunket House and several other heritage buildings.

The upgrade of Lambton Quay was completed in time for Christmas.

The \$3.2 million upgrade of New Zealand's premier retail street included wider footpaths, new trees, seats, street 'furniture' and pedestrian crossings.

The project aimed to give the street a more elegant look, make it more pedestrian-friendly, and create new spaces for rest.

Wellington's waterfront was an award-winner.

Kumutoto Wharf won an urban design award at the New Zealand Institute of Architects annual awards, and an Illumination Engineering Society lighting design award.

Shed 13 won a silver award of merit from the Association of Consulting Engineers.

Waitangi Park won the supreme award and best public space award at the Wellington Civic Trust awards, while the waterfront sculpture Solace to the Wind won the people's choice award.

The Meridian Energy building also won awards for sustainable architecture and for engineering.

ACHIEVEMENT OF STRATEGIC PRIORITIES

The Council's 2006–09 strategic priorities:

- **The Council has improved the way infill development is managed in residential areas.**

The Council in July 2008 completed a review of infill development. The review aimed to improve the quality of infill development and focus it in appropriate areas of the city. The review led to adoption of an Infill Housing Policy in October 2008.

It also contributed to development of the Council's Suburban Centres Policy and to proposed District Plan changes which have been the subject of extensive public consultation since December 2008.

- **The Council has worked to improve the quality of the city's urban design.**

Several new inner city parks have been completed since 2006 including Waitangi, Courtenay Place and Glover Parks. A \$3.2m upgrade of Lambton Quay has been completed, as has the 'Greening the Quays' project along Jervois and Customhouse Quays.

Waterfront developments include business and hospitality developments which attract people to the area.

Upgrades of the Karori and Tawa town centres have been completed along with the transformation of Cog Park at Evans Bay.

The Council has also progressed work – promised as part of the 2006 long-term plan – aimed at determining ways to enhance the city's 'sense of place'. We have set in place District Plan rules that protect pre-1930s character cottages and villas in Newtown, Mt Cook and Thorndon. In September 2009 we are set to launch in partnership with Government Our Extraordinary Democracy – a programme that promotes Wellington's capital city status.

- **The Council has made progress towards setting in place a 50-year plan for the 'growth spine' and developing concept plans for specific growth areas of the city.**

The 'growth spine' concept is explained in the 'strategic approach' section on page 3.

Considerable progress has been made. As explained in 'highlights', extensive District Plan changes have been proposed to focus more intensive development in appropriate areas while protecting character and heritage.

Development frameworks and plans have been completed for Adelaide Road, Johnsonville, Churton Park and Lincolnshire Farm, while consultation has begun on frameworks for Kilbirnie.



IN FOCUS MAORI HERITAGE TRAIL

Cities are shaped by the connection between places and people – by geography and history. They are constantly changing. As a Council we aim to manage that change so that Wellington retains its character and culture – its sense of place. One of the ways we do this is through our promotion of heritage sites.

Before earthquakes raised central Wellington, the Kumutoto Stream flowed into Wellington Harbour at what is now the intersection of Woodward Street and Lambton Quay. For several decades from the mid-1820s, the area north of the stream – now occupied by high-rise buildings – was the site of a kainga occupied by migrants from Taranaki. Interpretive signs in Midland Park now mark the site, and is one of 25 sites on Te Ara o Nga Tupuna the path of our ancestors – Wellington's Maori heritage trail.

The trail – extended during the year – begins at Pipitea Marae in Thorndon and ends at Owhiro Bay. It marks Maori villages, marae and other significant sites in the city's history prior to European settlement, and is the result of several years of engagement between the Council and Wellington Tenth Trust.

'For such a young country,
New Zealand has a lot
of history.'

Ella Bately-Moss – Tourist.

ACTIVITY

URBAN PLANNING AND POLICY

This activity includes:

- **Urban planning and policy development** – This includes the District Plan and other policies which guides building and development in the city.
- **Smart growth** – This includes plans for encouraging more intensive development along a 'growth spine' with high quality amenities and strong public transport links (see 'strategic approach' page 3).

Our urban planning activities aim to manage growth and development in ways that maximise residents' well-being and preserve the city's unique character.

WHAT WE DID

- We adopted new policies on infill housing and suburban centres, and consulted on changes to the District Plan to implement those policies (see 'highlights' page 5).
- A planning framework was adopted for Adelaide Road, setting out a long-term vision for growth and development along this key area of the city's 'growth spine'. The framework was highly commended at the NZ Planning Institute's 2009 annual awards.
- A long-term plan was adopted to enhance the Johnsonville town centre and ensure that growth is managed sustainably.
- More than 150 residents and businesses made submissions on the future of the Kilbirnie town centre, while others gave their views at local drop-in sessions. This was the first stage of engagement over a planning framework for that area. Under proposed District Plan changes, Kilbirnie is earmarked as an 'area of change', allowing more intensive business and residential development.
- A survey of central area apartment dwellers was conducted, with the aim of informing future planning decisions about the central city. The results were published in March 2009.
- We resolved outstanding appeals on Plan Change 60 (Churton Park Suburban Centre Rezoning) – enabling the development of the town centre to proceed and ensuring the community in Churton Park will have better access to supporting retail and convenience services

- The Environment Court supported Council decisions on District Plan changes relating to renewable electricity generation and protection of rural land and ridgelines and hilltops.

See also 'earthquake risk mitigation' (page 10) for urban planning developments relating to heritage protection.

WHAT IT COST

	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
OPERATING EXPENDITURE (\$000)				
1.1.1 Urban Planning and Policy Development				
Expenditure	1,992	2,140	148	2,101
Revenue	(51)	(12)	39	(139)
Net Expenditure	1,941	2,128	187	1,962
1.2.1 Smart Growth				
Expenditure	367	399	32	412
Revenue	-	-	-	(3)
Net Expenditure	367	399	32	409
CAPITAL EXPENDITURE (\$000)				
1.1.1 Urban Planning and Policy Development¹				
Expenditure	346	345	(1)	947
Unspent portion of budget to be carried forward	N/A	73	-	N/A
1.2.1 Smart Growth²				
Expenditure	38	38	-	-
Unspent portion of budget to be carried forward	N/A	70	-	N/A

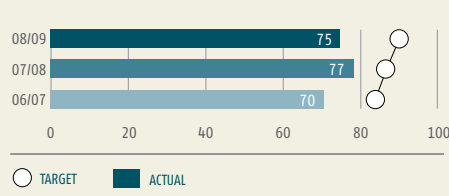
¹ The carry forward relates to the Gateway sculpture which is now scheduled for 2009/10.

² Some design and implementation elements of the Adelaide Road Framework, which includes road widening to improve transport capacity, have been carried forward.

HOW WE PERFORMED

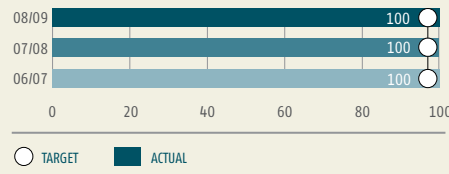
RESIDENTS (%) WHO AGREE THE CITY IS DEVELOPING IN A WAY THAT TAKES INTO ACCOUNT ITS UNIQUE URBAN CHARACTER AND AND NATURAL ENVIRONMENT

Source: WCC Residents' Survey 2009



PLANNING POLICY – SCHEDULED WORK PROGRAMME COMPLETED ON TIME (%)

Source: WCC Planning Policy



'GROWTH SPINE' FRAMEWORK – ACHIEVEMENT OF KEY MILESTONES

Source: WCC Urban Design

As noted in 'what we did', frameworks were finalised for Johnsonville and Adelaide Road, while consultation got under way for Kilbirnie and a District Plan change paved the way for development of the Churton Park town centre.

ACTIVITY

DEVELOPMENT CONTROL AND FACILITATION

Like all cities, we control development work according to the provisions of the Resource Management Act and in line with the District Plan.

These controls are necessary to ensure resources are used sustainably, to protect public health and safety, and to protect future users of land and buildings. They're also needed to protect urban character and preserve the city's heritage – such as the workers' cottages and grand villas from the early 1900s in suburbs like Mt Cook and Thorndon.

This activity includes our work in this area, including assessing and monitoring resource consents.

WHAT WE DID

- We issued 1,127 resource consents during the year, up from 948 in 2007/08. The increase was largely due to a change in District Plan provisions relating to earthworks. There were a number of large and complex resource consents this year. Key consents and appeals include: the Mill Creek wind farm decision and Environment Court appeal, and the Johnsonville Mall resource consent application.
- A total of 28 resource consent applications were publicly notified, and hearings were held on 21. Both represent an increase from previous years.
- Seven resource consent decisions were appealed to the Environment Court, and four High Court judicial reviews were sought. This is a similar amount of litigation to previous years. We worked towards ensuring that the majority of these were resolved through mediation prior to proceeding to court.
- We were involved in the assessment of many complex development proposals including the Indoor Community Sports Centre proposal and a number of new apartment and office buildings in the central city.
- We introduced new requirements for financial contributions by property developers towards the additional demand created on Council services, including roading, water supply, wastewater, reserves and stormwater management.

WHAT IT COST

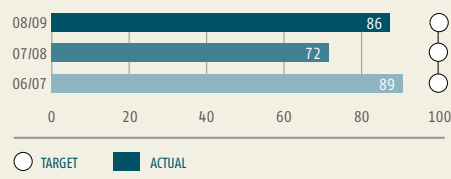
OPERATING EXPENDITURE (\$000)	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
1.3.1 Development Control and Facilitation¹				
Expenditure	5,405	5,295	(110)	5,022
Revenue	(2,941)	(2,562)	379	(2,317)
Net Expenditure	2,464	2,733	269	2,705

¹ The net favourable variance is due to the processing of larger and more complex consent applications than planned.

HOW WE PERFORMED

RESOURCE CONSENTS – NON-NOTIFIED (%) ISSUED WITHIN STATUTORY TIMEFRAMES (20 WORKING DAYS)

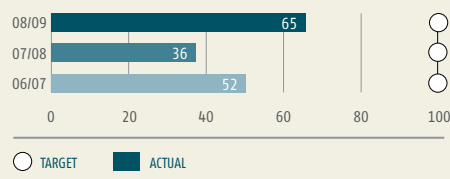
Source: WCC Planning Group



Of the 1,127 resource consents we issued during the year, 969 (86%) were issued within statutory timeframes. Of those 'late' consents, most were issued within five days of the statutory timeframe.

APPLICATIONS FOR CERTIFICATION OF SUB-DIVISION PLANS (%) PROCESSED WITHIN STATUTORY TIMEFRAMES (10 WORKING DAYS)

Source: WCC Planning Group



The improvement in timeframes for certification of sub-division plans was achieved by improving our processes to do with scanning and specialist advice throughout the year. Further improvements will be made during 2009/10. It should be noted many applications are only missed by a day or two.

ACTIVITY

BUILDING CONTROL AND FACILITATION

We have a statutory responsibility under the Building Act to control building developments. This includes ensuring buildings are safe and sanitary and do not threaten environmental quality or public health.

Our work under this activity includes issuing and monitoring building consents and providing guidance to make sure buildings meet the standards required. It also includes initiatives to encourage energy efficient and sustainable building, including sustainable building grants.

WHAT WE DID

- We issued 3,002 building consents during the year, with a total value of \$734 million. Key consents included the new building at Wellington Airport and the upgrade of Government House. The new Wellington Hospital was completed and certified for use. The number of consents issued has declined in the last two years, but the total value of consents has grown.
- We introduced \$300 sustainable energy grants for homeowners and developers who wish to install technology such as solar heaters and small wind turbines which reduce energy consumption. We received 22 applications for these grants. Twelve of these projects have been completed and the grant paid.
- Sustainable building guidelines were developed to help homeowners, architects, tenants, developers and others.
- The Eco Design service we had been providing has been discontinued, as there are now a number of other groups and businesses providing similar services including central government through the Energy Efficiency and Conservation Authority.
- We participated in a Department of Building and Housing project to explore the feasibility of a national online consent application and processing system, and participated in working parties looking at how the weathertight homes legislation can be amended to reach better outcomes for all parties.

WHAT IT COST

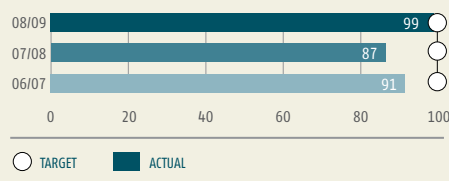
OPERATING EXPENDITURE (\$000)	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
1.4.2 Building Control and Facilitation¹				
Expenditure	11,487	11,551	64	10,760
Revenue	(6,210)	(7,332)	(1,122)	(7,223)
Net Expenditure	5,277	4,219	(1,058)	3,537

¹ The variance in revenue is due primarily to a change in legislation that sees some minor works no longer requiring a building consent.

HOW WE PERFORMED

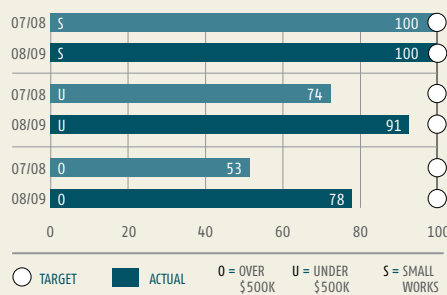
CODE OF COMPLIANCE CERTIFICATES (%) ISSUED WITHIN STATUTORY TIMEFRAMES (20 WORKING DAYS)

Source: WCC Building Consents and Licensing Services



BUILDING CONSENTS (%) ISSUED WITHIN STATUTORY TIMEFRAMES (20 WORKING DAYS)

Source: WCC Building Consents and Licensing Services



During the year, 92% of all consents were issued within statutory timelines. In the second half of the year, 99% of consents were issued in time. The improved timelines related primarily to our response to changes in legislation which allow more small building projects to be done without requiring building consent.

Timeframes in the first half of the year were affected by the impact of a national shortage of skilled staff. Overall we improved the speed of delivery from last year.

ACTIVITY

EARTHQUAKE RISK MITIGATION

Wellington is built on an active faultline, which makes it prone to earthquakes. Under this activity (1.4.1 earthquake risk mitigation) we work to mitigate the potential impact of earthquakes by:

- carrying out studies about earthquake risk
- assessing buildings for earthquake risk, and
- working with owners to ensure that older buildings are strengthened to required standards.

WHAT WE DID

- We part funded *It's Our Fault*, a long-term research project looking at seismic activity in Wellington. During the year, investigations of the Wellington fault at Te Marua and Kaitoke have been completed. This provides better understanding of the timing, recurrence and land displacements of some earthquakes at the two sites. The Cook Strait Offshore Fault study by NIWA was also completed, which provides new evidence of the relationship between the major faults of the North and South Islands.
- A new earthquake prone building policy to come into effect on 1 July 2009. The new policy extended the timeframes within which building owners must upgrade buildings defined as earthquake-prone.
- We introduced processes for notifying owners when their buildings are not earthquake prone.

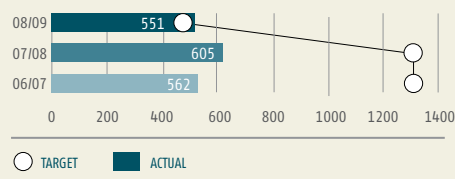
WHAT IT COST

OPERATING EXPENDITURE (\$000)	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
1.4.1 Earthquake Risk Mitigation				
Expenditure	502	584	82	443
Revenue	-	-	-	(3)
Net Expenditure	502	584	82	440

HOW WE PERFORMED

POTENTIALLY EARTHQUAKE-PRONE BUILDINGS ASSESSED (INITIAL ASSESSMENT)

Source: WCC Building Consents and Licensing Services



POTENTIALLY EARTHQUAKE-PRONE BUILDING REASSESSMENTS

Source: WCC Building Consents and Licensing Services (New measure)

Buildings are reassessed if they have been assessed as earthquake prone and the owner subsequently provides information suggesting that they should not be. We completed 105 reassessments during the year.

We had a target of reassessing 200 buildings; however the number of reassessments completed is dependent on the information provided by the owners.

In 2006, around 3,800 Wellington buildings were identified as potentially earthquake-prone. By 30 June 2009, just over 1,700 of those buildings had been assessed by engineers.

Our target for 2008/09 was lower than in previous years, reflecting a more realistic assessment of the time required to assess the buildings. Of the 551 buildings assessed during 2008/09, only 156 were assessed as earthquake prone.

We have reviewed our measures and collection processes for this activity and from next year will report on: the number of identified earthquake prone buildings that have been strengthened; and the percentage of assessment notifications that are issued without challenge.

ACTIVITY

PUBLIC SPACES DEVELOPMENT

This activity includes:

- **Waterfront development** – we fund and oversee work to develop and enhance the waterfront.
- **Public space and centre development** – we fund work to develop and upgrade street environments, urban parks, and other public areas in the city and suburbs.
- **Heritage development** – we work with owners and provide grants to support the upgrade of heritage buildings.

WHAT WE DID

HERITAGE

- Thorndon residents were consulted about how to protect the suburb's heritage buildings. Thorndon is one of New Zealand's oldest and most historic suburbs. Its streetscapes are of national importance as unique examples of early planned settlement, and because many historic buildings dating back to 1860s workers' cottages survive, and because the suburb has links to many prominent early residents.
- Heritage grants were provided to develop a conservation plan for Plunket House, designed by internationally acclaimed architect Ernst Plischke and regarded as the first example of modern architecture in New Zealand. Other buildings to receive funding included Northland's St Anne's Church, the 130-year-old Inverlochy House in Te Aro, and the former Masonic Hall at 221 Clyde Street in Island Bay.
- Eleven buildings and heritage items were given protection under the District Plan, including the Hannah's Footwear Factory east building, the modernist Khandallah Library, and the waterfront's Shed 35 and Maritime House. In addition, two new heritage areas were designated under the District Plan: Island Bay suburban centre, and Salisbury Garden Court.

WATERFRONT

- The Environment Court in June 2009 gave a go-ahead for redevelopment of the Overseas Passenger Terminal. The redeveloped terminal will include apartments, retail and other spaces, an artist in residence, upgraded areas for public viewing and for fishing, and repiling and strengthening of the century old wharf.
- Several waterfront buildings and public spaces won landscape architecture awards (see 'highlights' page 6).

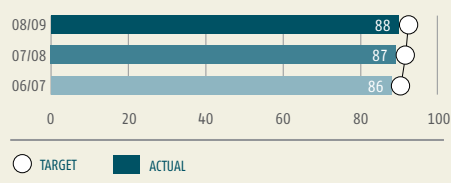
PUBLIC SPACES

- The upgrade of Lambton Quay was completed (see 'highlights').
- 34 new energy efficient streetlights were added to Courtenay Place and its side streets, improving visibility and safety.
- The Waimapihi Stream, which runs underground beneath Aro Valley, can be seen and heard again thanks to a well in the redeveloped Aro Park. The redevelopment also included a new path, expanded grass area, and new plantings.
- Design got under way for redevelopment of Cobblestone Park on Vivian Street. The project will be completed over the summer of 2009/10.
- Community consultation got under way for an upgrade of Khandallah town centre.

HOW WE PERFORMED

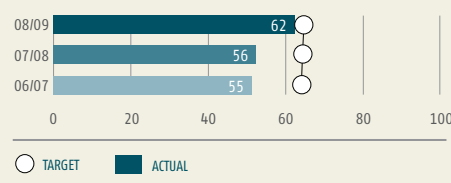
RESIDENTS (%) WHO AGREE THE CENTRAL CITY IS LIVELY AND ATTRACTIVE

Source: WCC Residents' Survey 2009



RESIDENTS (%) WHO AGREE THEIR LOCAL SUBURBAN CENTRE IS LIVELY AND ATTRACTIVE

Source: WCC Residents' Survey 2009



PUBLIC SPACE AND CENTRE DEVELOPMENT PROJECTS – SCHEDULED WORK PROGRAMME COMPLETED ON TIME (%)

Source: WCC Public Space Design

Design and consultation was undertaken on Cobblestone Park; and the Khandallah town centre upgrade. The works will be completed in the coming year.

We are part funding the construction of Memorial Park in Mt Cook. The project is being managed by the government. Stage one is now expected for completion in 2010.

For Wellington Waterfront performance measures please see the report on Council Controlled Organisations in the appendices.

WHAT IT COST

OPERATING EXPENDITURE (\$000)	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
1.5.1 Waterfront Development¹				
Expenditure	12,511	2,620	(9,891)	7,901
Revenue	(2,634)	-	2,634	(16,393)
Net Expenditure	9,877	2,620	(7,257)	(8,492)
1.5.2 Public Space and Centre Development				
Expenditure	1,106	1,271	165	1,391
Revenue	(22)	-	22	(68)
Net Expenditure	1,084	1,271	187	1,323
1.5.3 Heritage Development				
Expenditure	589	656	67	756
Revenue	-	-	-	(14)
Net Expenditure	589	656	67	742

CAPITAL EXPENDITURE (\$000)	ACTUAL 2009	BUDGET 2009	VARIANCE 2009	ACTUAL 2008
1.5.1 Waterfront Development²				
Expenditure	500	1,233	733	10,250
Unspent portion of budget to be carried forward	N/A	4,738	-	N/A
1.5.2 Public Space and Centre Development³				
Expenditure	1,423	1,410	(13)	4,784
Unspent portion of budget to be carried forward	N/A	3,277	-	N/A
1.5.3 Heritage Development				
Expenditure	106	110	4	400

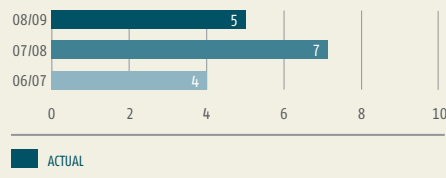
¹ The net expenditure variance primarily relates to unbudgeted movements in the revaluation of investment properties and waterfront development planning costs within the Wellington Waterfront Project.

² The Waterfront development programme has been slowed in response to changes in the economic environment resulting in a lower funding requirement in 2008/09.

³ Development work on Memorial Park is contingent on central government funding which has been deferred. Funding will be carried forward.

HERITAGE BUILDINGS (ADAPTIVE RE-USE) THAT ARE GRANTED RESOURCE CONSENT FOR ADDITIONS AND ALTERATIONS (%)

Source: WCC Urban Design



Heritage development – we processed 25 resource consents for alterations and additions to heritage buildings.

LISTED ITEMS IN THE DISTRICT PLAN

Source: WCC Urban Design

We achieved our target – as per last year – for no listed items in the District Plan to be demolished or removed.