

Introduction

My Name is Rachel Cottam. My qualifications are referenced in the s42A report.

I consider that there are still some interlinking issues which have some level of uncertainty that need to be worked through. I am not debating any of the positive effects and the constraints and requirements of maintaining a historic building.

I consider the transport and noise to be relatively resolved. As noted before parking effects are difficult to assess when plan change 5 has removed parking minimums, such that there is no framework in which to assess solely the shortfall of parking provided, although wider transport effects are still able to be looked at. However, noting the agreement of the relevant experts, I consider the transport and noise effects to be resolved and I adopt their expert advice.

Existing consent

I agree that the existing consent from 2001 has created uncertainty with limits and anticipated numbers. We do not have any information about the exact number of patrons at the time of the original consent or over the years to understand what exactly the receiving environment is currently, nor how this has evolved since 2001.

I agree with Ms Donaldson that small group/modest numbers equated to 3-15 individuals in terms of the garden's activity and there were some commercial characteristics to the activity. I agree with 3.6 of the legal submission that café was mentioned as small scale and the zone anticipates expansion of non-residential activities. However, the scale is now more than modest numbers, it includes increases in operating duration, including all year and longer hours. It was noted that buses were occasional also which differs to the current situation particularly in peak season where buses will be at least daily.

I agree there is a technical non-compliance with the original consent, with parking which would have needed a s127 at the time however plan change 5 has now removed assessing parking requirements. I consider this would be a monitoring/enforcement issue, separate to this process.

If this application is granted, I consider the existing consent needs to be surrendered which would resolve some uncertainties around this consent. This would include removing irrelevant activities and updating signage conditions to reflect the existing signage to be relocated. It does need a trigger point of when it will be surrendered and when the new consent is given effect.

Numbers

I appreciate there have been changes but I as the processing planner need to assess worst case scenario for 80 at any one time which may not happen in the real world but could allow this to happen if granted in time with this limit only. If you had 80 people at any one time then there could be lack of control within the street front if it exceed this amount however if you only in reality had 20 people then it is not an issue. It is acknowledged that when peak season occurs, Akaroa is also heavily populated.

It is noted that the consented environment, if there was a large number of visitors congregating, it would likely occur along the driveway and not the street scene on the application site (ie 74 rue balguerie). Therefore potential congregation along the street scene is not anticipated or normal. Noted this can occur on the street spontaneously, but if it is continual during peak season this is a problem. The applicant has mentioned walk in patrons are fundamental to the business. We also need to understand how the bookings, walk ins will avoid adverse effects on the residential amenity of the locality. I do note the doubling of the application site will assist in some part with some of these effects as outlined in the applicants evidence. As well as some patrons are likely to stay longer at the operation.

Furthermore do we need to clarify on the capacity numbers condition to reflect the real life situation? should a maximum of 80 only relate to peak season if this is only likely to occur then? 80 at any one

time every day could still be unacceptable therefore it may be easier to impose a smaller restriction for off season? I consider more investigation in this area is needed prior to adopting a number. I consider that it needs to reflect what is happening on the ground considering it is a physical expansion only.

Landscaping

I consider landscaping can be resolved but it is not currently achieving the maintenance of residential amenity at present. It is preferred this is resolved prior to decision making if the application is to be granted. I refer to Mr Field's evidence in terms of what is required in terms of the landscape plan. In addition I note the following:

- Note the cross section might not be reflective of the steepness currently present on the site. The slope is around 1 in 4. The cross section may be reflecting future retaining walls but not it is indicative only until engineering design occurs. This may be quite varied to this cross section due to the steepness of the site.
- Open to flexibility with sculptures but we still need to administer the District Plan in terms of built form. We need to set some form of perimeter which could be designated sculpture areas at any height so we know their appropriate location otherwise it may cause multiple variations of the consent to occur in time. Some form of perimeter with a condition is needed.
- The pathway will still be partly visible from the street and the collective effect of the café, stair case, pathway, seating, any retaining or potential cable carts etc and entrance building need to be softened by woodland vegetation. Happy with this woodland concept but we need more detailing to ensure all hardscape areas are adequately mitigated. This means more dense and higher vegetation to be established.
- Timeframes of when vegetation will be mature or established is not well specified. Timing of the pathway does not need to be establish as fast boundary planting. I do consider with the commercial expansion proposed, a greater level of privacy is needed than a residential development. We are ensuring that maintenance of the residential amenity of the area is retained due to the physical expansion of a non-residential activity.

It is just noted that a residential development of two- three allotments would have similar scale of buildings to the application site however it would have less collective built form features than the application site is proposing as they will not be connected to each other. Whether the development would 2-3 allotments (as of right), buildings and outdoor living areas would be orientated to the north which would ensure the street scene is activated for useable area. This to me highlights the importance of the street scene and decent vegetation in this area.

Earthworks

Following Mr Birch's submission, we need confirmation the applicant on the following: Has the formation of the land at 74 Rue Balugerie changed? Is the stormwater has become more concentrated or collective?

We need to understand if the video provided is natural servitude or additional flows. It would be good to get this confirmed by an engineer. This can be controlled by the consent or may be a civil matter to pursue.

Positive effects

In addition to my s42A report I do consider these elements to be positive effects:

- Protection and maintenance of heritage buildings
- The larger space will help with maintain effects on capacity numbers.
- This application will allow the existing consent to be better controlled if accepted due to the subjectivity of the existing consent.

- As Mr Smith has mentioned, positive transport effects are occurring as part of this application.
- Fundamental to akaroa's tourism and other business
- Focus on sustainability - Recycling, reusing and repurposing – focus on conservation. Produces minimal waste. Care for environment.

Comparison

I considered it was good to get a similar perspective of the application from Jill and Richard Simpson especially in terms of:

- Time restrictions of pre booked patrons
- The importance of the different tourist features and how they depend on each other
- That if the entrance building was used as a congregation area this would take people off the street. In my perspective this should be looked into in terms of design.
- This company had a booking system in place what works. The applicant should look into a similar system to implement.

It is noted that their operation is in the rural bank peninsula zone which is has a different setting/context to the application site.

Conditions

Overall happy to further work with the applicant should the application be proposed to be granted. There are concerns from the public that conditions won't work and there is a lot of conditions for a small business. As a resource consent planner I have to assume that conditions will be enforced.

I have the additional commentary:

- Happy to remove condition three but it would be good to know how the booking and monitoring system will be managed. This could be assessed under s128.
- A mobility park condition has been added to my draft set of conditions.
- Condition 11 - I consider it needs to retain 'prior to commencement' which ensures all works are completed prior to operation. Maybe this needs to be reworded to reflect after construction but before operation.
- I consider delivery and traffic management plan can be removed from conditions.
- I accept Mr Farren's condition change for noise limits for neighbouring properties and recommendation for replacement of maintenance tools to electric when they need to be replaced.
- Happy to remove the outdoor seating area reference in accordance with Ms Stout's updated assessment.
- Private events such as a Christmas event are anticipated and shouldn't be an issue. It is more public concerts would be potentially not be acceptable. Happy for the condition to be rephrased.
- Retaining condition 21.
- Accept most landscaping changes except sculptures. Amended the sculpture condition as I have discussed previously.
- A 128 condition may be required for the operative parts of the conditions (after construction has been completed).

LAND USE CONSENT

(B) That the application **be granted** pursuant to Sections 104, 104B, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:

1. The development shall proceed in accordance with the information and plans submitted with the application. The approved plan and documents are recorded under RMA/2020/2000 (17 Pages).

Activity and Scale

2. The maximum numbers of patrons shall not exceed 80 onsite at any time. A comprehensive ticketing system shall not release new tickets until there are spaces available on site as patrons leave.

Commented [CR1]: Applicant proposes this to be removed

Prior to opening the café to the public, the consent holder shall establish a booking and monitoring system to ensure compliance with this maximum limit.

- ~~3. All bookings shall be completed prior to arriving onsite and no walk-in visitors shall be accepted.~~

~~Note: pre-bookings can be completed either on phone or online~~

Commented [CR2]: Proposed to be deleted

4. The consent holder is responsible for recording the number of patrons on any day and shall make the information available on Council's request. Records should be kept of up to a minimum of 6 months.

Applicant proposed a s128 condition

Cultural and Historic Heritage

5. Prior to any works taking place on the site, the consent holder shall provide to Council written evidence demonstrating Archaeological Authority has been obtained or a letter from Heritage New Zealand that an Authority is not required.
6. Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and Mana Whenua, shall be contacted immediately, in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: <http://www.mkt.co.nz/wp-content/uploads/2016/05/Mahaanui-IMP-web Part32.pdf>

Advice note: The applicant is encouraged to integrate locally sourced indigenous species into planting plans.

Traffic (Construction)

7. The proposed footpath extension and associated structures on Rue Balguerie shall be in general accordance with the concept plans submitted (Page 17 of approved plans).
8. The consent holder shall submit the following documents for acceptance prior to commencing works/construction onsite:
 - a. Traffic Safety Audit Report undertaken by a suitable qualified and experienced independent traffic engineer;
 - b. Engineering Design Plans and documentation for the required works in legal road.

- c. The reports and plans shall be submitted for formal acceptance Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz). Plans shall be submitted to the Council's Asset Protection team as well as the Subdivision Engineer.
- d. All plans and reports shall be undertaken in accordance with the Christchurch City Council Construction Standard Specifications and Infrastructure Design Standards.

Advice note:

The following design elements may be required to be assessed subject to findings in the engineering design safety audit report:

- *Broken yellow lines need to continue east of the proposed bus stop and may extend beyond the application's site;*
- *Details of the bus stop's design including sealing, signage, crossing point and connection to step/ramp of the activity.*
- *The transition between delineated areas and the introduction of wheel stops with nearby vehicle crossings*
- *How the proposed pedestrian crossing treatment interacts with existing vehicle crossings;*
- *How run off is controlled. This may require some form of swale treatment.*
- *The material of the wheel stops shall be long lasting (SD 626) and cats eyes on the wheel stops may be required.*
- *A 1.5m wide footpath is recommended where possible. If unable to be achieved the minimum width is recommended 1.2m.*
- *Visual Splay for the vehicle crossing at 83 Rue Balguerrie*
- *The works to remove the tree stump adjacent to 67 Rue Balguerrie*

Any works identified in the road may require community board approval. This consent does not provide approval for this process.

The Applicant will be required to submit a corridor access request to council before work commences in the road. New or extensions to vehicle crossings require application to Council prior to construction <https://ccc.govt.nz/transport/legal-road/vehiclecrossing>.

9. Yellow Stopping Lines shall be installed along Rue Cachalot and Rue Balguerrie to enable safe manoeuvring to the satisfaction of the Council's Traffic Engineer.

Note: Details of this design will be submitted as part of the engineering design plans.

10. A mobility park shall be present directly adjacent to the application site.

11. **Prior to commencement** of the expanded activity, the consent holder must ensure that the works required by conditions 8-10 shall be completed to satisfaction of Council's Subdivision Engineer.

Traffic Operational

12. Bus manoeuvring shall occur as outlined in the application document (Page X).
13. A booking system shall be established restricting bookings to no more than one scheduled bus in attendance at any given time. These bookings shall be separated by at least 30 minutes. The maximum number of bus bookings shall not exceed five per day. The consent holder is responsible for recording the number of bus bookings and timings on any day and shall make the information available on Council's request. Records should be kept of up to a minimum of 6 months.

14. Buses must only park in the designated area outside of the application site.
15. Scheduled buses are not to idle for more than 5 minutes after arrival or 5 minutes before departure.
16. The activity shall provide six onsite cycle parks that is easily accessible to the public. The parks shall be designed in accordance with Council's engineering standards for visitors and Waka Kotahi Cycle Parking Planning and Design Guide (for staff).
17. ~~Delivery vehicle movements shall be limited to outside trading hours~~
18. ~~A Traffic Management Plan shall be prepared and operative for the activity's operation. The consent holder shall submit the traffic management plan for acceptance from the Council's transport team prior to the commencing of the expansion of the activity.~~

Commented [CR3]: Happy for these conditions to be removed.

~~The traffic management plan shall included but not limited to:~~

- ~~▪ Monitors all modes of transport and visitor numbers;~~
- ~~▪ Identify any issues arising from the activity on the street environment, particularly in relation to crowds or groups of people, parking, pedestrian movements and behaviours and vehicle turning;~~
- ~~▪ Resolving any issues that arise that can be resolved by the consent holder;~~
- ~~▪ Providing all operators of the activity, information of transport controls and conditions. This includes but not limited to driver education about appropriate turning options.~~

19. ~~The consent holder is responsible for recording the information in condition 15 and shall make the information available on Council's request. Records should be kept of up to a minimum of 6 months.~~

Services As-Built Requirements

20. As-Built plans and data shall be provided for all above and below ground infrastructure and private work in compliance with the Infrastructure Design Standards (IDS): <https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/>

Advice Note: this includes RAMM and costing data (GST). RAM data shall be submitted to Asset Engineer Binyay Sharma (Email binaya.sharma@ccc.govt.nz). Other data information is listed in the link above.

Noise

21. There shall be no provision for playing music, live or otherwise amplification of any outdoor sound such as the use of a PA system on the site at 74 Rue Balguerie.
22. ~~The existing sound system on 70 Rue Balguerie shall be reoriented so that it faces away from neighbouring boundaries and towards the site at 70 Rue Balguerie.~~

The noise level from amplified music should not exceed 40 dB L_{Aeq} (15 mins) at any point within any residential site other than a dwelling on the site to which this concept applies.

Noise shall be measured in accordance with NZS 6801:2008 "Acoustics – Measurement of environmental sound" and assessed in accordance with NZS

6802:2008 “Acoustics-Environmental noise”, except that provisions in NZS 6802 referring to Special Audible Characteristics shall not be applied.

23. ~~All outdoor maintenance work including but not limited to gardening, mowing, clipping and cleaning shall use electric powered tools only if necessary.~~

24. **No concerts shall occur at 70 and/or 74 Rue Balguerie.**

25. ~~There shall be no outdoor seating facilities for the café and no food and beverage service outdoors.~~

~~Note: the purpose of condition 22 is to reduce people congregating around this area. This is does not include takeaways around the gardens.~~

Construction effects

26. All filling and excavation work shall be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in ECan’s Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>. The ESCP must be held on site at all times and made available to Council on request.

27. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road, or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council’s stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council’s stormwater system.

28. The ESCP shall be implemented on site and maintained over the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are inadequate. All disturbed surfaces shall be adequately topsoiled **and** vegetated as soon as possible to limit sediment mobilisation.

29. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site, and entrance and exit, must remain tidy and free of dust and dirt at all times.

30. The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor.

31. Excavation shall not commence under this land use consent until proof of an approved building consent covering all retaining walls required to construct the vehicle and pedestrian accesses shown on the plans submitted under this land use consent is presented to Council (email to rcmon@ccc.govt.nz).

32. The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).

33. Any change in ground levels shall not affect the stability of the ground or fences on neighbouring properties.

Commented [CR4]: If the applicant is no longer providing bed and breakfast services as well as art workshops these should be noted that these aspects will not occur.

Commented [CR5]: Propose this to be retained

34. No permanent unsupported cut or batter shall be formed any steeper than 26°, unless approved by a chartered professional engineer.
35. Stormwater runoff must be mitigated so that it does not cause a nuisance to neighbouring properties.
36. All impermeable surfaces shall be adequately drained.
37. All concentrated stormwater including that from behind the retaining walls, shall be discharged in a controlled manner to the Council network.
38. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed.

The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.

39. The TMP shall be submitted to the relevant Road Controlling Authority through the web portal www.myworksites.co.nz). To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this consent.

Note: Please refer to <https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information> for more information.

40. Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, shall be reinstated as specified in the [Construction Standard Specifications](#) (CSS) at the expense of the consent holder and to the satisfaction of the Council.

Advice note: Any structures on roads will require the roading asset owner's permission. Details of application can be found [here](#).

41. All construction must comply with the construction noise standard NZS6803 (1999). Construction can only occur between 7am-7pm daily (excluding sundays and public holidays).

Landscaping

42. Prior to construction onsite, an updated landscape mitigation plan shall be submitted for acceptance to the Council Urban Design Team (Email: urbandesign@ccc.govt.nz). The detail of the landscaping shall include but is not limited to:
 - a. The street scene landscape is to be consistent with residential character of the area and that provides planting and hard landscape treatments that visually integrates into the street scene. This aspect shall be balanced with the requirements of (d).

- b. Identify and address the potential visual impacts of service areas such as waste management and other utilities.
- c. The landscaping shall facilitate privacy of neighbours which include visitors' areas onsite and within the road boundary entrance (prior to the entrance building). This could be achieved through appropriately scaled screen planting and fencing of boundaries. Trees and Shrubs surrounding internal boundaries shall consist of predominantly of evergreen species.
- d. ~~The pathway within the application site shall be compliant with building code requirements and shall not conflict with the proposed landscaping.~~ If a pathway is not achievable, alternative access shall be shown.
- e. The landscape mitigation plan shall include:
 - i. Species, grade at the time of planting, spacing, locations;
 - ii. Paths and retaining walls
 - iii. Proposed locations sculptures;
 - iv. Signage proposed;
 - v. Any fencing proposed
- f. Existing vegetation to be retained and protected.
- g. Addressing and softening the visual impact of all buildings and structures (including but not limited to retaining walls, access paths, stairwells) from neighbouring properties and the street scene. This could be achieved by the following (but not limited to):
 - i. Providing carefully located specimen trees with the site in front of and to the rear of the building providing for partial screening and a visual backdrop, and vegetation between the existing and proposed buildings and structures breaking up the combined mass of these buildings.

Overall the proposal shall be able to mitigate the visual effects of hard landscaping (buildings, retaining walls, structures, paths, sculptures) through softening and screening with planting.

43. The Senior Urban Designer will either certify the updated landscaping plan as achieving the purposes of condition 41, or refuse to certify it, within 10 working days of receipt.

Advice note: Should the Senior Urban Designer refuse to certify the landscaping plan, then they shall provide a letter outlining why certification is refused based on the parameters contained in these conditions. In the case that the landscaping plan is refused, the subsequent certification process shall follow the same procedure and requirements as outlined in Condition 41.

44. The landscaping shall be in accordance with the approved landscaping plan as accepted in condition **39**.
45. The following landscaping areas shall be established at the timings as determined by site works and building works as below:
 - a. All planting around internal boundaries not affected by construction shall be planted following the granting of relevant building consents or after a site scrape (if needed);
 - b. Plantings around the street scene once the entrance building has been roofed and weather tight.
 - c. The remainder of landscaping shall be established within the first planting season (extending from 1st April to 30th September) following the final passed building inspection.
46. The Plum tree within the road boundary setback is to be maintained and protected where possible. **If retention is not possible, a replacement tree shall be planted within the road boundary setback as soon as possible.**

47. Trees shall be allowed to grow to their natural form and height.
48. All landscaping required for this consent shall be maintained by the consent holder. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder as soon as practicable but no later than within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.
49. Any sculptures shall not exceed two metres in height and must be setback 2 metres from the internal boundaries.

Signage

50. Signage shall be restricted to be in accordance with the following:
 - Signage is limited to one sign within the area viewed from the street. This shall have a maximum of 1.115m².
 - No temporary signage such as the sandwich boards shall be permitted;
 - No signs shall include lighting or illumination;
 - The treatment of the entrance building glazing shall not be obstructed or obscured with signage or decorations;

Accidental Discovery – Ecology

51. if a nest (of a bird species that is protected under the Wildlife Act 1953) is found, then work within 20m of the nest shall cease and the consent holder shall contact Council's Ornithologist for advice. No works in these areas shall occur until Council's Ornithologist has assessed the nest and associated birds and determined that appropriate steps are being taken to avoid adverse effects on birds.

Note: Council's Ornithologist is Andrew Crossland- andrew.crossland@ccc.govt.nz. It is unlawful to harass bird species under the Wildlife Act 1953.

Compost/Putrescible Material

52. Any composting or putrescible material shall be setback 5 metres from any internal boundary. Any composting shall be in solid containers and covered to control potential odours.

Advice notes:

- i) *Monitoring*

The Council will require payment of its administrative charges in relation to **monitoring of conditions**, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:

 - (a) A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
 - (b) A monitoring fee of \$175.50 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
 - (c) Time charged at an hourly rate if more than one inspection, certification of conditions, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

- ii) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the **Building Act 2004**. Please contact a Building Consent Officer (ph: 941 8999) for advice on the building consent process.
- iii) This site may be an archaeological site as defined and protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the HNZPTA as any place in New Zealand where there is physical evidence of pre-1900 occupation, regardless whether the site is known or not, recorded in the NZAA Site Recording Scheme or not, or listed with Heritage New Zealand or the local council. Authority from Heritage New Zealand is required for any work that affects or may affect an archaeological site. **Please contact the Heritage New Zealand regional archaeologist on 03 363 1880 or archaeologistcw@heritage.org.nz before commencing work on the land.**

iv) **Development Contributions**

Please note that a development contribution is likely to be required under the Development Contributions Policy. The Council requires Development Contributions to be paid prior to the issue of a Code Compliance Certificate for a building consent, the commencement of the resource consent activity, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection.

The contributions are defined in the Council's **Development Contributions Policy**, which has been established under the Local Government Act 2002 and is included in the Council's Long Term Plan. Full details of the Policy are available at www.ccc.govt.nz/dc. If you have any queries in relation to this matter, please contact our Development Contributions Assessors on phone (03) 941 8999.