

8 DECEMBER 2006

RC066528/081208110747

21592-024-00

WAIMAKARURI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **McAlpinas (Rangiora) Ltd** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to erect a replacement retail store (4172m²) and garden centre (2014m²) within the Business 2 zone with associated landscaping, car parking and signage.

DECISION

The District Plan Manager, on the 7th December 2006, approved:

THAT pursuant to Section 104D of the Resource Management Act 1991, consent be granted to remove an existing retail store and replace it with a new 4172m² retail area and 2014m² Garden Centre being 7 metres from the Southbrook Stream within the Business 2 zone with associated landscaping, car parking and signage at 6 Southbrook Road, Rangiora being Pt RS 370 as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act.

1. The activity shall be carried out in accordance with the attached approved application plan.
2. All structures shall have a minimum setback of 7 metres from the Southbrook Stream.
3. Carparking
- 3.1 The carparking and manoeuvring areas shall be formed, constructed and marked in accordance with approved plans and specifications. Carparking onsite shall be not less than 68 staff carparks and 203 visitor car parks.
4. Landscaping
- 4.1 The existing landscaping strip adjacent to Southbrook Road shall be retained.

5. Accessway

5.1 The two existing entranceways onto Southbrook Road shall become a one way entry/exit system and shall be marked as such, with entry via the southern entrance and exit via the northern entrance.

5.2 All existing entranceways shall be upgraded in accordance with the Waimakariri District Council Engineering Code of Practices standard drawing 600-214 (issue c).

6. Signage

6.1 All signage on site shall be in accordance with the application plans, being up to one freestanding sign up to 7.0 metres in height with display area of 12m² plus six free standing signs up to 2.2 metres in height with display area of 1.8m² each; and shown on the approved application plans.

7. Conditions Auditing

7.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation. The Council on an actual cost basis will undertake inspections and checking. The developer or their authorised agent shall notify the Council at least one working day prior to commencing the works to enable audit inspections required by the consent to be carried out.

The minimum level of inspection shall be as follows:

Carparking/Access

- On completion of excavation to sub grade.
- Following compaction of base course prior to final surfacing.
- Following final surfacing

7.2 Inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between \$65/hr and \$72/hr depending on the Council officer inspecting and between \$0.45/km and 0.70/km for kilometres travelled.

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act, the Transitional Regional Plan or the Natural Resources Regional Plan.
- b) For an inspection as detailed in condition 7, please contact Council's Plan Administration Unit on (03) 313-6136.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

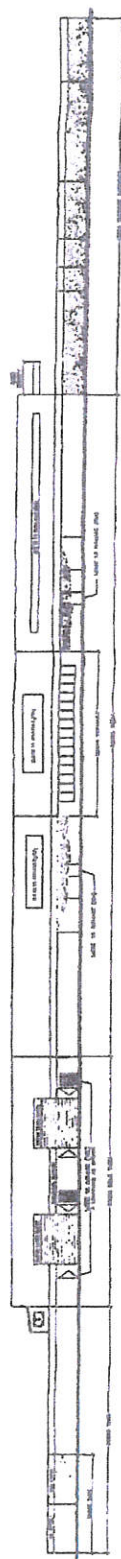
- No person is deemed to be adversely affected by the proposal.
- The environmental effects will be sufficiently mitigated through landscaping to be no more than minor.
- The proposal is not contrary to the objectives and policies of the District Plan.

DATED at Rangiora this 8th day of December 2006



SIGNED by Hamish Dean
PLANNING OFFICER

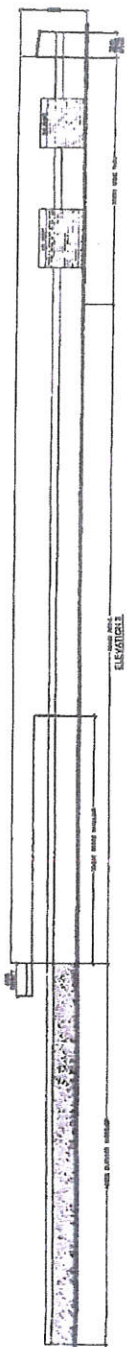
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ELEVATION 1



ELEVATION 2



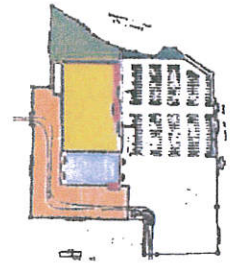
ELEVATION 3



ELEVATION 4

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PRELIMINARY



MITRE 10
Store Design

Project Name: [REDACTED]
Project No: [REDACTED]
Client: [REDACTED]
Date: [REDACTED]

MITRE 10
Store Design

Project Name: [REDACTED]
Project No: [REDACTED]
Client: [REDACTED]
Date: [REDACTED]

MITRE 10
Store Design

Project Name: [REDACTED]
Project No: [REDACTED]
Client: [REDACTED]
Date: [REDACTED]

Project Name	[REDACTED]
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Checked By	[REDACTED]
Approved By	[REDACTED]

REDUCED DRAWING

IMPORTANT NOTE:

Columns shown are indicative dimensions and positions. Confirm from architect plans prior to any existing building.

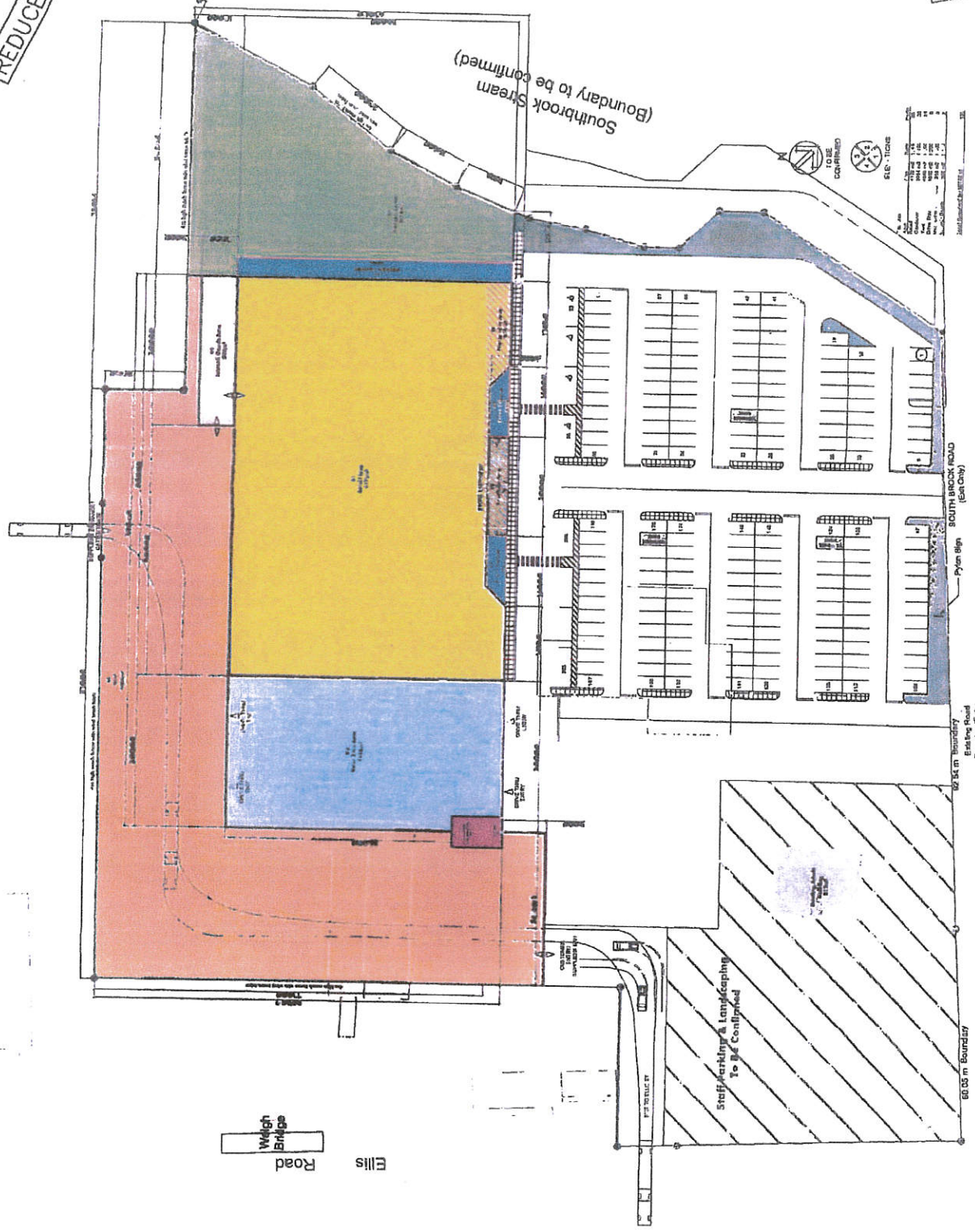
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Project Designer:	
Project Checker:	
Project Approver:	

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 Project Checker
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PRELIMINARY