

Environmental planning and regulations

Users:	All residents and businesses in the City
General Benefit:	Economic, environmental

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Christchurch's City Plan is currently being prepared under the Resource Management Act. Environmental planning includes developing policies and objectives for the Plan and other policy documents to provide for future growth, to improve environmental quality and to protect the City's heritage buildings, along with monitoring the City's economic, social and natural environments to assess the Plan's effectiveness.

The environmental planning service includes considering applications for consents under the Plan. It also monitors and regulates premises licensed for various activities; investigates notified infectious diseases; controls dogs and wandering livestock and provides planning documentation to those researching Christchurch properties.

The environmental planning service is provided at an annual cost of \$20.5 million.

Rationale for assigning benefits

Where practical those environmental services of the City Council which provide direct benefit are charged to the users of the service. These include individuals or companies seeking planning consent or a licence to carry out a regulated activity.

Where the service is the development of a plan or policy, the benefit is general rather than direct and is shared between ratepayer sectors according to capital value.

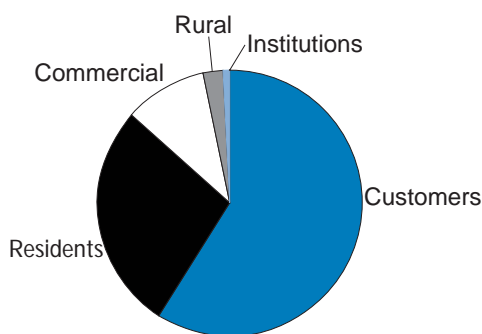
Owners are charged for animal control services, which provide a direct benefit to them.

Other considerations

Much of the advice given as part of the Council's environmental planning service is brief, informal and given verbally. Funding this service from user charges is not feasible and is undesirable considering the benefits of a community well informed of its environmental obligations. Charging for informal advice may also create legal obligations.

While recipients of consents receive a direct benefit, the community as a whole receives a general benefit from the existence of a consents granting process.

Who benefits?



Who should pay?

