

Our Reference: RC185275 / RC065628 / 190304025601
Valuation Reference: 21592-024-01

4 March 2019

McAlpines Limited
C/- Resource Consent Services
5 Koromiko Close
OXFORD 7430

Dear Kevin

**DECISION ON RESOURCE CONSENT APPLICATION
MCALPINES LIMITED - 1 SOUTHBROOK ROAD, RANGIORA**

Please find enclosed a copy of the decision reached by the Planning Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully



Kate Bonifacio
RESOURCE MANAGEMENT PLANNER

Encl

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **McAlpines Limited** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to create a larger display area and drive through facility of the McAlpine's Mitre 10 Rangiora large format retail building to house whole kitchen / bathroom units and dry timber and building materials that are currently yarded outside.

The proposal is not expected to result in any increase in business activity on the site, it is merely meeting a changing need in the nature and management of the business.

The extension has an overall area of approximately 2,200m², hence increasing the overall area of the retail store / garden centre from 6,168m² to 8,386m².

DECISION

The Planning Manager, on the 4th March 2019, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to carry out earthworks on a contaminated site and establish an extension to the McAlpine's Rangiora retail complex including signage at 1 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:

THAT pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse unless given effect to within 5 years from the date of issue.

1. The activity shall be carried out in accordance with the attached approved application plans, stamped RC185275, except where necessary to give effect to the following additional conditions.

2. Contamination

2.1 Prior to any works commencing, the consent holder shall provide to Council a Site Management Plan as detailed in the Detailed Site Investigation, prepared

by Pattle Delamore Partners Ltd, Job Number CO3842100 dated August 2018.

- 2.2 In the event that visual or olfactory evidence of contamination is identified which was not anticipated by the previous soil contamination investigations undertaken on the site, the works shall immediately cease within 10 metres of the contamination.
- 2.3 Works shall not recommence in this area until a suitably qualified and experienced contaminated land practitioner has assessed the site, and completed a site remediation action plan detailing the methodology for remediating the area of site contamination. All subsequent works shall accord with this remediation action plan (RAP).
- 2.4 The RAP shall include a site management plan that identifies the areas of soil contamination and the areas of operation to carry out any remedial earthworks, health and safety measures such as vehicle, plant and staff decontamination, proposed temporary stock piles, erosion and sediment control and dust control measures and any other measures to ensure the safety of the staff working on the site, the public and the environment.
- 2.5 Following the completion of the site development works and proposed relocation of surplus soils to another area of the McAlpines site, a Long-Term Site Management Plan shall be prepared so that the area of relocated soils is appropriately managed in the future.
- 2.6 In the event that the decision be made to remove surplus soils offsite, disposal shall be limited to a landfill facility that is authorised to receive such material.
- 2.7 Within 1 month of the completion of works the Consent Holder shall prepare and submit to Council a site validation report prepared and approved by a suitably qualified professional confirming that all earthworks in and around the contaminated material have been carried out in accordance with the RAP.

3. Accessway

- 3.1 Prior to the drive through facility becoming operative the Consent Holder shall form and seal a new commercial vehicle crossing on Ellis Road at the location identified on the stamped approved application plan titled Mitre 10 Mega Extension Road Upgrade & Stormwater Details. The vehicle crossing shall be constructed in accordance with the Engineering Code of Practice Standard Drawing 600-261A (Issue F), and Give Way road markings and signage shall be installed at the access.
- 3.2 Prior to the vehicle crossing being utilised the Consent Holder shall Clegg Hammer test the new vehicle crossing prior to surfacing. A measured Clegg Impact Value of at least 35 shall be obtained to ensure adequate compaction and pavement strength prior to surfacing. Documentation shall be supplied to Council confirming the test results obtained.

- 3.3 Prior to the drive through exit becoming operative the Consent Holder shall install two detection loops in the private road that connects the drive thru exit and Ellis Road. The first detection loop shall be installed at the start of an approaching southbound vehicle's stopping distance from the drive thru exit and the second south of the drive thru exit. The detection loop shall prevent the barrier arm raising, and hence stop vehicles from exiting the drive thru facility when a vehicle is traveling south on the private road.
- 3.3 The Consent Holder shall install Give Way road markings and signage on the drive thru exit, thus giving priority to vehicles on the private road.

4. Signage

Prior to the drive through exit becoming operative the Consent Holder shall install directional signage at the application site's easternmost Ellis Road access. The design and location of the signage shall be submitted to Council for approval, in writing, prior to being installed.

5. Conditions Auditing

- 5.1 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/Vehicle Crossing

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

Roading and Footpaths

- Following shaping of roading sub-grade prior to placement of sub base material.
- Following metalling up, prior to pouring of kerb and any channel.
- Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the kerb shall be tested with Clegg Hammer. The results shall be submitted to Council for approval.
- Trenching prior to backfilling of services.

- During compaction of the trench backfilling.

Stormwater

- On piping works, drains and related works.
- On excavation.
- During installation.
- On completion.

6. Standards

All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

- Waimakariri District Council Engineering Code of Practice
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 6803:1999 Acoustics for Construction Noise
- Erosion & Sediment control Toolbox for Canterbury
- MOTSAM - Manual of Traffic Signs and Markings
- NZ Pipe Inspections Manual
- ECP 34 - New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)

7. Stormwater

- 7.1 Prior to the drive through exit becoming operative the Consent Holder shall install stormwater reticulation in Ellis Road. The stormwater reticulation shall extend for the full length of the application site's road frontage and discharge into the existing open drain - Todds Road and Flaxton Road.
- 7.2 The Consent Holder shall engage a Chartered Professional Engineer to design the stormwater reticulation. This design shall be submitted to Council for approval, in writing, prior to any works commencing.
- 7.3 The Consent Holder shall submit a Design Producer Statement to Council for the stormwater reticulation. The Design Producer Statement shall be signed by the Chartered Professional Engineer who designed the stormwater reticulation. No work shall commence until formal engineering approval has been provided by Council in writing.

- 7.4 The Consent Holder shall ensure no excavation commences within a public road reserve without the prior receipt of a Corridor Access Request (CAR) from the Waimakariri District Council.
- 7.5 Prior to the drive through facility becoming operative the Consent Holder shall submit a Construction Producer Statement to Council. The Construction Producer Statement shall be signed by a Chartered Professional Engineer with relevant experience, and shall state that the stormwater infrastructure has been constructed in accordance with the approved engineering plans.
- 7.6 Prior to the drive through facility becoming operative the Consent Holder shall test all stormwater mains, for leaks, dips, deviations and defects by using CCTV in accordance with the NZ Pipe Inspection Manual 3rd Edition and achieve an "Excellent Rating". Any defects, leaks or dips shall be rectified. The CCTV recordings, records, and results, contained either on a USB stick or uploaded via the Council Sharefile system, shall be submitted to Council for approval.

8. Waste Water

Prior to the drive through facility becoming operative the Consent Holder shall engage a Council approved contractor to disconnect and cap any waste water laterals made redundant by the extension.

9. Water

- 9.1 Prior to the drive through facility becoming operative the Consent Holder shall disconnect and make secure any water service connections made redundant by the extension.
- 9.2 The Consent Holder shall apply to Council's Water Asset Manager for approval to disconnect from the Council's existing water reticulation. The approval shall be given before works commence on Council's reticulation.
- 9.3 As the network utility provider, the Council at the Consent Holder's expense shall carry out all disconnections to the existing public water supply.

10. Roading

- 10.1 Prior to the drive through facility becoming operative shall Consent Holder shall upgrade Ellis Road in the vicinity of the application site. The upgrading shall include the sealing of Ellis Road up to the single lane bridge, located approximately 190m west of the Todds Road/Ellis Road intersection. The sealing shall incorporate the following features: a 2m wide parking lane; two 3m traffic lanes; a 1m sealed shoulder; localised widening at the application site's westernmost Ellis Road access to accommodate heavy turning vehicles; and the installation of kerb and channelling along the full extent of the property's Ellis Road frontage and in the vicinity of the Ellis Road/Todds Road

intersection. A roading design showing layout, dimensions and specifications shall be forwarded to the Roading Manager for approval prior to construction.

- 10.2 The Consent Holder shall ensure no excavation commences within a public road reserve without the prior receipt of a Corridor Access Request (CAR) from the Waimakariri District Council.
- 10.3 The Consent Holder shall submit a Construction Producer Statement to Council. The Construction Producer Statement shall be signed by a Chartered Professional Engineer with relevant experience, and shall state that the road has been upgraded/constructed in accordance with the approved plans and the requirements/specifications as set out in the Waimakariri District Council Engineering.
- 10.4 Prior to the drive through facility's exit being utilised the Consent Holder shall carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing. The test results shall be submitted to Council for approval in writing.
- 10.5 The Consent Holder shall carry out Clegg Hammer testing of kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 35 for kerb formation shall be obtained to assure adequate compaction prior to sealing/pouring concrete.

11. As Built Plans

- 11.1 The Consent Holder shall provide daily site sealing records and beam test results from the Sealing Contractor as part of the As Built record, to enable accurate RAMM records to be established for the new road construction.
- 11.2 Prior to the drive through facility becoming operative the Consent Holder shall provide an asset register for all assets to be vested in Council, including pipes, valves, fittings, manholes, structures and the like. The asset register shall include construction costs, rates and quantities.
- 11.3 Prior to the drive through facility becoming operative the copies of all test results, Producer Statements, certification, inspections shall be provided to the Council's satisfaction. Digital photo images of the inside of all manholes shall be provided, accurate As Built" plans including longsections setting out in detail the location of all utilities and services, landscape planting and recreation reserves shall be provided to the Council for approval immediately following completion of the works.
- 11.4 Where 'As Built' plans have been prepared using computer aided draughting techniques a copy of the file shall be made available to the Council in either of the following formats - Microstation (.DGN), Autocad (.DWG), or (.DXF). Two sets of plans shall be provided at a scale of 1:1000 and 1: 500.

- 11.5 Prior to the drive through facility becoming operative the Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Council a certificate signed by a Chartered Professional Engineer, stating that all works and services associated with the works have been installed in accordance with the approved engineering plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied to Council for approval at completion of the works.

12. Maintenance

The Consent Holder upon the completion of the works shall lodge a bond equal to 5% of the cost of construction works with Council for works completed in the public road reserve. The bond shall be for a period of one year.

13. Inspection

- 13.1 Compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991.
- 13.2 The Consent Holder shall pay to the Council charges on an at cost basis pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.
- 13.3 The consent holder shall notify the Waimakariri District Council (rccompliance@wmk.govt.nz) prior to the following works commencing:
- A minimum of 10 working days prior to any earthworks commencing.
 - Within 5 days of the completion of 50% of the earthworks by volume.
 - A minimum of 5 working days prior to the commencement of the retail operation.

ADVICE NOTES

- a) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- b) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link CRC Erosion & Sediment Control Toolbox <http://escscanterbury.co.nz/>
- c) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR). The Consent

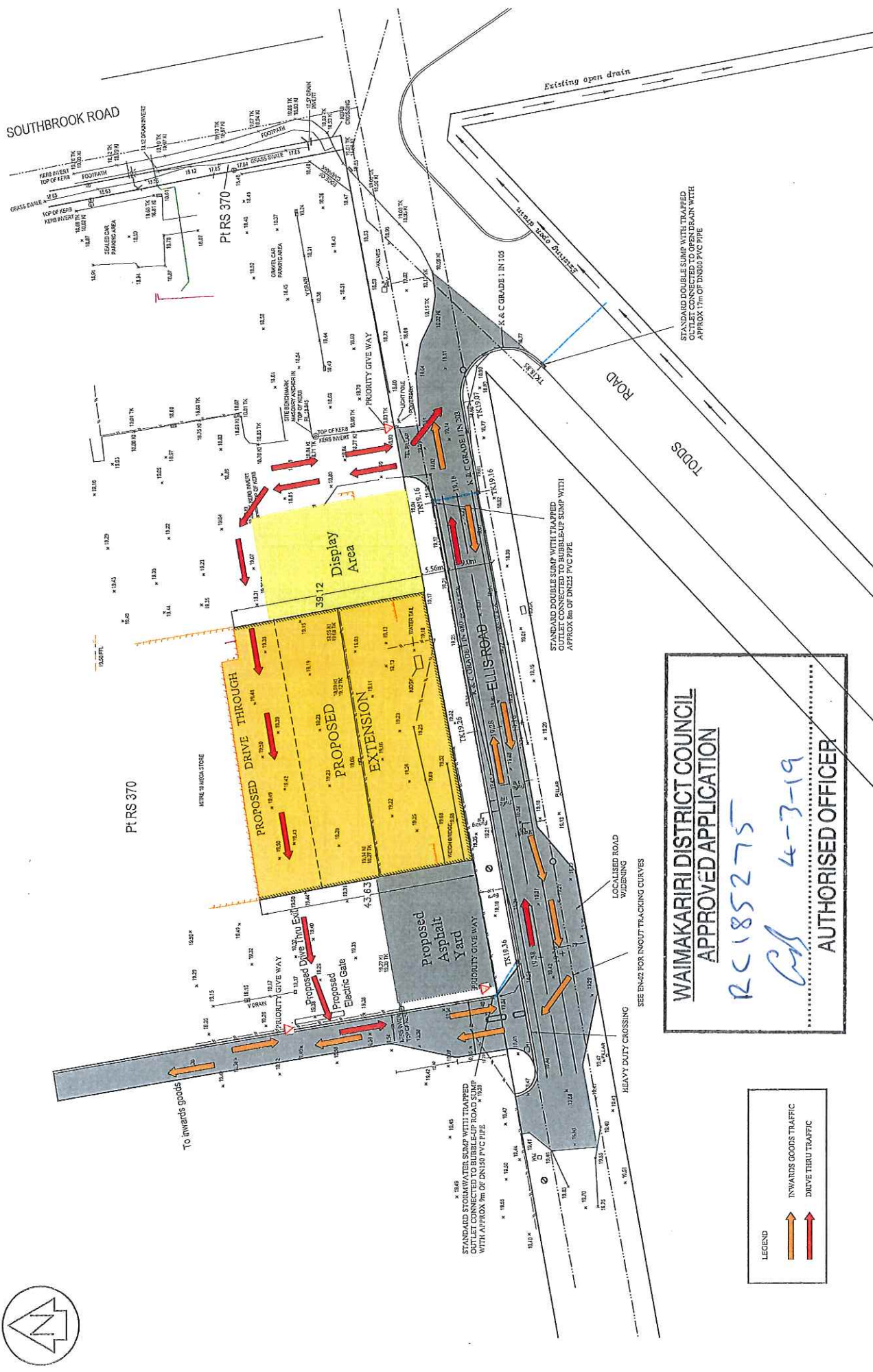
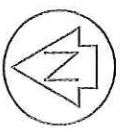
Holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres, or on-line at: <https://www.waimakariri.govt.nz/home>

- d) Following the completion of the site development works and proposed relocation of surplus soils to another area of the McAlpines site, a Long-Term Site Management Plan shall be prepared so that the area of relocated soils is appropriately managed in the future. In addition, the extension development works should also be included within the Long-Term Site Management Plan. Such a plan should include provision for the appropriate management of soils over the wider McAlpines site in the future.

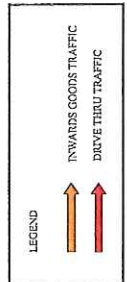
DATED at Rangiora this 4th Day of March 2019

Kate Bonifacio

SIGNED by Kate Bonifacio
RESOURCE MANAGEMENT PLANNER



WAIMAKARIRI DISTRICT COUNCIL
 APPROVED APPLICATION
 RC185275
 4-3-19
 AUTHORIZED OFFICER



FOR RESOURCE CONSENT
PROJECT NO 13784
SCALE 1:500 (A2)
REV A2
DRAWING EN-01

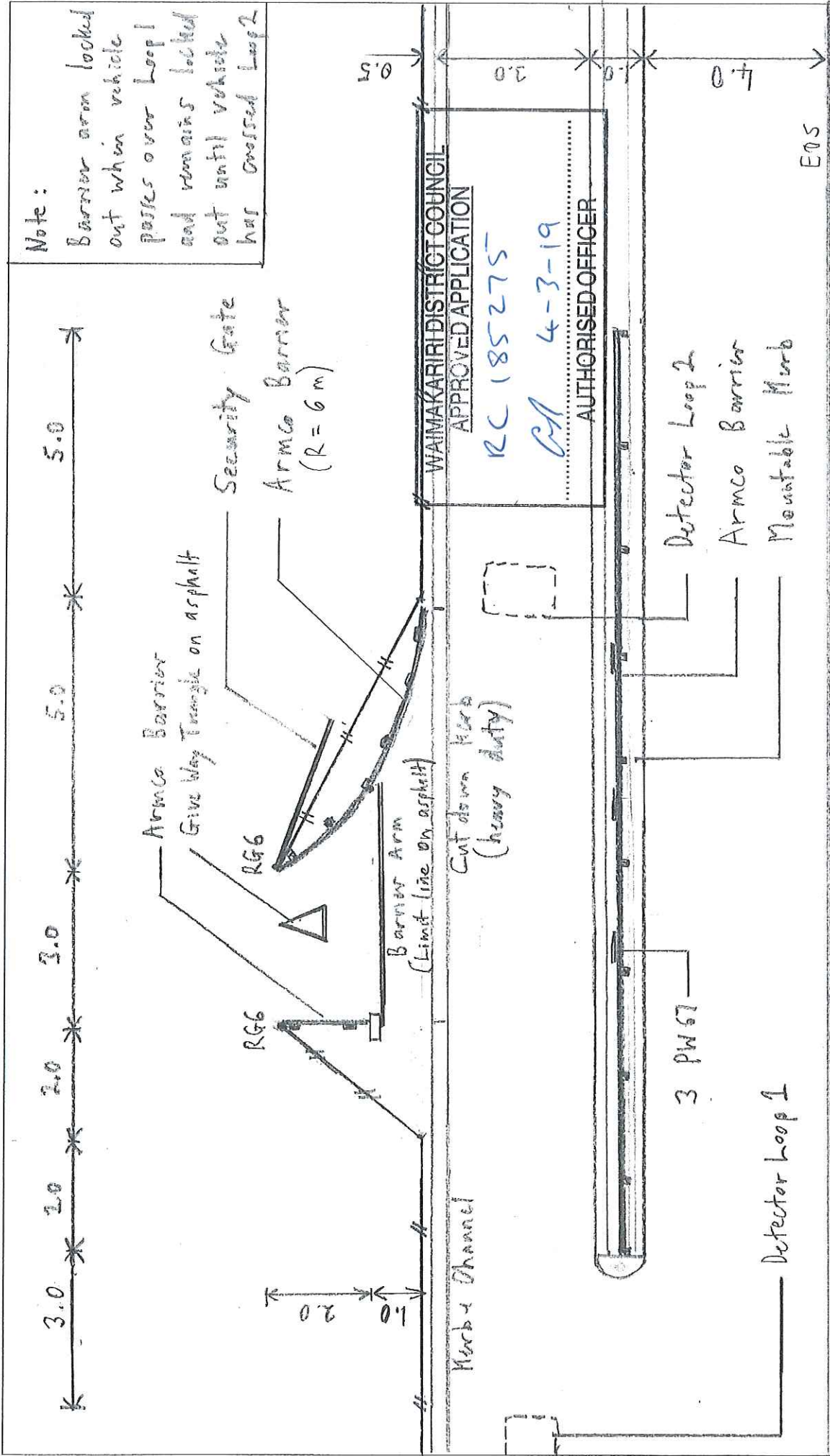
PROJECT MCALPINES LIMITED - 1 SOUTH BROOK ROAD RANGIORA
TITLE MITRE 10 MEGA EXTENSION ROAD UPGRADE & STORMWATER DETAILS

DESIGNED JLC	VERIFIED CWH
APPROVED	DATE 19/10/19
C HURFORD	C HURFORD

REV	DATE	REVISION DETAILS	DESIGNED	VERIFIED
C	12/11/19	ISSUE FOR RESOURCE CONSENT	JLC	CWH
B	19/10/19	ISSUE FOR RESOURCE CONSENT	JLC	CWH
A	11/21/19	ISSUE FOR RESOURCE CONSENT	JLC	CWH

4 Meadow Street, PO Box 5555, Paparua, Christchurch
 P 03 352 5599
 F 03 352 5527
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Project: Mitre 10 Mega Rangiora Extension	Sheet Title: Road Upgrade Drive Thru Exit Details	Drawing No: EN04 Sheet: 1 Issue: C Date: 11 February 2019
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WAIMAKARIRI DISTRICT COUNCIL

RIGHTS OF OBJECTION
RESOURCE MANAGEMENT ACT 1991 &
LOCAL GOVERNMENT ACT 2002

RIGHTS OF OBJECTION

The applicant may within 15 working days after the decision being received by them, lodge an objection with the Council against one or more conditions of consent in accordance with Section 357 of the Resource Management Act 1991.

Any objection under the Resource Management Act 1991 is required to be made by notice in writing or via email to:

The Planning Manager
Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Email: duty.planner@wmk.govt.nz

Objections to development contributions are considered under the Local Government Act 2002. Objections must be made in accordance with the statutory guidelines in Section 199 and Schedule 13A of the Local Government Act 2002 and is required to be made by notice in writing or via email to:

Project Delivery Unit Manager
Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Email: TSU_dept@wmk.govt.nz

If you are in any doubt as to the procedure to be followed, or any matter arising out of the same, it is strongly recommended that you seek professional advice.

LAPSING OF CONSENT

Attention is drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent shall lapse **five years after the date of commencement** (being the issue date of the consent) or after the expiry of such shorter or longer period as expressly provided for in the consent unless:

- (a) The consent is given effect to; or
- (b) An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account –
 - (i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
 - (ii) whether the applicant has obtained approval from persons who may be adversely affected by granting of the extension; and
 - (iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

OTHER LEGAL REQUIREMENTS

Section 23 of the Resource Management Act 1991 provides that compliance with the Resource Management Act 1991 (e.g. by obtaining of an appropriate resource consent) does not remove the need to comply with all other applicable Acts, Regulations, Bylaws and rules of law.