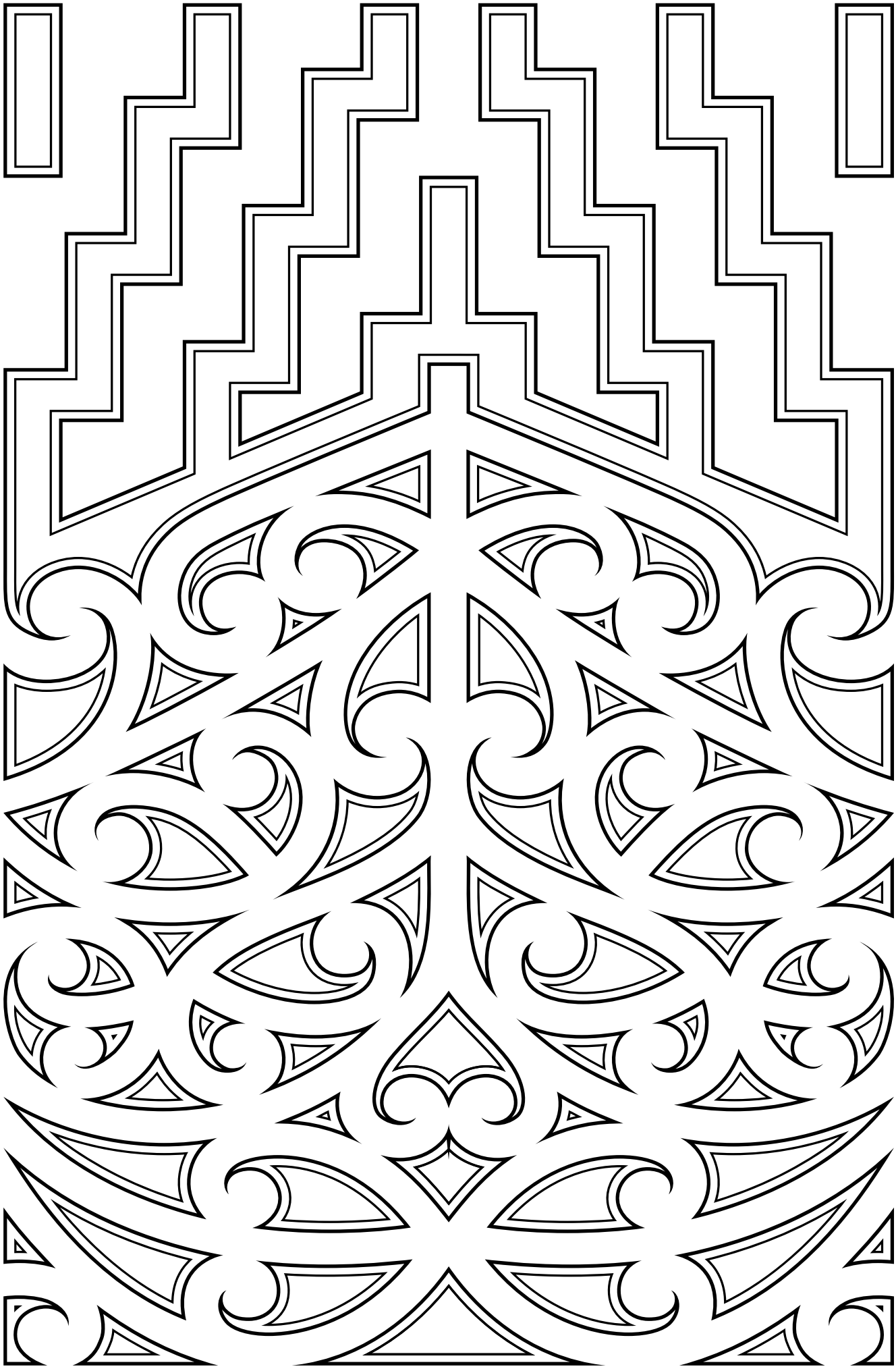
TE PANE MATUA TAIAO
GREATER WELLINGTON

Mahere-ā-Tau 2026/27
Annual Plan 2026/27

Greater Wellington
Te Pane Matua Taiao



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He karere nā te Heamana me Te Tumu Whakarae

Message from the Chair and Chief Executive

Tēnā tātou katoa

E rere ana ngā mihi ki ngā mana whenua o te rohe nei, ki tō tātou taiao, otirā ki ngā whānau me ngā hapori maha e noho ana ki tēnei whenua o Te Ūpoko o Te Ika a Māui.

We acknowledge and honour the mana whenua of this region, our natural environment, and the many whānau and communities who call Te Ūpoko o Te Ika-a-Māui home.

This Annual Plan confirms Greater Wellington's plan and budget for year three of our 2024-34 Long Term Plan, covering 01 July 2026 to 30 June 2027.

We know many households and businesses are under real pressure from the cost of living. At the same time, local government is facing ongoing uncertainty, including changes to funding and reform from central government.

Over the past year, these pressures have become more acute. We are seeing higher costs across many areas, including fuel and energy, heavy machinery use, contractors, and key suppliers that support our core services.

Public transport has been particularly affected by rising costs. Fuel increases alone are now adding around $1.2 million to $1.5 million each month to the cost of running the network. This all adds to the cost of providing public transport that needs to be paid for.

E whakaū ana tēnei Mahere ā-Tau i te mahere me te tahua o Te Pane Matua Taiao mō te tau tuatoru o tā mātou Mahere Pae Tawhiti 2024-34, atu i te 01 o Hūrae 2026 ki te 30 o Hune 2027.

E mōhio ana mātou ki ngā taumahatanga e pīkautia nei e ngā whare me ngā pakihi maha i ngā āhuatanga ki ngā utu o ia rā. Otirā, e mahi ana ngā kāwanatanga ā-rohe i tētahi horopaki hokirua, nā ngā panonitanga ki ngā pūtea tautoko me ngā whakahoutanga e kōkiritia ana e te kāwanatanga matua.

I te roanga o te tau kua pahure, kua kino kē atu ngā taumahatanga nei. Kua piki ake ngā utu puta noa i ngā wāhi maha, tae atu ki te hinu me te pūngao, te whakahaere waka nui, ngā kaikirimana, me ngā kaiwhakarato matua e tautoko ana i ā mātou ratonga matua.

Ko ngā ratonga waka tūmatanui tētahi o ngā wāhi kua tino pāngia e te pikinga o ngā utu. Nā te pikinga noa o te utu hinu, kua tāpiritia he utu anō kei tōna $1.2 miriona ki te $1.5 miriona i ia marama ki te whakahaere i ngā waka tūmatanui. Ka mutu, ka whakapiki ēnei āhuatanga katoa i te utu o te whakahaere waka tūmatanui hei pīkautanga mā tētahi.

Public Transport patronage remains strong. In March 2026, people made 3.6 million trips across bus, rail, and harbour ferry services, and rail use is increasing as fuel prices rise. However, this has not been enough to offset higher operating costs and lower-than-expected patronage in some parts of the network.

Without additional support from central government, these pressures will require difficult decisions over time. This could include changes to services, timetable adjustments, or further fare increases beyond those already planned. We have been clear with government about the level of support needed to maintain the services our communities rely on.

Over recent months we have carefully reviewed what we do and how we do it. We have looked for efficiencies, adjusted the timing of some work, reviewed service levels, explored new revenue opportunities, and held vacancies where appropriate. Our aim has been to keep rates as affordable as possible while protecting the essential services our communities rely on.

Together, these changes result in an average regional rates increase of 9.7% for 2026/27, down from the 13.3% that was projected for this year in the 2024-34 Long Term Plan. This has been achieved by changing how and when work is delivered, rather than by cutting core services. We have protected critical work such as flood protection, regulatory obligations, and essential infrastructure maintenance.

E kaha tonu ana te whakamahinga o ngā ratonga waka tūmatanui. I te Māehe 2026, e 3.6 miriona ngā haerenga mā runga i ngā ratonga waka tūmatanui pēnei i ngā pahi, i ngā tereina me ngā waka kōpiko o te whanga, ā, kei te piki haere te whakamahinga o ngā tereina i te pikinga ake o ngā utu hinu. Heoi anō, kāore anō kia ea i tēnei te pikinga o ngā utu whakahaere me te hekenga iho o te whakamahinga i ētahi wāhanga o te whatunga waka tūmatanui.

Ki te kore e whai tautoko anō i te kāwanatanga matua, ka mate mātou ki te kōkiri i ētahi whakatau uaua hei roto i te wā. Ka whai wāhi pea ki ēnei ko ngā panonitanga wātaka, ko ētahi atu pikinga utu pāhihi rānei i tua atu i ngā ērā kua whakaritea kētia. Kua ātau whakamārama mātou i te nui o te tautoko me whai i te kāwanatanga kia mau tonu ai ngā ratonga e ora nei ngā hapori.

I ngā marama tata nei, kua āta arotakengia e mātou ā mātou mahi me ngā huarahi e tutuki ai aua mahi. Kua rapua e mātou ngā huarahi e pai ake ai te whakamahi i ngā rauemi, kua whakarerekēhia te wā e tutuki ai ētahi mahi, kua arotakengia ngā taumata ratonga, kua tūhuratia ngā huarahi hou hei whakapiki moniwhiwhi, ā, kua waiho i ētahi tūranga mahi kia wātea mēnā e tika ana kia pērā. Ko tā mātou whāinga, kia noho ngā reiti ki te taumata e taea ana me te tiaki anō i ngā ratonga matua e ora nei ngā hapori.

Hui katoa, mā ēnei panonitang ka 9.7% te pikinga ake o te toharite o ngā reiti ā-rohe mō te tau 2026/27, he iti iho i te pikinga 13.3% i matapaetia ai mō tēnei tau i raro i te Mahere Pae Tawhiti 2024-34. I tutuki tēnei nā te whakarerekē i ngā ara me te wā e mahi ai i ngā mahi, kaua mā te poro i ngā ratonga matua. Kua mau tonu te tautoko i ngā mahi whakahirahira, tae atu ki te ārai waipuke, ki te whakatutuki i ngā herenga ā-ture, me te tiaki i ngā hanganga matua.

This Annual Plan also reflects changes required under the Local Water Done Well reforms. The 2024-34 Long Term Plan was amended in June 2026 to remove bulk water services from 2026/27 onwards, as responsibility transfers to Tiaki Wai from 01 July 2026. As a result, this Annual Plan does not include bulk water supply services for the four metro councils (Wellington City, Porirua, Hutt City and Upper Hutt City Councils) in our region.

Although there are no significant changes from what was planned for year three of the 2024-34 Long Term Plan, aside from the water services update, we still wanted to share the key proposed changes and hear your views. Earlier this year, we invited feedback through online channels and community Coffee and Chat sessions with Councillors. Thank you to everyone who took the time to contribute. This Annual Plan reflects that feedback.

Alongside delivering our programme of work for 2026/27, we have also already begun planning for the next ten years. We look forward to engaging further with our communities on the issues that matter most to you. You can sign up to https://haveyoursay.gw.govt.nz/ to stay involved in these conversations and help shape our region's future.

E whakaatu ana hoki tēnei Mahere ā-Tau i ngā panonitanga me whai i raro i ngā whakahoutanga Local Water Done Well. I whakarerekēhia te Mahere Pae Tawhiti 2024-34 i te Hune 2026 e pai ai te tango i ngā ratonga wai matua atu i te tau 2026/27, i te mea, ka whiti aua ratonga ki a Tiaki Wai hei te 1 o Hūrae 2026. Nā konā, kāore i whai wāhi ki tēnei Mahere ā-Tau ko ngā ratonga whakarato wai matua mō ngā kaunihera ā-tāone e whā o tō tātou rohe (arā, ko Te Kaunihera o Pōneke, ko Te Kaunihera o Porirua, ko Te Kaunihera o Te Awa Kairangi, me Te Kaunihera o Te Awa Kairangi ki Uta).

Ahakoa kāore e tino rerekē ake ana i ngā whakaritenga i whakamaheretia ai mō te tau tuatoru o te Mahere Pae Tawhiti 2024-34, atu i ngā whakahoutanga e pā ana ki ngā ratonga wai, i hiahia tonu mātou ki te whakapuaki i ngā panonitanga matua kua whakaarohia, e pai ai tā koutou tuku mai i ō koutou whakaaro. I te tīmatanga o tēnei tau, i tono mātou i ngā whakaaro mā ngā huarahi tuihono, me ngā hui ā-hapori Coffee and Chat i te taha o ngā Kaikaunihera. E mihi ana mātou ki te hunga katoa i whai wā ki te tuku whakaaro. Kua whai wāhi aua whakaaro ki tēnei Mahere ā-Tau.

I te taha o te whakatutuki i tā mātou hōtaka mahi mō te tau 2026/27, kua tīmata kē hoki mātou ki te whakamahere i ngā tau tekau e heke mai nei. E hiamo ana mātou ki te whakawhiti kōrero ki ngā hapori mō ngā take e tino hirahira ana ki a koutou. E wātea ana hoki koe ki te rēhita ki https://haveyoursay.gw.govt.nz/ e pai ai tō whai tōnu mai i ēnei kōrero e whakairo nei i te anamata o tō tātau rohe.

Nāku noa, nā

Daran Ponter
Heamana | Chair

Nigel Corry
Tumu Whakarea | Chief Executive

Nau mai, haere mai
Welcome

This 2026/27 Annual Plan confirms our plan and budget for year three of our 2024-34 Long Term Plan (01 July 2026 to 30 June 2027).

We use this Annual Plan to update you on what's changed since our Long Term Plan was adopted. For example, this could include changes to our budget, different ways we deliver services, or new issues we couldn't have predicted earlier.

There are five sections in this plan. They build on what we shared in the 2024-34 Long Term Plan[1].

Part 1: He Whakarāpopototanga
Overview
About Greater Wellington, our partnerships with mana whenua, our strategic focus areas, and the community outcomes we are striving for.

Part 2: Ngā panonitanga nō te wā o tā tātou Mahere Pae Tawhiti 2024-34
Changes since our 2024-34 Long Term Plan
A summary of the changes to our work programmes, revised average regional rates figures for 2026/27, and outcomes of our engagement with the community.

Part 3: He whakarāpopototanga Reti me ngā Panonitanga mō te Pūrongo ā-tau 2026/27
Summary of Rates and their changes for the Annual Plan 2026/27
Summary of the 2026/27 rates.

Part 4: Ngā mea e whakatutukitia ana e mātou i te tau 2026/27
What we are delivering in 2026/27
Highlights of mahi (work) we will focus on during 2026/27.

Part 5: Ngā tau
The numbers
Financial statements and accompanying notes.

1 Annual plans update you on what has changed since we consulted you on your feedback of the Long Term Plan (LTP). The LTP sets out what we plan to do over 10 years. It includes detailed information for the first three years and a high-level view for the remaining seven years. You should read the annual plan alongside the LTP. You can always find the current LTP at: https://ltp.gw.govt.nz/.

Part 1

He Whakarāpopototanga
Overview

E aha ana a Te Pane Matua Taiao?

What does Greater Wellington do?

He rohe taurikura - Nui te ora o te taiao, He hapori kotahi, He manawaroa to āpōpō

An extraordinary region: a thriving environment, connected communities and resilient future.

We look after what matters most in our region. We protect forests and wildlife, provide public transport that people can rely on, and reduce the risk of flooding from our rivers, lakes and streams. We are also ready to respond when emergencies happen, such as earthquakes or flooding.

Everything we do focuses on protecting our environment, supporting our communities, and helping our region grow and adapt.

We use a set of long-term outcomes to guide our decisions and the work we deliver These are supported by four strategic focus areas:

- Active mana whenua partnerships and participation for improved outcomes for Māori
- Leading action for climate resilience and emissions reduction
- Holistic approaches to deliver improved outcomes for te taiao (environment)
- Improving access to services and equity of outcomes through participation with communities

More detail about our focus areas is on page 37 of the 2024-34 Long Term Plan.

Te kōtuinga ki ngā mana whenua
Partnership with mana whenua

Our partnerships with mana whenua have developed over more than 30 years, built on listening, kōrero (dialogue) and working together in their rohe (territory).

These partnerships are essential to protecting our environment and managing key infrastructure, while meeting the cultural, social and economic needs of our communities.

Our iwi partners:

- Ngā Hapū ō Ōtaki
- Te Ātiawa ki Whakarongotai
- Te Rūnanga o Toa Rangatira
- Taranaki Whānui ki te Upoko o te Ika a Maui
- Rangitāne o Wairarapa
- Ngāti Kahungunu ki Wairarapa

In 2026/27, we will strengthen and streamline how we work together through our new upcoming strategic partnership framework. In practice, this means:

- We will engage mana whenua early, from designing solutions through to delivering work programmes.
    - For example, Te Wai Ora o Parirua (the Porirua Harbour Accord).
- We will incorporate mātauranga Māori and cultural values into joint design and implementation.
    - For example, by embedding an organisational response to iwi expectations for the use and protection of mātauranga (knowledge) set out in relevant Iwi Environmental Management Plans.
- We will formalise and implement partner roles and shared goals through defined funding arrangements.
- We will maintain timely, two-way information sharing with clear feedback mechanisms to support responsiveness and trust, growing our understanding of our local environment so we can better deliver on shared priorities set out in Whaitua plans.
- We will act to uphold Te Tiriti, recognising and upholding mana whenua authority.
    - For example, through ensuring a Tiriti lens is applied across our organisational response to Government reforms.

In 2025/26 we progressed strategic planning and designed monitoring and compliance systems to measure our progress towards our Te Whāriki Māori Outcomes, which includes supporting the success of existing and future Treaty settlements and responding to our Te Tiriti audits. This work was informed by our participation in the Auditor General's first audit of Treaty Settlements. We continue to progress strategic planning and implement monitoring systems, so we can publicly report on our Treaty Settlement commitments through Greater Wellington's Annual Reports.

We continue to adapt to government reforms and work closely with our partners to understand what these changes mean for our region, including reforms to the resource management system.

In 2026/27, we are committed to ensuring our Te Tiriti o Waitangi obligations are carried through any regional local government reorganisation.

As government settings change, we will also respond to several Mana Whakahono ā Rohe initiated by mana whenua in late 2025/26 under the Resource Management Act 1991. Mana Whakahono ā Rohe provide a formal way for iwi and Greater Wellington to agree and record how we work together on resource management and decision-making over time.

To support our shared success with partners, we will continue to build our people's capability to engage effectively and bring a Tiriti lens to our mahi (work), through training and policy tools.

More detail about our approach to partnering with mana whenua can be found on pages 16-20 of the 2024-34 Long Term Plan.

Part 2

Ngā panonitanga nō te wā o tā tātou Mahere Pae Tawhiti 2024-34

Changes since our 2024-34 Long Term Plan

There are no significant changes to what we planned for year three of our 2024-34 Long Term Plan (LTP). Because there are no significant changes, we did not run a formal consultation process. This is allowed under the Local Government Act 2002 (Section 95 (2A)).

While the overall direction set through the LTP remains unchanged, the environment we are operating in has continued to shift. Like communities across the region, we are responding to rising costs, including significant increases in fuel and construction costs, as well as ongoing inflationary pressures. At the same time, central government reforms to the local government and resource management systems are creating uncertainty and requiring us to be flexible in how we plan and deliver our work.

We also recognise that many households and businesses are facing a cost of living crisis. We have carefully considered the impact of our decisions on ratepayers, and we have worked to balance affordability with the need to continue delivering essential service and long-term investments for the region.

In March 2026, we published an information document outlining the key changes we were proposing this Annual Plan and invited feedback from the community. We also held in-person 'Coffee-and-Chat' sessions with Councillors, where members of the public shared their views directly with us. We continue to strengthen our partnerships with mana whenua, recognising their rangatiratanga (leadership) and ensuring their perspectives inform our mahi (work).

As part of developing this plan, we reviewed our work programmes and budget in detail. We looked closely at where we could reduce costs, delay work, or deliver services more efficiently. This helped us to respond to current financial pressures while staying focused on the long-term outcomes.

In late May 2026, fuel prices continued to rise, increasing the cost of running our public transport services. In response, Council agreed to add funding to cover higher diesel costs for the 2026/27 year. We will fund this through funding reserves, so it does not change the overall rates.

The Council has confirmed the following changes for the 2026/27 Annual Plan:

Ngā Waka Tūmatanui – Metlink Public Transport

- Move to a risk-based approach for earthquake strengthening of our structures
- Reduce the budget for designing new bus services
- We will not proceed with a new network operating centre that was included in the original 2024-34 Long Term Plan
- Increase general fares in line with inflation and reduce the off-peak fare discount from 30% to 20%

Te Taiao – Environment

- Increase camping fees in regional parks to reflect rising costs of maintaining camp-grounds and visitor facilities:
    - Unpowered sites: $12 for adults and $6 for children
    - Power sites: $24 for adults and $12 for children
- Reduce pest control in Wainuiomata Orongorongo water catchment, delaying delivery of the Zero Ungulates Programme outcomes
- Reduce planting in regional parks, except for at Belmont where planting and grazing retirement will continue as planned
- Slow the increase of restoration work around Wairarapa Moana for one year while continuing to work with the Wairarapa Statutory Board
- Scale back regional initiatives to improve fish passageways
- Delay some Te Awa Kairangi flood protection projects to confirm costs and explore central government funding
- Delay Pinehaven Stream flood protection construction to review affordability and alternative options with Upper Hutt City Council.
- Improve efficiency in flood protection delivery to reduce resource requirements without changing service levels
- Pause hearings for Plan Change 1 to the Natural Resources Plan to align with the new Resource Management system.

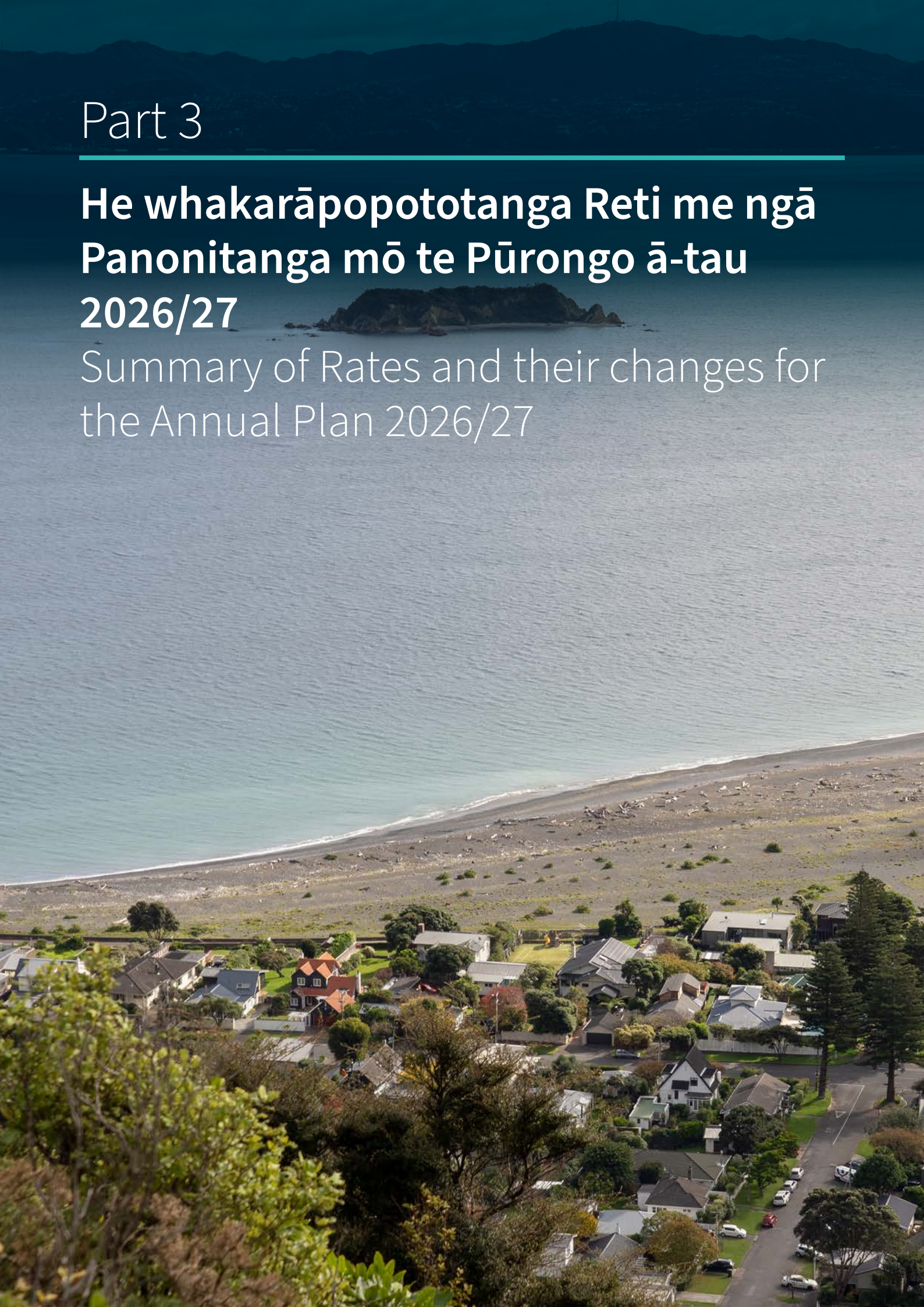
Ko te mahere ā-rohe me ngā rangapū - Regional Strategy & Partnership

- Explore additional revenue options, including:
    - Funding approaches for the Wellington Transport Analytics Unit
    - Revenue opportunities from the Energy Transformation Initiative

Part 3

He whakarāpopototanga Reti me ngā Panonitanga mō te Pūrongo ā-tau 2026/27

Summary of Rates and their changes for the Annual Plan 2026/27



Ka pēhea ngā reiti hei te 2026/27?
What are the rates for 2026/27?

The average regional rates increase planned for 2026/27, in the 2024-34 Long Term Plan, was 13.3%. Early in the planning process, the projected increase was higher due to unavoidable cost pressures and decisions made in the previous Annual Plan.

We've worked to keep rates as affordable as possible by finding savings and efficiencies to deliver value for money. We have made changes to our work programme and found opportunities to reduce costs across the organisation to reduce the average regional rates increase to **9.7%**.

We know this is still more than many households would prefer. What this means for you: most households will see an increase, but it is lower than originally expected. Our work to find savings and efficiencies will continue as we plan for the years ahead.

The table below shows what a 9.7% increase means in dollar terms for residential, business and rural properties.

Your actual rates may differ from the figures shown. These are average amounts across the region. Your rates will vary depending on local factors and may be different from the regional average or from your neighbours.

To get a personalised estimate of your 2026/27 rates, visit our rates calculator:

	Average change per annum	Average change per week
Residential (incl. GST)	$72.10	$1.39
Business (excl. GST)	$843.09	$16.21
Rural (excl. GST)	$78.45	$1.51

We're committed to providing the services and infrastructure that matter most to our communities. We're continuing our work to tackle climate change, control pest animals and plants that harm our environment, improve public transport, and protect communities from flooding.

Our rates increase balances the need to manage costs with continuing to invest in what matters most to our communities – helping us manage financial pressures while still investing in the services and projects you told us were important in the Long Term Plan.

Part 4

Ngā mea e whakatutukitia ana e mātou i te tau 2026/27

What we will deliver in 2026/27

Te Taiao

Environment

Nui te ora o te taiao - Thriving environment	He hapori kotahi - Connected communities	He manawaroa te āpōpō - Resilient future
We support and protect te taiao in the region to help it thrive.	We work with our communities to connect people with the environment in which they live.	We are looking to nature to help us respond to the causes and effects of climate change so that future generations can thrive.

We live in a beautiful environment. Our region covers 8,111km2 of the lower North Island and 320 kilometres of rivers and waterways. We have a coastal marine area of 7,867km2 which includes almost 500 kilometres of coastline. We work alongside communities to protect it. We help protect communities from flooding, manage pest plants and animals, and monitor ecosystem health, while addressing climate change.

Key projects we are delivering in 2026/27

Activity/Project	Description	What we will deliver in 2026/27
Enhanced pest animal and plant control	We protect priority areas across the region from the impacts of pest animals and plants.	• Deliver core pest management programmes across the region • Continue funding support for the Capital Kiwi Project to control mustelids • Continue funding support for Predator Free Wellington to eliminate rats, possums and mustelids • Deliver the Wainuiomata Orongorongo Zero Ungulates programme, with reduced resourcing resulting in a longer delivery timeframe • Manage pest plants in the Wairarapa, including controlling white-edge nightshade
Te Wai Takamori o Te Awa Kairangi (RiverLink flood protection works)	RiverLink is a major partnership project in Lower Hutt that combines flood protection, transport improvements and city centre revitalisation.	• Continue improving flood protection between Kennedy Good Bridge and Ewen Bridge • Realign the river near the Lower Hutt Riverbank Carpark • Install bioengineered river edge protection using rock lining and planting • Continue Stage 2 of the Mills Street stopbank Learn more at Te Awa Kairangi.

Activity/Project	Description	What we will deliver in 2026/27
Toitū Te Whenua Parks Network Plan implementation	Our longterm vision is to restore healthy native ecosystems across regional parks through a 10year programme, including services such as Recloaking Papatūānuku.	• Continue restoration planting in Queen Elizabeth, Belmont Regional and East Harbour Regional Parks • Retire selected areas of Battle Hill Farm Forest Park from grazing • Continue pest control and ecological monitoring to protect plantings • Use science to guide restoration services • Improve tracks, access and park facilities • Continue working with mana whenua on cultural harvest planning • Progress future planning for Queen Elizabeth and Belmont Regional Parks, including community engagement and consultation Learn more at Recloaking Papatūānuku.
Flood Resilience Tranche 1	Following Budget 2024, we are co-funding 16 flood resilience projects with Kānoa to support communities and businesses.	• Continue delivering the remaining projects, with eight sites already completed • Strengthen protection for communities, infrastructure, cultural taonga and the regional economy
Harbour channel improvement	We are working with CentrePort to improve safety in Wellington Harbour under the Port and Harbour Marine Safety Code.	• Implement changes to improve how ships enter and leave the harbour safely • Introduce new navigational routes and aids Learn more at Greater Wellington — Harbours and coasts

Activity/Project	Description	What we will deliver in 2026/27
Keeping our resource management policies up to date	Central government is reforming the resource management system, including changes to legislation and national policy.	• Begin implementing the new system through resource consent processes (as required) • Complete mediation on Proposed Change 1 to the Regional Policy Statement, subject to Environment Court timeframes • Pause hearings for Proposed Change 1 to the Natural Resources Plan while reforms are confirmed • Continue applying the notified plan change in regulatory work
Using nature based approaches to build resilience	We use nature-based solutions to strengthen longterm resilience, including river bioengineering and environmental restoration.	• Continue delivering bioengineering works through RiverLink • Investigate opportunities for wetland restoration, vegetation recovery, soil management and river naturalisation • Work in partnership with mana whenua, communities, councils and central government Learn more at Greater Wellington — Environmental data and information
Marine Biosecurity	We work with regional partners to prevent and manage marine pests.	• Continue delivering our marine biosecurity plan • Work with partners to strengthen regional coordination and response
Te Awarua o Parirua Action Plan	This plan is delivered through the Porirua Harbour Accord partnership to improve environmental outcomes in the catchment.	• Restore habitats and improve environmental health across the catchment • Reduce sediment and pollutants entering the harbour • Work with communities, businesses and stakeholders to support delivery

There have been no changes to performance measures for 2026/27 from those published in the 2024-34 LTP. Refer to pages 54-58 of the 2024-34 Long Term Plan for a full set of performance measures and targets for the Te Taiao | Environment and Flood Resilience.

Environment and Flood Resilience Prospective Funding Impact Statement

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
General rates, uniform annual general charge, rates penalties	102,066	119,539	105,556
Targeted rates	16,881	21,919	17,665
Subsidies and grants for operating purposes	1,469	910	957
Fees and charges	218	223	383
Internal charges and overheads recovered	-	-	923
Interest and dividends from investments	356	464	324
Local authorities fines, infringement fees, and other receipts	14,478	17,654	15,301
Total operating funding	**135,468**	**160,709**	**141,109**
Applications of operating funding			
Payments to staff and suppliers	91,521	103,564	95,508
Finance costs	14,923	19,481	15,795
Internal charges and overheads applied	28,428	33,508	28,914
Total applications of operating funding	**134,872**	**156,553**	**140,217**
Surplus/(deficit) of operating funding	**596**	**4,156**	**892**
Sources of capital funding			
Subsidies and grants for capital expenditure	1,000	-	-
Increase (decrease) in debt	111,280	12,703	43,169
Gross proceeds from sale of assets	790	666	994
Total sources of capital funding	**113,070**	**13,369**	**44,163**
Application of capital funding			
Capital expenditure—			
to improve the level of service	108,966	10,784	40,922
to replace existing assets	4,202	6,057	4,214
Increase (decrease) in reserves	(58)	20	(605)
Increase (decrease) of investments	556	664	524
Total application of capital funding	**113,666**	**17,525**	**45,055**
Surplus/(deficit) of capital funding	**(596)**	**(4,156)**	**(892)**
Surplus/(deficit) of funding	**-**	**-**	**-**
Depreciation on council assets	6,558	4,885	5,432

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington's Revenue and Financing Policy.

All figures on this page exclude GST

Environment and Flood Resilience Prospective Funding Information

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
Environmental restoration, recreation and harbour safety	44,808	50,825	51,344
Environmental strategy, policy and protection	20,785	25,397	19,318
Planning and prioritising integrated work at a catchment scale	6,207	6,023	6,101
Environmental knowledge and insights	21,005	22,102	20,320
Flood resilience	42,663	56,362	44,026
Total operating funding	**135,468**	**160,709**	**141,109**
Applications of operating funding			
Environmental restoration, recreation and harbour safety	45,205	50,784	51,516
Environmental strategy, policy and protection	20,523	25,177	20,185
Planning and prioritising integrated work at a catchment scale	6,207	6,023	6,101
Environmental knowledge and insights	22,775	22,382	21,740
Flood resilience	40,162	52,187	40,675
Total application of operating funding	**134,872**	**156,553**	**140,217**
Capital expenditure			
Capital Projects	113,072	16,660	45,045
Plant and Equipment	96	181	91
Total Capital Expenditure	**113,168**	**16,841**	**45,136**

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington's Revenue and Financing Policy.

All figures on this page exclude GST.

Ngā waka tūmatanui
Metlink Public Transport

Nui te ora o te taiao - Thriving environment	He hapori kotahi - Connected communities.	He manawaroa te āpōpō - Resilient future
We contribute to a low emissions region by lowering the carbon emissions of our transport network.	We make sure our public transport network is accessible and efficient so people can get to the places they want to go.	We are future proofing our public transport network to ensure people can continue to move around the region.

Metlink is Greater Wellington's public transport network. Its network connects people across the region, from Wellington north to Ōtaki and east to Masterton.

Our network includes five rail lines, 86 public bus routes, 123 school bus services and a harbour ferry service. Where regular public transport cannot meet people's needs, Te Hunga Whaikaha Total Mobility Scheme provides subsidised taxi services.

We plan, develop, promote and deliver public transport services that are reliable, connected and good value for money.

Key projects we are delivering in 2026/27

Activity/Project	Description	What we will deliver in 2026/27
Implementation of Greater Wellington's Strategic Public Transport Asset Control Strategy	We are delivering longterm solutions for bus depots and interchanges to support a growing and more efficient public transport network. This includes a new depot in Miramar and planning for future depot and interchange options across the region.	• Complete construction and commissioning of Stage one of the Kauri Street, Miramar depot • Provide parking and charging for 68 electric buses, along with maintenance facilities, a bus wash and staff amenities • Progress planning for additional bus depot sites in southern Wellington, Porirua and other parts of the region • Continue planning for the Lambton Interchange, with a future Council decision required
Lower North Island Rail Integrated Mobility (LNIRIM)	This programme will increase rail capacity and frequency to the Wairarapa and Manawatū by replacing ageing trains with new Tūhono trains.	• Complete the design of the Tūhono trains and begin construction of the first train • Complete design and begin construction of a new depot in Masterton • Continue working with mana whenua on station upgrades • Begin upgrades at priority stations
Transport Services Procurement	Bus contracts that began in 2018 are due for renewal, and early planning is underway for future rail service contracts.	• Continue procurement for the first and second tranches of bus service contracts • Begin early planning for future rail service procurement
New ticketing and real time information solutions	We are introducing customer-focused technology to make public transport easier to use, including the national ticketing system and improved real-time information.	• Continue planning for the rollout of the National Ticketing Solution, with rollout expected to begin in early 2027 • Complete implementation of Real Time Information (RTI) 2.1 across the network • Roll out new digital screens and improved customer information
Removal of cash from use on-board services	We are moving to cashless onboard payments across the network ahead of the National Ticketing Solution rollout.	• Remove cash payments from onboard services across the network • Support customers to transition to contactless payment methods, including EMV (tap-and-go card payments)

Activity/Project	Description	What we will deliver in 2026/27
Wellington Rapid Transit Bus Corridors and capacity improvements (busways)	We are planning and delivering improvements to key bus corridors to increase capacity and reliability, including Harbour Quays and the eastern corridor.	• Complete community consultation • Finalise design and begin construction planning for Harbour Quays and eastern corridor improvements • Introduce five electric articulated buses operating between Karori and Courtenay Place by early 2027

There have been no changes to performance measures for 202/27 from those published in the 2024-34 LTP. Refer to pages 73 -74 of the 2024-34 LTP for a full set of performance measures and targets for the Ngā waka tūmatanui | Metlink Public Transport.

Metlink Public Transport Prospective Funding Impact Statement

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
Targeted rates	153,984	171,538	168,463
Subsidies and grants for operating purposes	164,436	163,775	186,288
Fees and charges	92,547	109,823	95,556
Internal charges and overheads recovered	-	-	201
Local authorities fines, infringement fees, and other receipts[1]	8,278	8,120	8,182
Total operating funding	**419,245**	**453,256**	**458,690**
Applications of operating funding			
Payments to staff and suppliers	383,158	385,721	403,374
Finance costs	17,219	22,793	17,050
Internal charges and overheads applied	23,130	25,027	22,438
Total applications of operating funding	**423,507**	**433,541**	**442,862**
Surplus/(deficit) of operating funding	**(4,262)**	**19,715**	**15,828**
Sources of capital funding			
Subsidies and grants for capital expenditure	119,760		122,054
Increase (decrease) in debt[2]	71,121	54,301	65,553
Total sources of capital funding	**190,881**	**194,526**	**187,607**
Application of capital funding			
Capital expenditure—			
to meet additional demand	19,391	47,598	23,177
to improve the level of service	17,761	20,511	20,322
to replace existing assets	4,014	21,918	3,339
Increase (decrease) in reserves	2,079	1,741	1,961
Increase (decrease) of investments	143,374	122,473	154,636
Total application of capital funding	**186,619**	**214,241**	**203,435**
Surplus/(deficit) of capital funding	**4,262**	**(19,715)**	**(15,828)**
Surplus/(deficit) of funding	**-**	**-**	**-**
Depreciation on council assets	4,262	9,638	3,593

1 This includes revenue from Greater Wellington Rail Limited for services provided to manage the rail assets.

2 Greater Wellington fully funds some public transport improvement expenditure at the time the expense is incurred and recovers a share of the debt servicing costs from the Waka Kotahi NZ Transport Agency. Where this expenditure is for rail rolling stock and infrastructure that will be owned by the 100 percent Council subsidiary Greater Wellington Rail Limited it is treated as an investment in this subsidiary.

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington's Revenue and Financing Policy.

All figures on this page exclude GST.

Metlink Public Transport Prospective Funding Information

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
Public Transport commercial, strategy and investments	17,821	12,163	12,922
Public Transport service design and delivery	257,061	261,269	302,959
Public Transport assets and infrastructure management	144,363	179,824	142,809
Total operating funding	**419,245**	**453,256**	**458,690**
Applications of operating funding			
Public Transport commercial, strategy and investments	6,495	8,445	6,346
Public Transport service design and delivery	269,554	252,042	310,878
Public Transport assets and infrastructure management	147,458	173,054	125,638
Total operating funding	**423,507**	**433,541**	**442,862**
Investment in Greater Wellington Rail Limited[1]			
Rail operations and asset management	143,374	122,473	154,636
Total investment expenditure	**143,374**	**122,473**	**154,636**
Public transport network and infrastructure	41,166	90,027	46,838
Total Capital Expenditure	**41,166**	**90,027**	**46,838**
Total Investment in Public Transport Infrastructure	**184,540**	**212,500**	**201,474**

1 Greater Wellington fully funds some public transport improvement expenditure at the time the expense is incurred and recovers a share of the debt servicing costs from the Waka Kotahi NZ Transport Agency. Where this expenditure is for rail rolling stock and infrastructure that will be owned by the 100 percent Council subsidiary Greater Wellington Rail Limited it is treated as an investment in this subsidiary.

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington Revenue and Financing Policy.

All figures on this page exclude GST.

Ko te mahere ā-rohe me ngā rangapū
Regional Strategy and Partnerships

Nui te ora o te taiao - Thriving environment	He hapori kotahi - Connected communities.	He manawaroa te āpōpō - Resilient future
We lead by example to put the environment front and centre.	We actively work with our mana whenua partners. We support people to engage with us on the decisions that affect them.	We plan for the big issues by connecting the dots and ensuring the future is resilient.

Our regional leadership role draws on our strategic and collaborative partnerships to inform a more integrated approach to support all our activities across the region. Services such as emergency management, economic development, spatial and transport planning, environmental restoration, and others, help to build connected and resilient communities, a strong economy and a healthy environment.

Key projects we are delivering in 2026/27

Activity/Project	Description	What we will deliver in 2026/27
Energy Transformation Initiative	We are exploring opportunities to invest in renewable energy, including solar generation on council sites. This will help meet our future electricity needs, reduce emissions and may create a future revenue stream.	• Complete detailed scoping for a solar energy project at Hnry Stadium • Present the project to Council for a decision on whether to proceed • Progress commissioning and installation, if approved • Maintain a rates-neutral approach to the project
Wairarapa General Constituency by-election	A by-election is required to fill a vacancy in the Wairarapa General Constituency and ensure continued local representation.	• Deliver the Wairarapa General Constituency by-election • Manage all statutory processes, including nominations, voting and declaration of results • Deliver communications and public information to support participation
Regional Land Transport Plan 2027 (RLTP)	The RLTP sets the region's transport priorities and investment programme for the next 10 years. It is developed with councils, NZTA Waka Kotahi, KiwiRail and other partners.	• Finalise the plan following community consultation completed in 2025/26 • Support adoption of the RLTP • Begin implementation as the region's primary transport investment framework
Regional Adaptation Project	This project helps the region prepare for climate change by improving our understanding of risks and supporting coordinated adaptation planning.	• Continue development of the Geospatial Resilience Information Tool (GRIT) • Improve understanding of climate hazards across the region • Support spatial planning and informed decision-making • Work with councils, mana whenua and communities through the Wellington Regional Leadership Committee

Activity/Project	Description	What we will deliver in 2026/27
Mauri Tūhono	Mauri Tūhono is grounded in te ao Māori and guided by tikanga Māori. It recognises mana whenua as kaitiaki (guardians) of their rohe (territory) and supports stronger, more holistic environmental outcomes through partnership.	• Support the establishment of an independent Mauri Tūhono entity • Enable a governance structure that reflects mana whenua leadership • Support access to ongoing funding to realise shared partnership outcomes • Strengthen the independence and longterm sustainability of the kaupapa (initiative)
Wairarapa Moana Statutory Board	The Wairarapa Moana statutory board was established through Treaty settlements with Kahungunu and Rangitāne. The board provides joint governance for the lake and surrounding reserves.	• Support the board to shape and deliver a shared longterm vision for Wairarapa Moana • Support governance systems and processes that enable the board to operate effectively • Deliver operational work programmes aligned with the board's priorities
He Whāinga Rongomaioro	He Whāinga Rongomaioro sets out how we partner with and support mana whenua across our work. It provides a framework for strengthening relationships and delivering better outcomes together.	• Develop a durable measurement framework with a clear evidence base • Establish accountability mechanisms that support longterm outcomes • Complete a review of the framework • Develop best practice guidance for partnering with mana whenua

There have been no changes to performance measures for 2026/27 from those published in the 2024-34 LTP. Refer to pages 100-103 of the 2024-34 LTP for a full set of performance measures and targets for the Ko te mahere ā-rohe me ngā rangapū | Regional Strategy and Partnerships.

Regional Strategy and Partnerships Prospective Funding Impact Statement

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
General rates, uniform annual general charge, rates penalties	16,398	17,746	15,498
Targeted rates	5,816	5,683	5,796
Subsidies and grants for operating purposes	3,334	2,814	3,323
Fees and charges	21	22	22
Internal charges and overheads recovered	-	-	140
Local authorities fines, infringement fees, and other receipts[1]	5,279	5,591	4,291
Total operating funding	**30,848**	**31,856**	**29,070**
Applications of operating funding			
Payments to staff and suppliers	27,545	25,293	24,421
Finance costs	136	59	145
Internal charges and overheads applied	4,688	6,142	4,728
Total applications of operating funding	**32,369**	**31,494**	**29,294**
Surplus/(deficit) of operating funding	**(1,521)**	**362**	**(224)**
Sources of capital funding			
Subsidies and grants for capital expenditure	67	46	46
Increase (decrease) in debt	(390)	(51)	(204)
Gross proceeds from sale of assets	246	-	245
Total sources of capital funding	**(77)**	**(5)**	**87**
Application of capital funding			
Capital expenditure—			
to improve the level of service	131	89	89
Increase (decrease) in reserves	(1,729)	268	(226)
Increase (decrease) of investments	-	-	-
Total application of capital funding	**(1,598)**	**357**	**(137)**
Surplus/(deficit) of capital funding	**1,521**	**(362)**	**224**
Surplus/(deficit) of funding	**-**	**-**	**-**
Depreciation on council assets	45	53	662

1 This includes revenue from the territorial authorities to fund the amalgamated regional emergency management group.

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington's Revenue and Financing Policy.

All figures on this page exclude GST.

Regional Strategy and Partnerships Prospective Funding Information

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
Regional economic development	2,778	2,173	1,863
Emergency management[1]	6,304	6,353	6,281
Democratic Services	1,993	2,019	1,913
Relationships with mana whenua and Māori	6,520	6,724	6,083
Regional transport and planning programmes	6,923	8,054	6,290
Regional spatial planning	4,976	5,129	5,087
Climate change	1,354	1,404	1,553
Total operating funding	**30,848**	**31,856**	**29,070**
Applications of operating funding			
Regional economic development	3,424	2,184	2,370
Emergency management	6,304	6,353	6,281
Democratic Services	2,526	1,752	1,641
Relationships with mana whenua and Māori	6,572	6,724	6,072
Regional transport and planning programmes	7,052	7,952	6,292
Regional spatial planning	4,976	5,129	5,085
Climate change	1,515	1,400	1,553
Total operating funding	**32,369**	**31,494**	**29,294**
Capital expenditure			
Capital Project Expenditure	131	89	89
Total Capital Expenditure	**131**	**89**	**89**

1 This includes revenue from the territorial authorities to fund the amalgamated regional emergency management group.

This statement is not an income statement. It excludes all non-cash transactions such as depreciation and valuations. For more information on the revenue and financing mechanisms applicable to this group of activities, please refer to Greater Wellington's Revenue and Financing Policy.

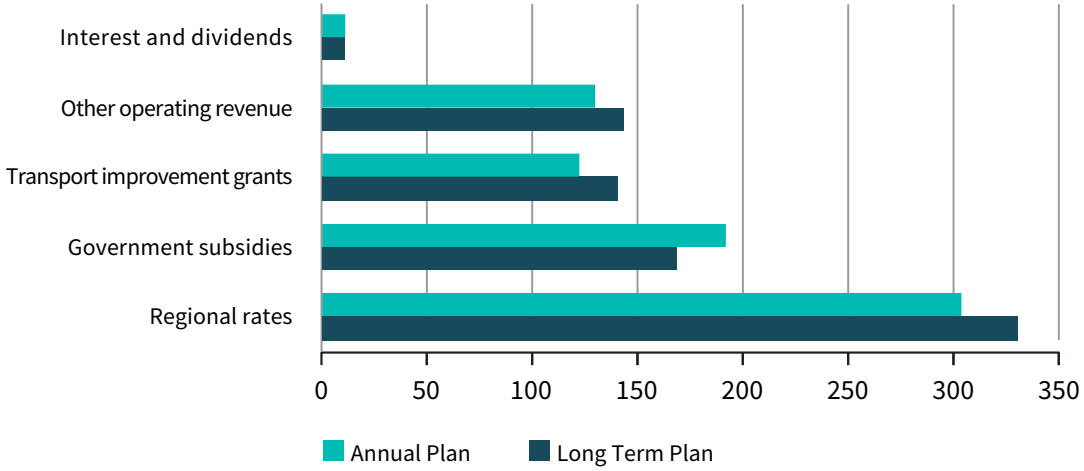
All figures on this page exclude GST.

Part 5

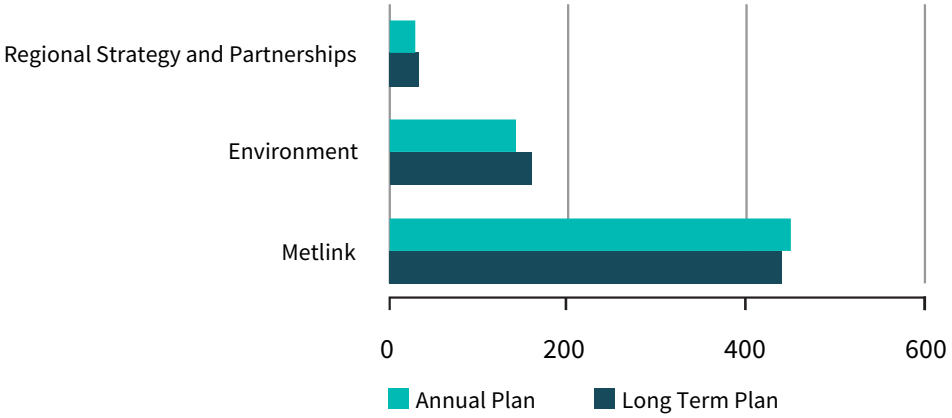
Ngā tau
The numbers

He Pūrongo Pūtea
Finances at a glance

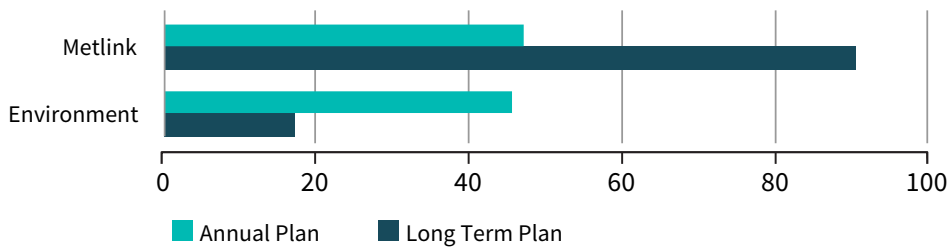
Funding Sources in millions



Operating Expenditure by Activity Group in millions



Capital Expenditure by Activity Group in millions



He whakapae matua me ngā tūraru
Significant forecasting assumptions and risks

When preparing for a budget, we make some assumptions to help us estimate future costs and income. The assumptions used in the preparation of this Plan are largely the same as those contained in the 2024-2034 Long Term Plan except for the interest rate assumption which has decreased to 4.50%, the insurance inflation assumption which has dropped from 10% to 5% and the salary inflation assumption which has increased to 2.2%.

For all further assumptions and risks, refer to pages 204-214 of the 2024-34 Long Term Plan for accounting policies, refer to pages 216-224 of the 2024-34 Long Term Plan.

He putunga tauākī pūtea

Total Council financial statements

Prospective Statement of Revenue and Expenses

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Operating Revenue			
General rates	99,419	129,668	110,524
Targeted rates	177,085	199,767	192,569
Regional rates	**276,504**	**329,435**	**303,093**
Water supply levy[1]	78,506	-	-
Government subsidies	169,620	167,862	190,930
Transport improvement grants	120,827	140,271	122,099
Interest and dividends	13,625	10,830	11,080
Other operating revenue	125,871	142,765	129,267
Total operating revenue	**784,953**	**791,163**	**756,469**
Operating Expenditure			
Employee benefits	112,293	110,413	111,717
Grants and subsidies	302,339	326,163	325,110
Finance expenses	51,202	42,485	36,522
Depreciation and amortisation	33,762	17,380	13,808
Other operating expenses	198,879	143,394	138,300
Total operating expenditure	**698,475**	**639,835**	**625,457**
Operating surplus/(deficit) before other items and tax	**86,478**	**151,328**	**131,012**
Other fair value changes	1,846	4,248	(2,872)
Operating surplus / (deficit) after tax	**88,324**	**155,576**	**128,140**
Other comprehensive revenue and expenses			
Increases / (decreases) in revaluations	5,620	30,629	63,329
Gain/(loss) on disposal of WWL	-	(150)	-
Total comprehensive income	**93,944**	**186,055**	**191,469**

1 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities.

All figures on this page exclude GST

Prospective Statement of Financial Position

As at 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Assets			
Cash and other equivalents	18,217	18,620	22,304
Investments (current)	199,223	120,294	231,691
Other current assets	126,186	55,620	169,127
Current assets	**343,626**	**194,534**	**423,122**
Investments (non-current)	32,653	73,424	74,006
Investment in subsidiary	516,628	665,251	632,247
Investment in associate[1]	-	610,732	468,007
Property, plant and equipment	2,062,849	1,318,110	1,276,446
Non-current assets	**2,612,130**	**2,667,517**	**2,450,706**
Total assets	**2,955,756**	**2,862,051**	**2,873,828**
Ratepayers' Funds			
Retained earnings	374,395	1,126,336	858,418
Reserves	1,120,983	543,099	826,197
Total ratepayers' funds	**1,495,378**	**1,669,435**	**1,684,615**
Liabilities			
Debt (current)	166,352	139,709	199,986
Other current liabilities	91,611	115,142	96,527
Current liabilities	**257,963**	**254,851**	**296,513**
Debt (non-current)	1,185,318	922,786	877,721
Other non-current liabilities	17,097	14,979	14,979
Non-current liabilities	**1,202,415**	**937,765**	**892,700**
Total liabilities	**1,460,378**	**1,192,616**	**1,189,213**
Total equity and liabilities	**2,955,756**	**2,862,051**	**2,873,828**

1 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities. From 1 July 2026, Greater Wellington's interest in Tiaki Wai will be recorded as an investment in associate.

All figures on this page exclude GST

Prospective Statement of Changes in Equity

As at 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Total opening ratepayers' funds	**1,401,433**	**1,483,230**	**1,493,146**
Total comprehensive income	93,944	186,205	191,469
Movement in ratepayers funds for year	93,944	186,205	191,469
Closing ratepayers' funds	1,495,377	1,669,435	1,684,615
Components of ratepayers funds			
Opening accumulated funds	**285,361**	**446,419**	**349,646**
Total comprehensive income	93,944	186,205	191,469
Movements in other reserves	(4,910)	495,390	313,794
Movement in accumulated funds for year	**89,034**	**681,595**	**505,263**
Closing accumulated funds	**374,395**	**1,128,014**	**854,909**
Opening other reserves	**41,210**	**31,831**	**52,773**
Movements in other reserves	(710)	2,809	(6,197)
Movement in other reserves for year	**(710)**	**2,809**	**(6,197)**
Closing other reserves	**40,500**	**34,640**	**46,576**
Opening revaluation reserves	**1,074,863**	**1,004,980**	**1,090,727**
Movements in revaluation reserve[1]	5,620	(498,199)	(307,597)
Movement in revaluation reserve for year	**5,620**	**(498,199)**	**(307,597)**
Closing revaluation reserve	**1,080,483**	**506,781**	**783,130**
Closing ratepayers' funds	**1,495,378**	**1,669,435**	**1,684,615**

1 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities. From 1 July 2026, Greater Wellington's revaluation reserves in relation to water infrastructure have been transferred to accumulated funds.

All figures on this page exclude GST

Prospective Statement of Cashflow

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Cash flows from operating activities			
Cash is provided from:			
Regional rates	276,505	329,436	303,093
Water supply levy[1]	78,506	-	-
Government subsidies	290,447	308,133	313,029
Interest and dividends	13,625	10,830	11,080
Fees, charges and other revenue	124,560	142,403	127,648
Total operating cash receipts	**783,643**	**790,802**	**754,850**
Cash is disbursed to:			
Interest	51,202	42,485	36,522
Payments to suppliers and employees	633,750	579,519	579,506
Total operating cash payments	**684,952**	**622,004**	**616,028**
Net cashflow from operating activities	**98,691**	**168,798**	**138,822**
Cashflow from investing activities			
Cash is provided from:			
Investment withdrawals	800	-	3,525
Sale of property, plant and equipment	1,311	1,005	1,619
Total investment cash receipts	**2,111**	**1,005**	**5,144**
Cash is applied to:			
Purchase of property, plant and equipment	207,054	109,936	99,078
Investment additions	149,197	123,785	161,114
Total investment cash payments	**356,251**	**233,721**	**260,192**
Net cashflow from investing activities	**(354,140)**	**(232,716)**	**(255,048)**
Cashflow from financing activities			
Cash is provided from:			
Loan funding	305,349	172,181	251,755
Cash is applied to:			
Debt repayments	52,014	106,110	136,110
Net cashflow from financing activities	**253,335**	**66,071**	**115,645**
Net increase / (decrease) is cash and cash equivalents	**(2,114)**	**2,153**	**(581)**
Opening cash and cash equivalents	**20,331**	**16,467**	**22,885**
Closing cash and cash equivalents	**18,217**	**18,620**	**22,304**

1 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities.

All figures on this page exclude GST

Whole of Council Prospective Funding Impact Statement

For the year ending 30 June

	Annual Plan 2026 $000	LTP Amendment 2027 $000	Annual Plan 2027 $000
Sources of operating funding			
General rates, uniform annual general charge, rates penalties	100,184	130,449	111,605
Targeted rates	177,045	199,726	192,528
Subsidies and grants for operating purposes	169,620	167,862	190,930
Fees and charges	93,007	110,295	96,188
Internal charges and overheads recovered	91,333	84,235	90,360
Interest and dividends from investments	13,626	10,830	11,080
Local authorities fines, infringement fees, and other receipts	109,335	31,369	30,420
Total operating funding	**662,817**	**650,531**	**632,751**
Applications of operating funding			
Payments to staff and suppliers	633,768	580,150	588,006
Finance costs	51,203	42,303	33,642
Internal charges and overheads applied	39,120	39,573	49,953
Total applications of operating funding	**684,971**	**622,453**	**621,648**
Surplus/(deficit) of operating funding	**(22,154)**	**28,078**	**11,103**
Sources of capital funding			
Subsidies and grants for capital expenditure	120,827	140,271	122,099
Increase (decrease) in debt	253,335	66,071	115,645
Gross proceeds from sale of assets	1,311	1,005	1,619
Total sources of capital funding	**375,473**	**207,347**	**239,363**
Application of capital funding			
Capital expenditure—			
to meet additional demand	29,316	47,598	23,177
to improve the level of service	141,633	31,384	64,151
to replace existing assets	36,103	30,954	11,750
Increase (decrease) in reserves	(2,130)	1,704	(6,201)
Increase (decrease) of investments	148,397	123,785	157,589
Total application of capital funding	**353,319**	**235,425**	**250,466**
Surplus/(deficit) of capital funding	**22,154**	**(28,078)**	**(11,103)**
Surplus/(deficit) of funding	**-**	**-**	**-**
Depreciation on council assets	33,761	17,380	13,809
Water supply levy	78,506	-	-

All figures on this page exclude GST

Ko ngā pūtea penapena
Financial reserves

We set aside money in two types of reserves for specific purposes:

- **Retained earnings -** Any surplus or deficit not allocated to a specific reserve is kept as retained earnings.
- **Other reserves -** Any surplus or deficit or a specific rate set aside or used by Greater Wellington for a specific purpose.

These reserves are not held as separate cash funds but are managed as part of our Treasury Policy.

Other reserves are split into four categories:

- **Area of benefit reserves -** Any surplus or deficit from targeted rates to fund future costs for that area.
- **Contingency reserves –** Funds set aside to cover unexpected costs from unforeseen events.
- **Special reserves -** Funds set aside to spread the costs of irregular expenditure.
- **Re-budgeted reserves –** Expenditure rated in one year when the project will be completed in the following year.

Prospective Reserves Report

For period ending 30 June 2027

Council Created Reserves Area of benefit reserves	Purpose of the fund	Opening Balance $000s	Deposits $000s	Withdrawals $000s	Closing Balance $000s
Public transport reserve	Any funding surplus or deficit relating to the provision of public transport services is used only on subsequent public transport expenditure.	-	2,075	-	2,075
Transport planning reserve	Any funding surplus or deficit relating to the provision of public transport planning services is used only on subsequent public transport planning expenditure.	146	6	-	152
WRS reserve	Any funding surplus or deficit relating to the Wellington Regional Strategy implementation is used only on subsequent Wellington Regional Strategy expenditure.	506	2	-	508
Iwi reserve	Any funding surplus or deficit relating to the provision of iwi project fund is used only on subsequent iwi project funding expenditure.	288	11	-	299
WREMO reserve	Contributions by other Local Authorities to run WREMO.	1,577	-	-	1,577
Catchment scheme reserves	Any funding surplus or deficit relating to the provision of flood protection and catchment management schemes is used only on subsequent flood protection and catchment management expenditure.	13,468	698	(305)	13,861
Land management reserves	Any funding surplus or deficit relating to the provision of targeted land management schemes is used only on subsequent land management expenditure.	5,194	295	(574)	4,915
Contingency reserves					
Flood contingency reserves	To help manage the costs for the repair of storm damage throughout the region.	4,255	368	-	4,623
Rural fire reserve	To help manage the costs of rural fire equipment.	92	4	-	96
Special reserves					
Election reserve	To manage the variation in costs associated with the election cycle.	104	271	-	375
Long Term Plan reserves	To manage variation in costs associated with Long Term Plan process.	424	176	(480)	120
Wellington Analytics Reserve	Contribution by other local authorities for set up costs.	1,593	63	-	1,656
Environmental Restitution Reserve	To manage variation in costs associated with environmental restoration projects.	366	14	-	380
General Reserve	To manage variation in costs associated with new initiative projects.	25,969	1,004	(8,380)	18,593
Re budget reserves					
Rebudget reserve	Expenditure that has been rated for in 2025/26 when the project will not be completed until 2026/27 or beyond.	1,584	-	(1,446)	138
Total Reserve Balances		**55,566**	**4,987**	**(11,185)**	**49,368**

Ko te whakapuakanga ā-tau ki te tau mutunga 30 o Pipiri 2027

Annual Plan Disclosure Statement for year ending 30 June 2027

This statement discloses our planned financial performance in relation to various benchmarks. This enables the assessment of whether we are prudently managing revenues, expenses, assets, liabilities, and general financial dealings. We include this statement in our annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations).

Benchmark	Limit	Planned	Met
Rates affordability benchmark			
• income ($millions)	356	302	Yes
• increases ($ per average property)	200	112.77	Yes
Debt affordability benchmark	280%	102%	Yes
Balanced budget benchmark	100%	121%	Yes
Essential services benchmark	100%	3300%	Yes
Debt servicing benchmark			
• Local Government Act 2002	10%	5%	Yes
• Local Government Funding Agency LGFA)	20%	4%	Yes

Ko ngā mōhiohio Reti
Rating base information

We are required to state in our Annual Plan the projected rating base within the region at the end of the preceding financial year.

Projected rating base for 2025/26	
Rating units	218,932
Capital value	$219.75b
Land value	$120.0b

He whakarāpopoto reti me ngā utu
Summary of rates and levies

Rates are mainly allocated to ratepayers based on the capital value of properties.

Properties in the city and district councils in the Region are revalued for rating purposes every three years. The effective date of valuation is not the same in each council. To manage the misaligned valuation dates, we ask a registered valuer to estimate the equalised capital value of properties across the region each year. This ensures the assessment of rates in a consistent manner, year on year, regardless of the timing of the individual city and district council valuations.

This section should be read alongside the rating mechanism's Funding Impact Statement for Rating Mechanism and the Revenue and Financing Policy.

The following tables show the rates and levies for Greater Wellington for the financial year 2026/27, compared to financial year 2025/26. Rates comprise general rate and various targeted rates.

For 2026/27:

Regional rates increase **9.7%**

Summary of Rates and Levies

	2025/26 Plan $000s	2026/27 Plan $000s	Change $000s	Change %
General rate	**99,419**	**110,524**	**11,105**	**11.2%**
Targeted rates				
Region wide targeted rates[1]				
River management rate	14,324	14,711	387	2.7%
Public transport rate	153,984	168,463	14,479	9.4%
Stadium purposes rate	364	603	240	65.9%
Economic development rate	5,094	5,204	110	2.2%
Specific area targeted rates:				
South Wairarapa district – river rates	117	130	14	11.7%
Wairarapa scheme and stopbank rates	2,440	2,824	384	15.7%
Total targeted rate [2]	**176,323**	**191,936**	**15,613**	**8.9%**
Total regional rates	**275,742**	**302,460**	**26,717**	**9.7%**
Water supply levy[4]	**78,506**	**-**	**(78,506)**	
Total regional rates and levies	**354,249**	**302,460**	**(51,789)**	
Warm Greater Wellington rates[3]	762	633		
Total rates and levies	**355,011**	**303,093**		

1 Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

2 This total excludes "Warm Greater Wellington" targeted rates because they only apply to ratepayers who participate in the scheme.

3 The Warm Greater Wellington scheme assists regional ratepayers to insulate their homes. Only ratepayers who participate in the scheme are charged this rate.

4 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities.

Te pānga ki ia tāone me ia rohe
Impact on each City and District

Rates increases vary among cities and districts because of differing equalised capital values. Targeted rates are applied according to the Revenue and Financing policy. The next page shows the different rates paid in each city and district.

Impact on each city and district

	2025/26 Plan $000s	2026/27 Plan $000s	Change $000s	Change %
Region-wide rates[1]				
Wellington city	140,644	152,703	12,059	8.6%
Hutt city	51,701	56,040	4,339	8.4%
Upper Hutt city	17,823	20,626	2,803	15.7%
Porirua city	20,279	22,924	2,645	13.0%
Kāpiti Coast district	26,214	28,396	2,181	8.3%
Masterton district	7,572	8,762	1,190	15.7%
Carterton district	3,318	3,774	456	13.7%
South Wairarapa district	5,624	6,270	646	11.5%
Tararua district	10	11	1	9.9%
Total region-wide rates	**273,186**	**299,506**	**26,320**	**9.6%**
Specific area targeted rates				
South Wairarapa district – river rates	117	130	14	12.0%
Wairarapa scheme and stopbank rates	2,440	2,824	384	15.7%
Total regional rates	**275,742**	**302,460**	**26,717**	**9.7%**
Water supply levy[4]				
Wellington City Council	38,907	-	(38,907)	
Hutt City Council	21,229	-	(21,229)	
Upper Hutt City Council	9,393	-	(9,393)	
Porirua City Council	8,977	-	(8,977)	
Water supply levy	**78,506**	**-**	**(78,506)**	
Total regional rates and levies[2]	**354,249**	**302,460**	**(51,789)**	
Warm Wellington rate[3]	762	633		
Total rates and levies	**355,011**	**303,093**		

1 Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

2 This total excludes "Warm Greater Wellington" targeted rates because they only apply to ratepayers who participate in the scheme.

3 The Warm Greater Wellington scheme assists regional ratepayers to insulate their homes. Only ratepayers who participate in the scheme are charged this rate.

4 Following the transfer of water infrastructure to the regional entity (Tiaki Wai) from 1 July 2026, Council will not be responsible for managing the supply of bulk drinking water to Wellington, Upper Hutt, Lower Hutt and Porirua cities.

All figures on this page exclude GST.

Ngā reiti ā-rohe ki ngā kāinga
Residential region-wide Rates

Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to specific ratepayers involved in those programmes.

Average value of residential property in each city or district

	2025/26	2026/27
Wellington city	$952,044	$948,650
Hutt city	$830,168	$740,046
Upper Hutt city	$814,879	$737,479
Porirua city	$880,318	$818,082
Kāpiti Coast district excl Ōtaki	$841,376	$848,623
Ōtaki rating area	$601,411	$603,624
Masterton district	$539,175	$541,717
Carterton district	$601,648	$607,283
South Wairarapa district	$717,234	$721,131

2026/27 residential region-wide rates, for an average value residential property

	General rate		River management rate		Public transport rate		Stadium purposes rate		Economic development rate		Total region-wide rates	
	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27
Wellington city	$520.10	$569.32	$3.54	$3.51	$645.37	$693.98	$2.24	$3.67	$17.25	$17.25	$1,188.50	$1,287.73
Hutt city	$411.27	$437.71	$250.98	$228.06	$510.33	$533.55	$1.48	$2.35	$17.25	$17.25	$1,191.30	$1,218.91
Upper Hutt city	$396.49	$433.89	$83.56	$97.08	$491.99	$528.90	$1.42	$2.33	$17.25	$17.25	$990.71	$1,079.45
Porirua city	$460.11	$478.52	$5.08	$5.00	$570.93	$583.30	$1.65	$2.57	$17.25	$17.25	$1,055.03	$1,086.64
Kāpiti Coast district excl Ōtaki	$468.35	$504.47	$73.51	$93.84	$581.16	$614.94	$0.84	$1.35	$17.25	$17.25	$1,141.12	$1,231.85
Ōtaki rating area	$334.78	$358.83	$52.54	$66.75	$207.71	$218.70	$0.60	$0.96	$17.25	$17.25	$612.88	$662.49
Masterton district	$276.43	$321.21	$-	$-	$171.50	$195.77	$0.50	$0.86	$17.25	$17.25	$465.68	$535.09
Carterton district	$319.14	$364.22	$6.00	$8.41	$198.01	$221.99	$0.57	$0.98	$17.25	$17.25	$540.98	$612.85
South Wairarapa district	$384.30	$429.71	$-	$-	$238.43	$261.90	$0.69	$1.15	$17.25	$17.25	$640.67	$710.01

Note: Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

2026/27 residential region-wide rates per $100k of valued residential property

	General rate		River management rate		Public transport rate		Stadium purposes rate		Total region-wide rates excl economic development rate	
	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27	2025/26	2026/27
Wellington city	$54.63	$60.01	$0.37	$0.37	$67.79	$73.15	$0.24	$0.39	$123.02	$133.93
Hutt city	$49.54	$59.15	$30.23	$30.82	$61.47	$72.10	$0.18	$0.32	$141.42	$162.38
Upper Hutt city	$48.66	$58.83	$10.25	$13.16	$60.38	$71.72	$0.17	$0.32	$119.46	$144.03
Porirua city	$52.27	$58.49	$0.58	$0.61	$64.86	$71.30	$0.19	$0.31	$117.89	$130.72
Kāpiti Coast district excl Ōtaki	$55.67	$59.45	$8.74	$11.06	$69.07	$72.46	$0.10	$0.16	$133.57	$143.13
Ōtaki rating area	$55.67	$59.45	$8.74	$11.06	$34.54	$36.23	$0.10	$0.16	$99.04	$106.89
Masterton district	$51.27	$59.29	$-	$-	$31.81	$36.14	$0.09	$0.16	$83.17	$95.59
Carterton district	$53.05	$59.98	$1.00	$1.38	$32.91	$36.55	$0.10	$0.16	$87.05	$98.08
South Wairarapa district	$53.58	$59.59	$-	$-	$33.24	$36.32	$0.10	$0.16	$86.92	$96.07

Note: Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

Te toharite o ngā reiti ki ia wāhanga me ia momo

Average Rates for each area and category

These tables show the region-wide rates that are charged to all ratepayers in the region. They exclude targeted rates for pest management, Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

Residential, including GST	Average capital value	Increase in 2026/27	Increase per week	Rates 2026/27	Rates per week	% Increase
Wellington city	$948,650	$99	$1.91	$1,288	$24.76	8.3%
Hutt city	$740,046	$28	$0.53	$1,219	$23.44	2.3%
Upper Hutt city	$737,479	$89	$1.71	$1,079	$20.76	9.0%
Porirua city	$818,082	$32	$0.61	$1,087	$20.90	3.0%
Kāpiti Coast district excl Ōtaki	$848,623	$91	$1.74	$1,232	$23.69	8.0%
Ōtaki rating area	$603,624	$50	$0.95	$662	$12.74	8.1%
Masterton district	$541,717	$69	$1.33	$535	$10.29	14.9%
Carterton district	$607,283	$72	$1.38	$613	$11.79	13.3%
South Wairarapa district	$721,131	$69	$1.33	$710	$13.65	10.8%

These projected rates exclude the targeted river management rates that are not charged to all ratepayers

Rural, excluding GST	Average capital value	Increase in 2026/27	Increase per week	Rates 2026/27	Rates per week	% Increase
Wellington city	$1,387,000	$93	$1.79	$969	$18.63	10.6%
Hutt city	$1,103,000	$3	$0.05	$1,053	$20.26	0.3%
Upper Hutt city	$1,117,000	($3)	-$0.06	$891	$17.14	-0.3%
Porirua city	$1,693,000	($47)	-$0.91	$1,152	$22.16	-3.9%
Kāpiti Coast district	$1,216,000	$75	$1.45	$954	$18.34	8.6%
Masterton district	$1,187,000	$107	$2.06	$815	$15.67	15.1%
Carterton district	$1,244,000	$94	$1.80	$878	$16.89	11.9%
South Wairarapa district	$1,493,000	$97	$1.86	$1,026	$19.74	10.4%
Tararua district	$1,858,000	$86	$1.65	$959	$18.44	9.9%

These projected rates exclude the river management rates that are not charged to all ratepayers

Residential, including GST	Average capital value	Increase in 2026/27	Increase per week	Rates 2026/27	Rates per week	% Increase
Business, excluding GST	**Average capital value**	**Increase in 2026/27**	**Increase per week**	**Rates 2026/27**	**Rates per week**	**% Increase**
Wellington city	$3,754,000	$302	$5.81	$5,557	$106.87	5.7%
Wellington city - CBD	$3,426,000	$1,509	$29.02	$17,285	$332.40	9.6%
Hutt city[1]	$3,087,000	$1,280	$24.61	$5,319	$102.28	31.7%
Upper Hutt city[2]	$3,185,000	$1,652	$31.77	$4,975	$95.68	49.7%
Porirua city[3]	$3,115,000	$1,900	$36.54	$4,499	$86.52	73.1%
Kāpiti Coast district	$1,669,000	$151	$2.90	$2,599	$49.97	6.2%
Masterton district	$1,580,000	$231	$4.45	$1,905	$36.64	13.8%
Carterton district	$871,000	$117	$2.25	$1,073	$20.64	12.2%
South Wairarapa district	$1,270,000	$135	$2.60	$1,539	$29.60	9.6%

These projected rates exclude the river management rates that are not charged to all ratepayers

1 Hutt City Council has revalued its drinking water, stormwater, and wastewater pipes by around $1.47 billion — a roughly 170% increase. The majority of these rateable units will transfer to Taiki Wai, it will carry the largest share of the resulting Greater Wellington rates increase. The remainder, roughly 5.7%, will fall to other business property owners across the City.

2 Upper Hutt City Council has revalued its drinking water, stormwater, and wastewater pipes by around $0.46 billion - an 80% increase. The majority of these rateable units will transfer to Taiki Wai, it will carry the largest share of the resulting Greater Wellington rates increase. The remainder, roughly 23.6%, will fall to other business property owners across the City.

3 Porirua City Council has reclassified its drinking water, stormwater, and wastewater pipes from a residential classification to utilities. Porirua City Council also revalued these ratable units increasing the value by $0.94b - a 500% increase. The majority of these rateable units will transfer to Taiki Wai, it will carry the largest share of the resulting Greater Wellington rates increase. The remainder, roughly 0.6%, will fall to other business property owners across the City.

Rates calculator 2026/27 Residential region-wide rates

To calculate region-wide rates for all property types, use the calculator on our website http://www.gw.govt.nz/regional-rates-calculator/

Note: These calculations do not include GWRC targeted rates that are specific to individual properties, and they do not include rates set by city or district councils. Greater Wellington rates are set and assessed by Greater Wellington but are invoiced and collected by the relevant city and district Council within the region. This combined collection arrangement is cost effective and more convenient for ratepayers.

	2026/27 region-wide rates per $100,000 of capital value		Enter the capital value of your property		Economic development rate		Indicative rates on your property for 2026/27[1]
Wellington city	$116.46	x	÷ 100,000	+	$15.00	=	
Hutt city	$141.20	x	÷ 100,000	+	$15.00	=	
Upper Hutt city	$125.24	x	÷ 100,000	+	$15.00	=	
Porirua city	$113.67	x	÷ 100,000	+	$15.00	=	
Kāpiti Coast district excl Ōtaki	$124.46	x	÷ 100,000	+	$15.00	=	
Ōtaki rating area	$92.95	x	÷ 100,000	+	$15.00	=	
Masterton district	$83.12	x	÷ 100,000	+	$15.00	=	
Carterton district	$85.28	x	÷ 100,000	+	$15.00	=	
South Wairarapa district	$83.54	x	÷ 100,000	+	$15.00	=	
Hutt city example	**$141.20**	**x**	**$800,000**	**÷ 100,000**	**+**	**$15.00**	**=**	**$1,144.58**
					includes GST @ 15%		**$1,316.27**

1 Region-wide rates are charged to all ratepayers in the region. They exclude targeted rates for Wairarapa river and drainage schemes, and "Warm Greater Wellington", because those rates only apply to highly specific ratepayers in those work programmes.

Te whai āwhina ki te utu i ō reiti
Assistance in paying your rates

Greater Wellington recognises that our communities live in ever-changing environments which can cause circumstances that can be difficult to manage. We can offer support where appropriate, to help our communities thrive. Greater Wellington may provide relief to some or all of your Greater Wellington rates payments (a rate remission) in the case of special or unexpected circumstances.

Find out more on our website: https://www.gw.govt.nz/your-region/your-rates/remission-and-postponement-policies/

Rates rebates can also be applied for via your local council.

He Tauākī Pūtea mō ngā Hua
Funding impact statement

Rating mechanism

This section describes how Greater Wellington sets its 2026/27 rates. It explains the basis on which each ratepayer's rating liability will be assessed. More detail can be found in our Revenue and Financing Policy.

Rate	Group of activities funded	Funding Mechanism	Valuation System	Matters for differentiation/ categories of land	Calculation Factor
General	Regional Strategy and Partnerships, Environment and Flood Protection	General	Capital Value	All rateable land	Cents per dollar of rateable capital value
- Relationships with mana whenua					
- Emergency management					
- Democratic services					
- Resource management - policy and planning					
- Environment restoration advice					
- Resource management - compliance, enforcement and prevention					
- Land management advice					
- Biodiversity management – Key Native Ecosystems programme					
- Biodiversity management – other activities					
- Regional predator control programme					
- Education: Enforce maritime safety regulations					
- Flood protection - understanding flood risk					
- Climate change					
Part- General					
- Regional transport planning and programmes (50%)					
- Resource Management - State of Environment monitoring (90%)					
- Environment restoration programme (75%)					
- Wellington Regional Erosion Control Initiative (30%)					
- Regional pest management plan (Up to 100%)					
- Navigational aids and communications service (40%)					
- Pollution clean-up (Up to 100%)					
- Maintaining flood protection and control works (Up to 50%)					
- Improving flood security (Up to 50%)					
- River Management (Up to 50%)					
- Wairarapa catchment schemes (Approx. 50%)					
- Parks (90%)					

Rate	Group of activities funded	Funding Mechanism	Valuation System	Matters for differentiation/ categories of land	Calculation Factor
Regional Economic Development	Regional Strategy and Partnerships	Capital value for all business and a fixed rate for residential and rural	Capital value for business N/A for residential and rural	Where the land is situated and the use to which the land is put Where the land is situated and the use to which the land is put	Cents per dollar of rateable capital value Fixed dollar amount per rating unit
Wellington Stadium	Regional Strategy and Partnerships	Targeted differentials	Capital value	Capital value, with differentials based on land use, location and provision of service.	Cents per dollar of rateable capital value
Warm Greater Wellington	Regional Strategy and Partnerships	Targeted rate	N/A	Provision of service to the land	Extent of service provided calculated as a percentage of the service provided
Public transport	Metlink Public Transport	Targeted differentials	Capital value	Capital value, with differentials based on land use, location and provision of service.	Cents per dollar of rateable capital value
Water Supply	Water Supply	Levy (+ Up to 100%)	Volumetric levy on the participating territorial authorities		
Flood Protection					
- Maintaining flood protection and control works - Improving flood security	Environment and Flood Protection	Targeted (+ Up to 50% general)	Capital value/ land value	Where the land is situated	Cents per dollar of rateable capital value / land value
River management	Environment and Flood Protection	Targeted (+ Up to 50% general)	Capital value/ land	Where the land is situated	Cents per dollar of rateable capital value / land value
Wairarapa river management schemes					
(Lower valley and Waiohine – Excludes Upper Ruamahanga)	Environment and Flood Protection	Targeted (+ Up to 50% general)	N/A	Where the land is situated and/ or the benefits accruing through the provision of services and in some cases use	Dollars per hectare in the area protected, or dollars per point attributed to each rating unit and in some cases a fixed charge per separately used or inhabited part (dwelling)[1]
Wairarapa drainage schemes	Environment and Flood Protection	Targeted Rate	N/A	Where the land is situated	Dollars per hectare in the area protected
Te Kāuru catchment					
Waipoua, Waingawa, Ruamāhanga (Mt Bruce, Te Ore Ore, Gladstone), Whangaehu, Kopuaranga and Taueru	Environment and Flood Protection	Targeted (+ Up to 50% general)	Capital Value	Where the land is situated	Cents per dollar of rateable capital value
Waiōhine River stopbank	Environment and Flood Protection	Targeted (+ Up to 50% general)	Capital Value	Where the land is situated	Cents per dollar of rateable capital value
Wairarapa catchment schemes					
(Land Management)	Environment and Flood Protection	Targeted (+ Up to 50% general)	N/A	Where the land is situated and/ or the benefits accruing through the provision of services and in some cases use	Dollars per hectare or cents per metre of river frontage in the area protected and in some cases a fixed charge per separately used or inhabited part (dwelling) and cents per dollar of rateable land value[1]

*Targeted rates - For more detail about each activity within these Groups of Activities, refer to the Activities of Greater Wellington section of this plan

1. "Separately used or inhabited part" (dwelling) includes any part of a rating unit separately used or inhabited by the owner or any other person who has the right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement. At a minimum, the land or premises intended to form the separately used or inhabited part of the rating unit must be capable of actual habitation, or actual separate use. To avoid of doubt, a rating unit that has only one use (ie, it does not have separate parts or is vacant land) is treated as being one separately used or inhabited part (dwelling)

Differentials

A differential is designed to ensure that each rating category across the region contributes a fair share of the cost of providing a service. This should reflect the relative benefits they receive.

Public transport differentials

The following public transport differentials applied across the Wellington region are designed to ensure that different property rating types pay an equitable share of public transport services in 2026/27.

Location	Differential on the value for 2026/27
Wellington CBD	7
Business - excl Wairarapa	1.4
Business - Wairarapa	1
Residential - excl Wairarapa & Ōtaki	1
Residential - Wairarapa & Ōtaki	0.5
Rural	0.25

Wellington Regional Stadium differentials

The following stadium differentials are intended to ensure that different property rating categories contribute an equitable share toward the earthquake strengthening and ongoing maintenance of the stadium. This contribution is based on the principle that properties located closest to the stadium receive the greatest benefit.

Location	Differential on the value for 2026/27
Wellington CBD	2
All other Wellington properties	1.2
Porirua City, Hutt City, Upper Hutt City	1
Kāpiti Coast District, Wairarapa territorial authority areas	0.5

Estimate of projected valuation

We use ‘Equalised Capital Values’ as the estimated property valuations, to account for the fact that valuation dates differ across the region. This is allowed by section 131 of the Local Government (Rating) Act 2002.

Uniform annual general charge

We do not set a Uniform Annual General Charge.

Lump sum contributions

We will not accept lump sum contributions for any targeted rates, except for Warm Greater Wellington rates.

Ko ngā momo Reti

Rates categories

Greater Wellington has four rating categories: Wellington City CBD, Business, Residential and Rural. Rates are invoiced and collected by each of the territorial authorities in the Wellington region. We use rating categories applicable to each of those territorial authorities.

Set out below are the definitions used to allocate rating units into rating categories.

Category 1 – Rates based on capital or land value

Location	Use	Description
Wellington City	Wellington CBD	All rating units classified as commercial, industrial and business properties within the downtown area boundary, currently shown on the Downtown Levy Area map (page 76) of Wellington city.
	Wellington city business	All rating units classified as commercial, industrial and business properties in the rating information database for Wellington city outside the Downtown Levy Area map boundary
	Wellington city residential	All rating units classified as base (excluding rural and farm) in the rating information database for Wellington city
	Wellington city rural	All rating units sub-classified as rural or farm within the base category in the rating information database for Wellington city
Lower Hutt City	Lower Hutt city business	All rating units not classified as residential, rural or community facilities in the rating information database for Lower Hutt city
	Lower Hutt city residential	All rating units classified as residential or community facilities in the rating information database for Lower Hutt city
	Lower Hutt city rural	All rating units classified as rural in the rating information database for Lower Hutt city
Porirua City	Porirua city business	All rating units classified as business in the rating information database for Porirua city
	Porirua city residential	All rating units classified as residential in the rating information database for Porirua city
	Porirua city rural	All rating units classified as rural in the rating information database for Porirua city
Upper Hutt City	Upper Hutt city business	All rating units classified as business or utilities in the rating information database for Upper Hutt city
	Upper Hutt city residential	All rating units not classified as rural, business or utilities in the rating information database for Upper Hutt city
	Upper Hutt city rural	All rating units classified as rural in the rating information database for Upper Hutt city
Kāpiti Coast District	Kāpiti Coast district business	All rating units used for a commercial, business, industrial purpose or utility network activity in the Kāpiti Coast district rating information database
	Kāpiti Coast district residential	All rating units located in the urban rating areas, except those properties which meet the classification of rural, commercial, business, industrial purpose or utility network activity in the Kāpiti Coast district rating information database
	Kāpiti Coast district rural	All rating units classified in the rural rating areas for the Kāpiti Coast district
Masterton District	Masterton district business	All rating units classified as non-residential urban in the Masterton district rating information database
	Masterton district residential	All rating units classified as urban residential in the Masterton district rating information database
	Masterton district rural	All rating units classified as rural in the rating information database for the Masterton district
Carterton District	Carterton district business	All rating units classified as urban commercial, urban industrial or urban smallholding – greater than one hectare in the Carterton district rating information database
	Carterton district residential	All rating units classified as urban residential in the Carterton district rating information database
	Carterton district rural	All rating units classified as rural in the rating information database for the Carterton district
South Wairarapa District	South Wairarapa district business	All rating units classified as commercial in the South Wairarapa district rating information database
	South Wairarapa district residential	All rating units classified as urban in the South Wairarapa district rating information database
	South Wairarapa district rural	All rating units classified as rural in the rating information database for the South Wairarapa district
	Greytown ward	All rating units classified in the rating area of the Greytown ward in the rating information database for the South Wairarapa district
	Greytown urban	All rating units classified in the urban area of Greytown in the rating information database for the South Wairarapa district. (Prefaced Nos 18400 and 18420)
	Featherston urban	All rating units classified in the urban area of Featherston in the rating information database for the South Wairarapa district. (Prefaced Nos 18440 and 18450)
Tararua District		All rating units within the Tararua district area are classified as being within the boundaries of the Wellington region

Category 2 – Public transport rate

Public transport is partly funded from a targeted rate, based on capital value. Rating differentials are applied depending on where the land is situated and the use to which the land is put. The table below shows the 2026/27 public transport rates differentials:

Location	Use	Description
Wellington City	Wellington CBD	As in Category 1 above
	Wellington city business	As in Category 1 above
	Wellington city residential	As in Category 1 above
	Wellington city rural	As in Category 1 above
Lower Hutt City	Lower Hutt city business	As in Category 1 above
	Lower Hutt city residential	As in Category 1 above
	Lower Hutt city rural	As in Category 1 above
Porirua City	Porirua city business	As in Category 1 above
	Porirua city residential	As in Category 1 above
	Porirua city rural	As in Category 1 above
Upper Hutt City	Upper Hutt city business	As in Category 1 above
	Upper Hutt city residential	As in Category 1 above
	Upper Hutt city rural	As in Category 1 above
Kāpiti Coast District	Kāpiti Coast district business	All rating units used for a commercial, business, industrial purpose or utility network activity in the Kāpiti Coast district rating information database
	Kāpiti Coast district residential excl. Ōtaki	All rating units located in the urban rating areas except those properties which meet the classification of rural, commercial, business, industrial purpose, utility network activity or Ōtaki residential in the Kāpiti Coast District rating information database.
	Ōtaki rating area residential	All rating units located in the Ōtaki urban rating area except those properties which meet the classification of rural, commercial, business, industrial purpose, utility network activity or "Kāpiti Coast District Residential excluding Ōtaki" in the Kāpiti Coast District rating information database
	Kāpiti Coast district rural	All rating units located in rural rating areas except those properties that meet the classification of commercial, business, industrial purpose, utility network or community activity in the Kāpiti Coast district rating information database
Masterton District	Masterton district business	As in Category 1 above
	Masterton district residential	As in Category 1 above
	Masterton district rural	As in Category 1 above
Carterton District	Carterton district business	As in Category 1 above
	Carterton district residential	As in Category 1 above
	Carterton district rural	As in Category 1 above
South Wairarapa District	South Wairarapa district business	As in Category 1 above
	South Wairarapa district residential	As in Category 1 above
	South Wairarapa district rural	As in Category 1 above

Category 3 – Targeted rates based on land area, provision of service, land use or location.
Some targeted rates are assigned differentials based on factors, such as land area, service provision, land use, or location. These differentials are then used in the calculation of catchment, drainage, and river management scheme rates. Some schemes also have a fixed charge for each separate use or inhabited part. Properties subject to river management rates are listed in an approved classification register for each scheme.

Category 4 – Flood protection – property rate for the Lower Wairarapa Valley Development Scheme
The Lower Wairarapa Valley Development Scheme is a targeted rate allocated according to extent of services received (as measured in a points system). In some cases, an additional fixed charge per separately used or inhabited area.

Rating units subject to this rate are shown within an approved classification register for each scheme.

Category 5 – Warm Greater Wellington rate
The Warm Greater Wellington rate is a targeted rate applied to properties that have installed insulation and /or heating through the Warm Greater Wellington Regional Initiative. The rate is calculated as a percentage of the service cost until the full cost of the service is paid off. In the final year, the rate may be adjusted to reflect the actual remaining balance rather than the percentage.

Category 6 – Regional Economic Development rate
The Regional Economic Development rate is a fixed amount of $15 +GST for residential and rural ratepayers and based on capital value for businesses. This rate funds the economic development activities supporting the Regional Economic Development Plan.

Location	Use	Description
Wellington City	Wellington CBD	As in Category 1 above
	Wellington city business	As in Category 1 above
	Wellington city residential	As in Category 1 above
	Wellington city rural	As in Category 1 above
Lower Hutt City	Lower Hutt city business	As in Category 1 above
	Lower Hutt city residential	As in Category 1 above
	Lower Hutt city rural	As in Category 1 above
Porirua City	Porirua city business	As in Category 1 above
	Porirua city residential	As in Category 1 above
	Porirua city rural	As in Category 1 above
Upper Hutt City	Upper Hutt city business	As in Category 1 above
	Upper Hutt city residential	As in Category 1 above
	Upper Hutt city rural	As in Category 1 above
Kāpiti Coast District	Kāpiti Coast district business	As in Category 1 above
	Kāpiti Coast district residential	As in Category 1 above
	Kāpiti Coast district rural	As in Category 1 above
Masterton District	Masterton district business	As in Category 1 above
	Masterton district residential	As in Category 1 above
	Masterton district rural	As in Category 1 above

Location	Use	Description
Carterton District	Carterton district business	As in Category 1 above
	Carterton district residential	As in Category 1 above
	Carterton district rural	As in Category 1 above
South Wairarapa District	South Wairarapa district business	As in Category 1 above
	South Wairarapa district residential	As in Category 1 above
	South Wairarapa district rural	As in Category 1 above

Category 7 – Stadium Rate

In 2022, a funding mechanism was reintroduced to support the earthquake strengthening and ongoing maintenance of the stadium. The stadium provides significant regional benefits by hosting a wide variety of events and attracting a diverse range of visitors, many of whom also explore the wider region.

Those living in closer proximity to the stadium tend to experience greater direct benefits. As a result, a targeted differential has been applied to reflect this variation in benefit.

Location	Use	Description
Wellington City	Wellington CBD	As in Category 1 above
	Wellington city business	As in Category 1 above
	Wellington city residential	As in Category 1 above
	Wellington city rural	As in Category 1 above
Lower Hutt City	Lower Hutt city business	As in Category 1 above
	Lower Hutt city residential	As in Category 1 above
	Lower Hutt city rural	As in Category 1 above
Porirua City	Porirua city business	As in Category 1 above
	Porirua city residential	As in Category 1 above
	Porirua city rural	As in Category 1 above
Upper Hutt City	Upper Hutt city business	As in Category 1 above
	Upper Hutt city residential	As in Category 1 above
	Upper Hutt city rural	As in Category 1 above
Kāpiti Coast District	Kāpiti Coast district business	As in Category 1 above
	Kāpiti Coast district residential	As in Category 1 above
	Kāpiti Coast district rural	As in Category 1 above
Masterton District	Masterton district business	As in Category 1 above
	Masterton district residential	As in Category 1 above
	Masterton district rural	As in Category 1 above
Carterton District	Carterton district business	As in Category 1 above
	Carterton district residential	As in Category 1 above
	Carterton district rural	As in Category 1 above
South Wairarapa District	South Wairarapa district business	As in Category 1 above
	South Wairarapa district residential	As in Category 1 above
	South Wairarapa district rural	As in Category 1 above

He tauākī pūtea mō ngā Reti

Rates funding impact statements

The tables below outline the impact of rates in your city or district. Please also visit our rates calculator webpage to assess the impact of rates on your individual property: www.gw.govt.nz/regional-rates-calculator

All figures in this section exclude GST.

General Rates:

Wellington city	0.05219	48,226,073
Hutt city*	0.05143	19,404,168
Upper Hutt city	0.05120	8,293,261
Porirua city	0.05086	9,986,633
Kāpiti Coast district	0.05169	12,290,304
Masterton district	0.05156	5,581,328
Carterton district	0.05215	2,502,985
South Wairarapa district	0.05182	4,228,964
Tararua district	0.05066	10,355
Total general rate		**110,524,071**

*Hutt city refers to the local government administrative area of Lower Hutt City.

River Management Targeted Rate:

Targeted rate River management rate based on capital value	**2026/27 Cents per $ of rateable capital value**	**2026/27 Revenue required $**
Wellington city	0.00032	297,011
Hutt city*	0.02680	10,110,182
Upper Hutt city	0.01146	1,855,624
Porirua city	0.00053	104,408
Kāpiti Coast district	0.00962	2,286,127
Carterton district	0.00120	57,781
Total district-wide river management rate		**14,711,135**
Greytown ward	0.00846	127,154
Total river management rates based upon capital value		**14,838,289**

*Hutt city refers to the local government administrative area of Lower Hutt City.

Targeted rate River management	**2026/27 Cents per $ of rateable land value**	**2026/27 Revenue required $**
Featherston urban: Donalds Creek Stopbank	0.00095	3,207
Total river management rates based upon land value		**3,207**
Total river management rates		**14,841,497**

Stadium Targeted Rate:

Targeted rate Stadium Rate based on capital value	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Wellington city - CDB	0.00056	60,910
Wellington city - ex-CBD	0.00034	274,101
Hutt city	0.00028	104,160
Upper Hutt city	0.00027	44,517
Porirua city	0.00027	53,607
Kāpiti Coast district	0.00014	32,987
Masterton district	0.00014	14,980
Carterton district	0.00014	6,718
South Wairarapa district	0.00014	11,350
Tararua district	0.00014	28
Total stadium rate		**603,359**

Warm Greater Wellington Targeted Rate:

Targeted rate Warm Greater Wellington Based on extent of service provided	2026/27 Percentage of service provided	2026/27 Revenue required $
For any ratepayer that utilises the service	15.000%	632,791

Public Transport Rate:

Targeted rate Public transport rate	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Wellington city		
Wellington CBD	0.44529	48,411,074
Business	0.08906	6,606,521
Residential	0.06361	46,338,239
Rural	0.01590	203,218
Hutt city		
Business	0.08777	6,778,477
Residential	0.06269	18,493,262
Rural	0.01567	79,495
Upper Hutt city		
Business	0.08498	2,277,709
Residential	0.06239	7,484,150
Rural	0.01557	249,529
Porirua city		
Business	0.08680	2,417,027
Residential	0.06200	9,715,207
Rural	0.01550	182,926
Kāpiti Coast district		
Business	0.08822	1,919,509
Residential excl Ōtaki	0.06301	10,171,587
Residential Ōtaki rating area	0.03151	658,768
Rural	0.01575	530,314
Masterton district		

Targeted rate Public transport rate	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Business	0.06285	602,665
Residential	0.03143	1,533,138
Rural	0.01571	783,626
Carterton district		
Business	0.06357	130,143
Residential	0.03179	527,751
Rural	0.01589	466,352
South Wairarapa district		
Business	0.06316	255,852
Residential	0.03158	843,774
Rural	0.01579	802,890
Total public transport rate		**168,463,205**

Hutt city refers to the local government administrative area of Lower Hutt City.

Targeted Economic Development Rate:

Targeted rate Economic development rate	$ per rating unit	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Wellington city			
Wellington CBD		0.00612	665,878
Business		0.00612	454,352
Residential – per rating unit	$15.00		1,151,805
Rural – per rating unit	$15.00		13,815
Hutt city			
Business		0.00604	466,178
Residential – per rating unit	$15.00		597,345
Rural – per rating unit	$15.00		6,900
Upper Hutt city			
Business		0.00600	156,646
Residential – per rating unit	$15.00		243,945
Rural – per rating unit	$15.00		20,880
Porirua city			
Business		0.00597	166,227
Residential – per rating unit	$15.00		287,310
Rural – per rating unit	$15.00		10,455
Kāpiti Coast district			
Business		0.00607	132,011
Residential – per rating unit	$15.00		334,275
Rural – per rating unit	$15.00		39,825
Masterton district			
Business		0.00605	58,026
Residential – per rating unit	$15.00		132,915
Rural – per rating unit	$15.00		55,785
Carterton district			

Targeted rate Economic development rate	$ per rating unit	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Business		0.00612	12,531
Residential – per rating unit	$15.00		39,735
Rural – per rating unit	$15.00		30,105
South Wairarapa district			
Business		0.00608	24,634
Residential – per rating unit	$15.00		54,255
Rural – per rating unit	$15.00		48,000
Tararua district			
Per rating unit	$15.00		165
Total economic development rate			**5,203,999**

River Management Scheme Rates:

Targeted rate River Management Plans rated using CV	2026/27 Cents per $ of rateable capital value	2026/27 Revenue required $
Te Kauru	0.00777	847,849
Waiohine FMP scheme (targeted portion only)	0.01072	131,149
Total River Management Plans rated using CV		**978,997**

Targeted rate River management schemes 1		2026/27 $ per hectare	2026/27 Revenue required $
Waiohine Rural	A	62.93708	7,079
	B	52.44766	20,076
	C	41.95801	53,698
	D	31.46871	11,640
	E	20.97906	16,724
	S	1,048.95184	17,937
			127,154
Mangatarere	A	47.55638	1,020
	B	45.48876	9,532
	C	38.54730	608
	D	34.11660	2,451
			13,611
Total river management scheme rates 1			**140,766**

Targeted rate River management schemes 2		2026/27 $ per dwelling[1]	2026/27 $ per point	2026/27 Revenue required $
Lower Wairarapa valley Development Scheme	A		0.35173	1,024,208
	Sa	29.38900		13,490
	Sb	58.81969		153,872
Total river management scheme rates 2				**1,191,570**
Total river management scheme rates				**1,332,336**

1 "Separately used or inhabited part" (dwelling) includes any part of a rating unit separately used or inhabited by the owner or any other person who has the right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement. At a minimum, the land or premises intended to form the separately used or inhabited part of the rating unit must be capable of actual habitation, or actual separate use. To avoid of doubt, a rating unit that has only one use (ie, it does not have separate parts or is vacant land) is treated as being one separately used or inhabited part (dwelling).

Catchment Schemes Targeted Rates:

Targeted rate Catchment schemes 1		2026/27 $ per hectare	2026/27 Revenue required $
Whareama	A	5.42808	3,883
	B	2.08769	1,989
	C	0.36535	16,651
	E	0.26096	4
	F	0.20874	576
			23,103
Homewood	A	2.38120	5,464
	B	2.26789	1,253
	C	1.98450	7,268
	D	0.28349	493
			14,479
Maungaraki	A	1.17784	3,902
	B	0.55428	1,648
			5,549
Upper Kaiwhata	A	12.79141	417
	B	5.59635	294
	C	0.79941	766
	D	0.47975	985
	E	0.31976	525
	F	0.15998	72
			3,060
Lower Kaiwhata	A	20.75991	957
	B	9.08246	405
	c	1.29749	1,504
	D	0.77845	2,304
	F	0.25991	91
			5,262
Catchment management scheme 1 rates			**51,452**

Targeted rate Catchment schemes 2		2026/27 Cents per $ of rateable land value	2026/27 Revenue required $
Awhea-Opouawe	Land value	0.007016	11,151
Mataikona-Whakataki	Land value within scheme area	0.004917	4,613
Catchment management scheme 2 rates			**15,763**

Targeted rate Catchment schemes 3		2026/27 $ per dwelling [1]	2026/27 Revenue required$
Awhea-Opouawe	Charge per dwelling	$170.8674 / $85.5364	16,661
Maungaraki	Charge per dwelling	$ 19.00	791
Mataikona-Whakataki	Charge per dwelling	$ 27.66	3,430
Catchment management scheme 3 rates			**20,882**

Targeted rate Catchment schemes 4		2026/27 Cents per metre of river frontage	2026/27 Revenue required $
Maungaraki	River frontage	0.03886	1,801
Catchment management scheme 4 rates			**1,801**
Total catchment management scheme rates			**89,898**

1 "Separately used or inhabited part" (dwelling) includes any part of a rating unit separately used or inhabited by the owner or any other person who has the right to use or inhabit that part by virtue of a tenancy, lease, licence or other agreement. At a minimum, the land or premises intended to form the separately used or inhabited part of the rating unit must be capable of actual habitation, or actual separate use. To avoid of doubt, a rating unit that has only one use (ie, it does not have separate parts or is vacant land) is treated as being one separately used or inhabited part (dwelling).

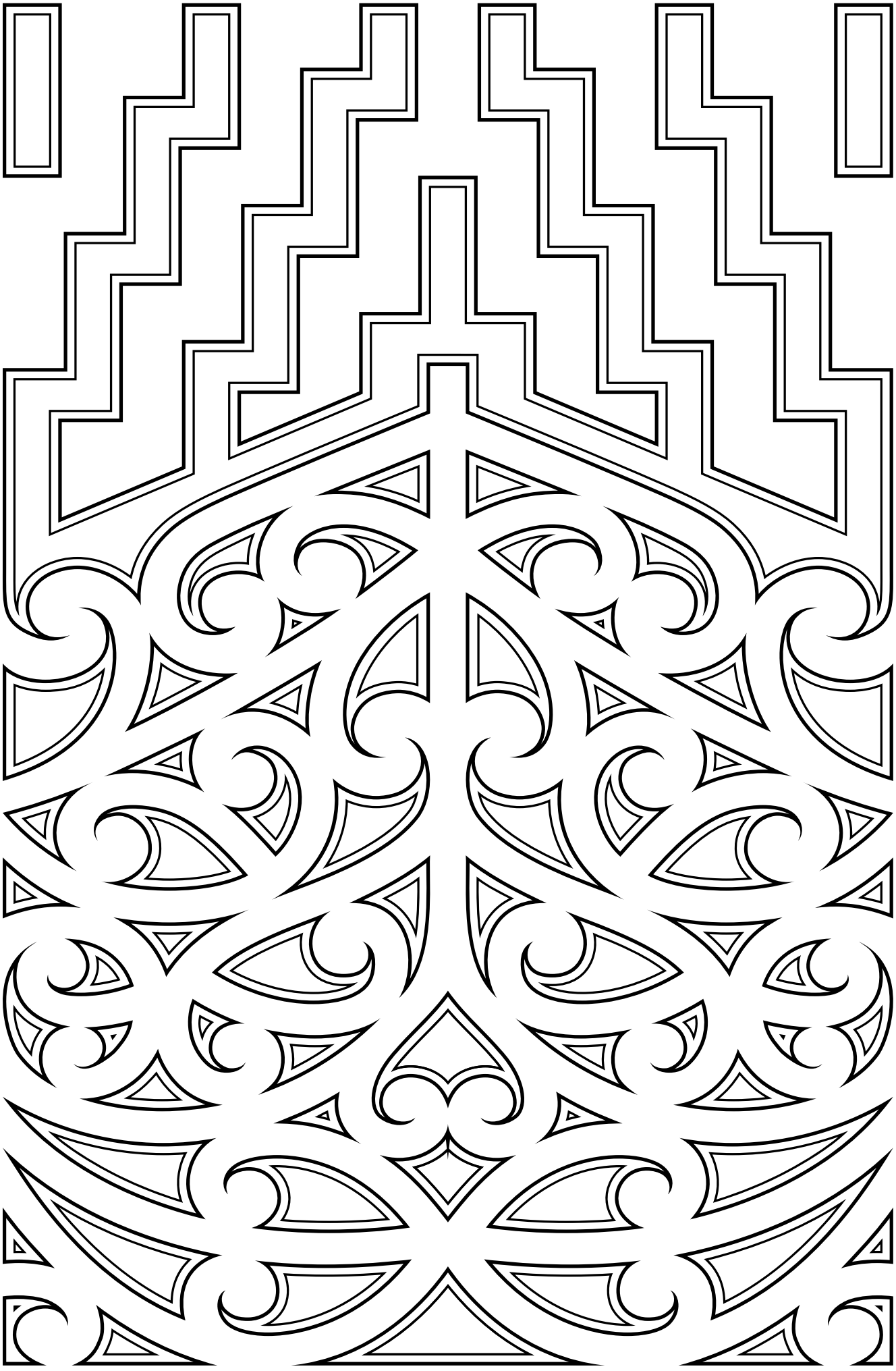
Pump & Gravity Drainage Schemes Targeted Rate:

Targeted rate Pump drainage schemes		2026/27 $ per hectare	2026/27 Revenue required $
Te Hopai	A	61.61130	76,806
Moonmoot pump	A	180.63878	41,136
Onoke pump	A	86.59281	61,778
Pouawha pump	A	130.63111	123,512
Total pump drainage scheme rates			**303,231**

Targeted rate Gravity drainage schemes		2026/27 $ per hectare	2026/27 Revenue required $
Okawa	A	16.84500	4,750
Taumata	A	21.94480	6,376
East Pukio	A	91.86091	10,427
Longbush	A	22.94600	5,006
Longbush	B	11.47295	1,441
Otahoua	A	87.98444	8,157
Te Whiti	A	32.52715	4,595
Ahikouka	A	58.87473	6,607
Battersea	A	50.61984	8,539
Battersea	B	41.91105	8,188
Battersea	C	32.65788	10,360
Battersea	D	19.59475	2,990
Battersea	E	16.87321	3,238
Battersea	F	16.32905	1,150
Manaia	A	105.87614	18,475
Whakawiriwiri	A	26.45069	19,089
Total gravity drainage scheme rates			**119,387**

Ko te mapi o ngā utu o te Pokapū o Pōneke
Wellington City Downtown Levy Area Map

For the **Wellington Central Business District (CBD) targeted transport rate**, the downtown area refers to the region shown on the Wellington City Downtown Levy Area Map. This is updated by Wellington City Council from time to time and can be found online at: https://wcc.maps.arcgis.com/apps/webappviewer/index.html?id=fe6f487e2d1749b0bcba6aeb1bf5c0d6



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