

REVENUE AND FUNDING POLICY

Building Control

Allocation of Public/Private Benefits and Costs supporting Information

Local Government Act 2002 – Section 101(3) Analysis

1.0 Community Outcomes – Regulatory Functions

Outcome Statement

- Regulatory functions which help to prevent harm and help create a safe and healthy environment for people, which promote the best use of natural resources and which are responsive to community needs.
- Local infrastructure which contributes to public health and safety, supports, growth, connects communities, activities communities and helps to protect the natural environment.

Council Objectives

- Resilience to hazards and shocks
- A more compact urban form
- Responsive Council planning services
- Reducing public nuisance and threats to public health and safety
- Sites and places of significance to mana whenua are protected
- Diversity in housing choice
- Healthy, energy efficient homes
- Safe multi-functional urban centres
- Residential development opportunities
- Places and spaces for recreation
- Industrial development opportunities
- Places and spaces for arts, culture, learning
- Buildings and public spaces enhance district identity
- Resilience to hazards and shocks
- Strong Marae
- Sustainable use of land and water resources

2.0 Period over which benefits are expected to occur

In perpetuity.

3.0 Extent of action required to undertake the action

The exacerbator pays principal within section 101(3) (b) of the Act is also relevant here as the individuals or groups of individuals driving the change in service delivery can clearly be identified. These individuals or groups of individuals can clearly be identified and the costs and benefits can be charged in a transparent way distinctly from other activities.

4.0 Distribution of Benefits

With the enhanced external contract volumes Council will be able to achieve the statutory 20 day processing standard.

The amended public/private split better reflects the private benefits that are achieved by consent applicants.

It is not possible to accurately quantify these benefits so any assessment will be subjective. A subjective assessment has been undertaken which establishes that the majority of the benefit of this expenditure accrues to the business owner/land owner.

5.0 The costs and benefits, including consequences for transparency and accountability of funding the activity distinctly from other activities

It is difficult to quantify the exact portion of benefit accruing to the private and public beneficiaries but it would be reasonable to conclude 20% of the benefit lies with the wider community who gain access to the regulatory consenting activities, (eg Building inspections and counter staff).

This assessment has established that the private benefit of this activity accrues to the private land owners in the form of property/asset protection and the organisations who rely on access along this strip to carry out their business activities. This has been assessed at 80%.

6.0 Building Control Cost Table

Building Control						
	2019-20			2020-21		
	Current Policy	Forecast	Annual Plan	Residential	Commercial	Total Annual Plan
		Hourly rate = \$175		Hourly rate = \$205	Hourly rate = \$225	
Revenue		3,520,000	2,918,628	4,340,359	830,390	5,170,749
Operating Expenditure		5,321,000	4,155,482	5,382,161	1,025,173	6,407,334
Rating requirement		1,801,000	1,236,854	1,041,802	194,783	1,236,585
Public	25%	34%	30%	20%	20%	20%
Private	75%	66%	70%	80%	80%	80%

REVENUE AND FUNDING POLICY

Environmental Consent

Allocation of Public/Private Benefits and Costs supporting Information

Local Government Act 2002 – Section 101(3) Analysis

1.0 Community Outcomes – Regulatory Functions

Outcome Statement

- Regulatory functions which help to prevent harm and help create a safe and healthy environment for people, which promote the best use of natural resources and which are responsive to community needs.
- Local infrastructure which contributes to public health and safety, supports, growth, connects communities, activities communities and helps to protect the natural environment.

Council Objectives

- Resilience to hazards and shocks
- A more compact urban form
- Responsive Council planning services
- Reducing public nuisance and threats to public health and safety
- Sites and places of significance to mana whenua are protected
- Diversity in housing choice
- Healthy, energy efficient homes
- Safe multi-functional urban centres
- Residential development opportunities
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- Industrial development opportunities
- Places and spaces for arts, culture, learning
- Buildings and public spaces enhance district identity
- Resilience to hazards and shocks
- Strong Marae
- Sustainable use of land and water resources

2.0 Period over which benefits are expected to occur

In perpetuity.

3.0 Extent of action required to undertake the action

The exacerbator pays principal within section 101(3) (b) of the Act is also relevant here as the individuals or groups of individuals driving the change in service delivery can clearly be identified. These individuals or groups of individuals can clearly be identified and the costs and benefits can be charged in a transparent way distinctly from other activities.

4.0 Distribution of Benefits

With the enhanced external contract volumes Council will be able to achieve the statutory 20 day processing standard.

The amended public/private split better reflects the private benefits that are achieved by consent applicants.

It is not possible to accurately quantify these benefits so any assessment will be subjective. A subjective assessment has been undertaken which establishes that the majority of the benefit of this expenditure accrues to the business owner/land owner.

5.0 The costs and benefits, including consequences for transparency and accountability of funding the activity distinctly from other activities

It is difficult to quantify the exact portion of benefit accruing to the private and public beneficiaries but it would be reasonable to conclude 40% of the benefit lies with the wider community who gain access to the regulatory consenting activities, (eg Building inspections and counter staff).

This assessment has established that the private benefit of this activity accrues to the private land owners in the form of property/asset protection and the organisations who rely on access along this strip to carry out their business activities. This has been assessed at 60%.

6.0 Environmental Consents Cost Table

Environmental Consents				
		2019-20		2020-21
	Current policy	Forecast	Annual Plan	Annual Plan
		Hourly rate = \$175		Hourly rate = \$205
Revenue		1,080,000	855,531	1,375,065
Operating Expenditure		2,005,000	1,748,306	2,267,840
Rating requirement		925,000	892,775	892,775
Public	55%	46%	50%	40%
Private	45%	54%	50%	60%