

Waimakariri District Council,

215 High Street

Private Bag 1005,

Rangiora, 7440

Via email: developmentplanning@wmk.govt.nz

26 November 2021

To Whom it May Concern,

**RE: SUBMISSION IN SUPPORT OF REZONING 468 MANDEVILLE ROAD TO LOCAL CENTRE ZONE**

The following is a submission in support to the proposed rezoning of 468 Mandeville Road from *Residenail 4A Zone* under the Operative District Plan to *Local Centre Zone* under the Proposed Waimakariri District Plan. This submission has been prepared by Urbis TPD Ltd on behalf of the Mandeville Village limited Partnership.

**Background**

**Mandeville Village**

The history of the Mandeville Village development, including a previous plan change and the subsequent resource consent applications is summarised as follows:

- a) A plan change was undertaken in 2014-2015 to rezone an area of land at the intersection of Mandeville Road, McHughs Road and Tram Road from a rural zoning to a Business 4 and Residential 4A zoning (Plan Change 33). Of particular note, site-specific rules for any development within the Mandeville North Business 4 Zone were incorporated into the District Plan (Rule 31.2.1). These rules relate to tenancy sizes, parking provision, site access design, landscaping and fencing. The plan change also introduced the relevant objectives and policies for the Mandeville North Business Zone (16.1.3) which outline the intention for the area to be able to appropriately provide commercial services to meet the needs of the Mandeville settlement.
- b) Resource consent was subsequently granted in December 2016 for a retail centre development at 468 Mandeville Road (Council reference: RC165330). Relevant features of the approved development included:
  - Two buildings that contain a supermarket, restaurants, takeaways, a childcare centre, a hair salon and a self-service petrol station. The total retail floor area within the development (as defined by the operative District Plan) is around 460m<sup>2</sup>;

- A childcare centre for 75 children and 10 staff, operating between 7am-6pm Monday-Friday (except public holidays),
  - Two separate Tram Road accesses, with the eastern access providing left-turn entry only, and the western access providing full turns. There is a third site access, also with full turns, to Mandeville Road.
  - 67 car parking spaces provided on the site in accordance with site specific rules,
  - Signage and extensive landscaping.
- c) A variation to the resource consent was approved in August 2017 (Council references: RC175202 and RC175203) for a variety of building design changes, a change in the car parking supply to 56 spaces and a revised internal circulation design.
- d) A new resource consent was approved in 2018 for a revised access arrangement (Council reference: RC175352). This involved the western Tram Road access becoming a full-turns access, and associated revisions to markings, islands etc within the road reserve.

The existing development of the Mandeville Village, as approved by the above consents, can be seen in Figure 1 below:



Figure 1: Existing Mandeville Village Development

### Subdivision

Subdivision consent was granted in August 2020 to subdivide the neighbouring site to the southeast, being 464 Mandeville Road into two allotments of 4500m<sup>2</sup> (Lot 1) and 5635m<sup>2</sup> (Lot 2), and then amalgamate the north-eastern allotment (Lot 2) with the Mandeville Village site (Lot 1 DP 494992) (Council reference: RC205130). The subdivision process has been completed and the titles have been issued.

### Hire Centre

A resource consent application was prepared on behalf of Rural Holdings Limited for an equipment hire yard on the southwestern portion of 464 Mandeville Road (the future Lot 1, as explained above). This application was approved 2<sup>nd</sup> November 2021 with development involving a single building, surrounded by the equipment storage yard, along with landscaping and signage. It will be accessed via a single driveway from Mandeville Road. A copy of this decision is provided as **Appendix A**.

### Existing Operational Issues

#### Site Size and Provision of Retail Activity

Rule 31.2.1 j) of the operative District Plan limits the amount of gross retail floor area within the Village development to 1700m<sup>2</sup>. In comparison, the as-built village development has 461m<sup>2</sup> of retail floorspace as shown in Table 1 on the next page.

However, the existing Village site is fully developed, and there is no further room available within the site to provide for the additional 1240m<sup>2</sup> of retail floor space as considered and approved under Plan Change 33.

More land is required.

Plan Change 33 discussed how growth in the surrounding area was expected to increase as more rural-residential development occurred. Retail assessments were presented as evidence for the Plan Change by both the Council and submitters which outlined the predicted growth. The Mandeville Village development is already operating above the levels estimated in both of these assessments and the predicted growth in the surrounding area can be expected to further outstrip the operational capacity of Mandeville Village – even at the scale anticipated by Plan Change 33. More retail floor space is required.

Additionally, the recent opening of the new northern arterial motorway can be seen as further increasing the demand profile of the catchment area from what both RCG and Property Economics reported for Plan Change 33.

Activity	Net Leasable Area	Gross Retail Area	Gross Floor Area	Assessable Area (m <sup>2</sup> )		
				Retail Area (measured to internal walls)	Food and beverage NFA to GFA ratio	Children/Staff
					80.0%	
Service Station (canopy)		72				
Paved outdoor area		106				
Unit 1 (grocery store)	411	284	449	411		
Unit 2 - 75 child Pre-school	439	406	450			75 / 10
Unit 3 (Indian Restaurant)	43	43	53		43	
Unit 4 (Beauty Salon)	50	43	53	50		
Unit 5 (Fish & Chips)	43	43	53		43	
Unit 6 (Thai restaurant)	134	95	155		134.0	
Unit 7 (tavern/restaurant)	290	201	336		290	
	<b>1410</b>	<b>1293</b>	<b>1549</b>	<b>461</b>	<b>510</b>	<b>75 / 10</b>

Table 1: Mandeville Village - As-built Tenancy Floor Areas

### Parking Capacity

Since the Village was completed and began trading, it has become apparent that the success of the Village is such that the actual parking demand of the activity has exceeded expectations. Overflow on-street parking was occurring, and the neighbouring reserve land to the northwest of the site was also being used for informal parking – particularly in association with the tavern and restaurant tenancies.

In May 2019, following community concerns about unsafe car parking overspill on the surrounding roads during peak trading times, the Waimakariri District Council began investigating supplying additional car parking. Options included formally expanding car parking onto the plantation reserves either immediately adjoining the site to the northwest, or use of reserve land located across McHugh's Road from the site, or alternately onto private land at 474 Mandeville Road to the west<sup>1</sup>. However, the Council has not progressed

- <sup>1</sup> <https://www.waimakariri.govt.nz/your-council/news-and-information/2019/05/parking-proposals-and-reserve-status-review>.
- <https://www.waimakariri.govt.nz/your-council/news-and-information/2019/12/more-mandeville-parking-mooted>.
- <https://www.waimakariri.govt.nz/have-a-say/closed-consultations/closed-consultations2/lets-talk-about-car-parking-in-mandeville>

the formalisation of the parking area located on the neighbouring reserve to the northwest through revocation of the reserve designation. Further, the reserve parking area is not formed to an all-weather standard and therefore is not considered to be a viable year-round parking overspill supply option. More land for more parking is required.

### **The Alternate Design Solution**

Prior to the District Plan Review Urbis provided a summary of the need for Mandeville Village to expand. As Urbis has been extensively involved in the Mandeville Village design process it is our opinion that the amount of land originally rezoned for business purposes was inadequate to properly provide for the commercial development anticipated by Plan Change 33. In our opinion, properly providing for the scale of commercial development originally anticipated by the rezoning required more land, and logically an extension of the zoning eastwards over the neighbouring Lot 2 provides the necessary room to properly facilitate development of the Village as anticipated by the rezoning under Plan Change 33. Achieving this would either require a private plan change request, waiting for the District Plan review process to occur, or lodging for resource consent. The first two options would take time, while the third was unlikely to succeed under the operative District Plan framework.

In the interim, and as an alternate parking supply option, resource consent for a permanent carpark at 468 Mandeville Road was recently granted under RC205387. The consent decision is attached as **Appendix B**. This car park provides for 43 additional formed, sealed and marked parking spaces with a new left turn entry access from Tram Road.

Here it is reiterated that the existing Mandeville Village Development contains around 460m<sup>2</sup> of retail floor area, whereas as the site-specific zone rules for the Village next door have a cap of around 1700m<sup>2</sup> retail floor area. Therefore, the parking layout within 468 Mandeville Road has been designed with the ability to provide the balance 1240m<sup>2</sup> of retail floor area around the car park.

A plan showing a possible site layout is provided in **Appendix C**. However, the present rural zoning of the site does not allow for this to occur. Key features of this indicative plan include:

- Extending the parking area to the southeast (essentially as approved);
- Allowing for additional outdoor play area for the childcare centre (though this will not exceed the approved capacity of 75 children);
- Allowing for the expansion of the grocery store to around 1,500m<sup>2</sup> GFA;

- Additional tenancies (but no increase in the total of 1700m<sup>2</sup> of retail floor area as defined in the operative District Plan);
- The addition of 69 of carparking spaces;
- No new site accesses (although the Council subsequently agreed to a new site access from Tram Road under RC205387);
- Landscaping to the Tram Road boundary;
- Landscaping along the eastern boundary;

While this plan is only indicative it does show how the Mandeville Village could be expanded in a way that will address both the existing design issues and retains the desired convenience-style commercial environment that the Plan Change 33 intended, and is now intended by the proposed District Plan. The common ownership of the sites will provide for a more contiguous master-planned commercial development with less fragmentation, more opportunity for complementary uses and activities, and a more accelerated delivery to meet the needs of the community.

### **Resource Management Issues**

The purpose of the Mandeville Village development is clearly outlined within both the objectives and policies of the Operative District Plan (16.1.3) and in the retail assessments prepared for Plan Change 33. This purpose being to provide for the convenience needs of the local area. The activity lists presented in Figure 2 on the next page, while not exhaustive, present a clear template for the types of tenancies expected within both the existing Mandeville Village and any potential expansion. These tenancies are small scale 'local retail' activities and are not the types of activity likely to undermine the viability of existing retail centres located elsewhere.

Given the constraints of these lists, any expansion of the Mandeville Village zone onto 468 Mandeville Road would not result in the removal of larger commercial and retail activities from larger centres (Kaiapoi and Rangiora) and instead adhere to the intention of the zone for providing the types of convenience activities shown in Figure 2 which are deemed appropriate to the Mandeville Settlement, which follows Policy 16.1.3.1 (b, c).



Figure 2: Convenience Store Types from **Appendices D & F**



In terms of site access, and proposed increase in scale of development will likely increase site generated traffic volumes. However, the more recent approval process for the car park extension specifically included consideration of long-term site access options if further built form occurred on 468 Mandeville Road, and this included consideration of the proposed roundabout at the nearby Bradleys/Tram/McHughs intersection. The result of this is that any increase in the scale of the development will not require an upgrade to the existing accesses and that any increase in traffic generation will not negatively impact the adjoining road network.

A possible concern with rezoning the land south of Mandeville Village could be the proximity of residential activity, specifically 460 Mandeville Road. Resource consent RC205387 sought to ensure that the privacy of the boundary between 460 Mandeville Road and 468 Mandeville Road is assured through the planting of an additional hedge on the 468 Mandeville Road side of the boundary. This would both screen any future development from the residence and mitigate any additional noise. Additional noise generation from any future expansion would mainly be as a result of the increased traffic generation and the two sets of hedging, combined with the likely location of proposed buildings between the car park and the boundary, would act as a buffer to this.

### **Support of the Proposed Rezoning**

As previously stated, this submission is in support of the proposed rezoning of 468 Mandeville Road under the Proposed Waimakariri District Plan. The following is an assessment of how the proposed rezoning will achieve the current operational needs of the Mandeville Village while retaining the intended character of the development.

### **Proposed Objectives and Policies**

Under the Proposed Waimakariri District Plan the area formerly zoned as Mandeville North Business 4 Zone, and the adjacent allotment to the southeast, will become part of the Local Centre Zone. The Objectives and Policies for this zoning under the Proposed Plan are as below:



### LCZ-O1 – Local Centre Zone Activities

#### *Local Centres:*

- 1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;*
- 2. activities do not adversely affect the role and function of Town Centres; and*
- 3. amenity values are managed within the zone and at the interface with adjacent residential zones.*

### LCZ-P1 Design and integration

#### *Within Local Centres:*

- 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities;*
- 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m<sup>2</sup> to 4,000m<sup>2</sup> total floor space and up to 15 shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;*
- 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and*
- 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones*

In our opinion, the proposed objectives and policies for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment. These needs being to provide convenience retail for the growing rural residential population surrounding Mandeville. The objectives and policies will ensure that larger format retail and commercial activities are focused in urban centres throughout the district.

### Proposed Rules

Further to the proposed objectives and policies, the proposed rules under the LCZ – Local Centre Zone Chapter are supported by this submission. Those of particular relevance to the Mandeville site and the type of development deemed appropriate by the attached retail assessments are outlined below:

LCZ-R4 Retail activity

Activity Status: PER

Where:

1. the floor area of the activity shall be within the following maximum GFA limits:
  - a. within Woodend there is no limit;
  - b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m<sup>2</sup>;
  - c. for all other sites the activity shall be a maximum of 300m<sup>2</sup> GFA.

LCZ-R5 Commercial activity

Activity Status: PER

LCZ-R6 Commercial services

Activity Status: PER

LCZ-R14 Educational Facility

Activity Status: PER

Where:

1. the floor area of the activity shall be a maximum of 300m<sup>2</sup> GFA:

LCZ-R16 Food and beverage outlet

Activity Status: PER

Where:

1. the floor area of the activity shall be within the following maximum GFA limits:
  - a. within Woodend there is no limit;
  - b. for all other sites the activity shall be a maximum of 300m<sup>2</sup> GFA

LCZ-R19 Service Station

Activity Status: PER

Where:

1. the service station shall not be located within 30m of any Residential Zones:

## **Conclusion**

The existing Mandeville Village developed under site specific rules considered and approved under the Plan Change 33 process. The subsequent Village operation has confirmed that the operative rules do not work in relation to issues such as scale of activity such as scale of activity to meet existing and growing local demand, and parking provision.

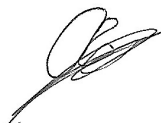
The success of the existing Village activity, combined with predicted future population growth means that more land is necessary, more building floor space is required and more parking is required. This can only be achieved with an expansion of the commercial zone, and the recent approval of the car park extension makes expanding the commercial zone onto 468 Mandeville Road logical.

## **Presentation of Submission**

We do wish to be heard in support of this submission.

If others make similar submissions, we will consider presenting a joint case at any hearing.

Yours sincerely,



Callum Ross

Planner

**URBIS TPD LIMITED**

Our Reference: RC205261 / 211102175624  
Valuation Reference: 2174043212

2 November 2021

Rural Holdings Limited  
474 Mandeville Road  
RD 2  
**KAIAPOI 7692**

Dear Sir

**DECISION ON RESOURCE CONSENT APPLICATION  
RURAL HOLDINGS LIMITED - 464 MANDEVILLE ROAD, MANDEVILLE NORTH**

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

Also attached, pursuant to Section 221(3) of the Resource Management Act 1991, is the revocation certificate cancelling consent notice **10596286.7** relating to fencing, from the Record of Title 961966 for 464 Mandeville Road, North Mandeville

Yours faithfully

*Emma Frazer*

Emma Frazer  
**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 **Rural Holdings Limited** for a resource consent under Section 88 of the aforementioned Act.

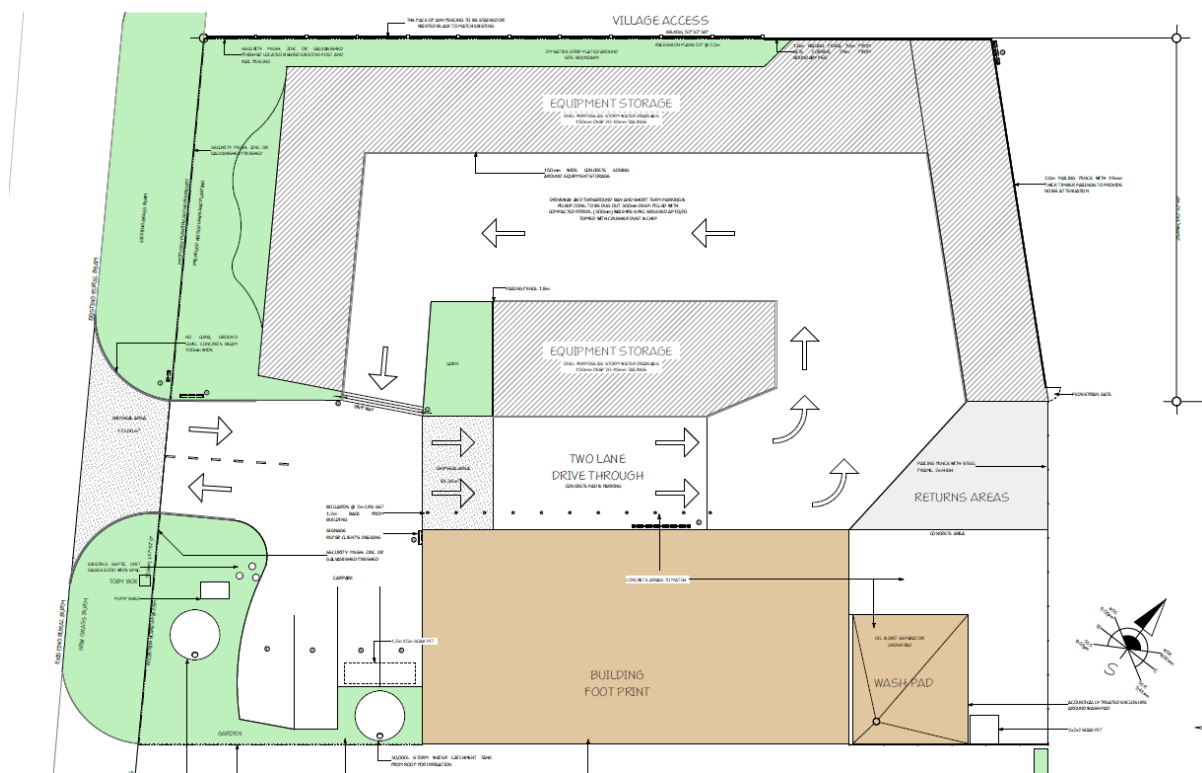
### APPLICATION

The applicants sought a resource consent to establish and operate a hire yard at 464 Mandeville Road, Mandeville, focusing on equipment required to maintain rural lots in the area.

Establishment of the yard will require earthworks to remove topsoil and replace it with hard fill to provide a building platform and access/parking and drainage areas.

Hours of operation are proposed to be 7:00am to 6:00pm Monday to Friday and 9:00am to 3:00pm Saturday and Sunday.

Operation is proposed to continue on Public Holidays except Christmas Day, Boxing Day, Christchurch Anniversary Day and New Year's Day. A maximum of five staff are proposed to be on-site at any time.



A purpose-built workshop is proposed to be constructed to provide office, storage and workshop/maintenance areas. Larger items such as trailers and diggers are to be stored outside. A concreted area is to be provided to form a wash down pad area, which is to discharge via an oil and grit separator to a soakage pit within the site.

Cleaning of equipment is proposed to be done using a water-blaster on the wash down pad. A staff room is to be provided in the shed/workshop, as well as toilet facilities.

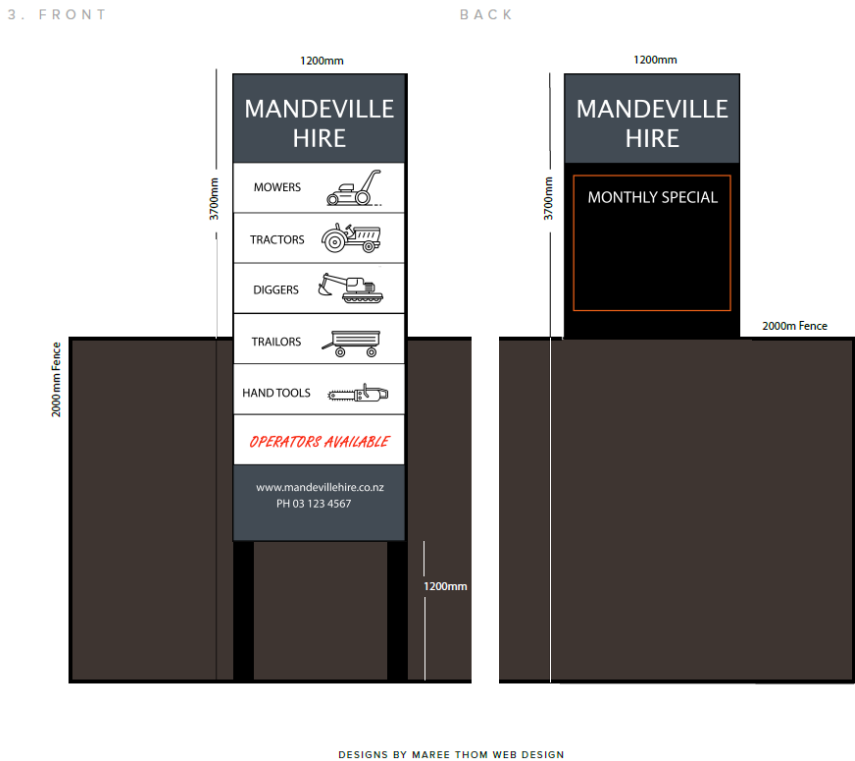
The application provides an area of ‘buffer land’ which is labelled as ‘grassed area’ on Plan P1.1, the strip of land to be grassed is 23m wide and is proposed to be left unoccupied. Two vehicle crossings are proposed, one to the hire yard of 8m in width and one to this buffer area of unoccupied land at 6m in width.

The application also includes signage consisting of two freestanding signs, internal site signs and an information sign on the entrance gate with opening hours. One freestanding sign is proposed to be located at the Mandeville Road frontage adjacent to the entrance, and the other sign adjacent to the accessway to the Mandeville Business area.

The sign adjacent to the retail area accessway is 3.7m high with a display area of 2.5m x 1.2m equating to 3m<sup>2</sup> on one side and proposed to have a display area of 2.04m<sup>2</sup> on the other side (being 1.2m x 1.7m).

The proposed sign at the entrance to the hire centre has a height of 5.25m and a display area of 4.05m x 1.5m equating to 6m<sup>2</sup>. All signs will have a depth of 400mm. A 600mm x 600mm sign is proposed to attach to the fence at the entrance.

Within the site, signage will be installed to direct traffic flows and inform visitors to the site.



Proposed sign on the retail area boundary

1.

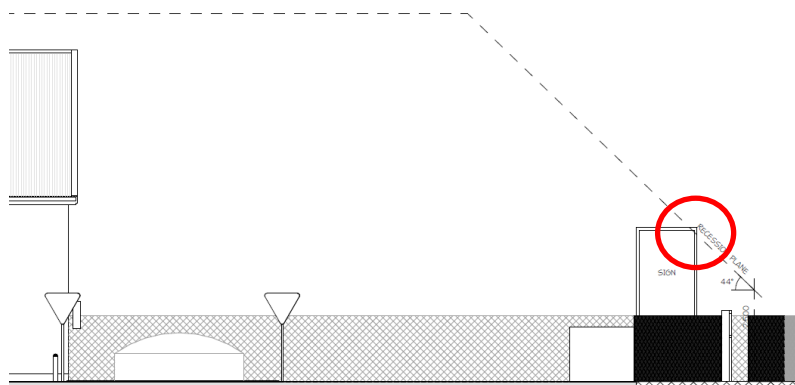


2.



### Proposed signs at the hire center entrance

The proposed sign at the hire center entrance is located within the site boundary, directly adjacent to the road reserve. Due to the height of the sign, there is a slight recession plane breach.



### Recession plane breach at entrance sign

Fencing is proposed and includes retaining the existing post and rail fence along part of the western boundary, adding a 1.8 metre high security fence inside the post and rail fence and continuing the security fence around the entire hire yard area. A 2m metre high acoustically rated paling (19mm minimum thickness) fence is proposed to be extended along part of the western boundary and along the northern boundary of the site.

Steel and mesh gates are proposed to be installed at the entry/exit point. The paling fence will form an acoustically rated enclosure on two sides of the wash down pad, with the water blaster unit to be located either within this enclosure or within the main building.

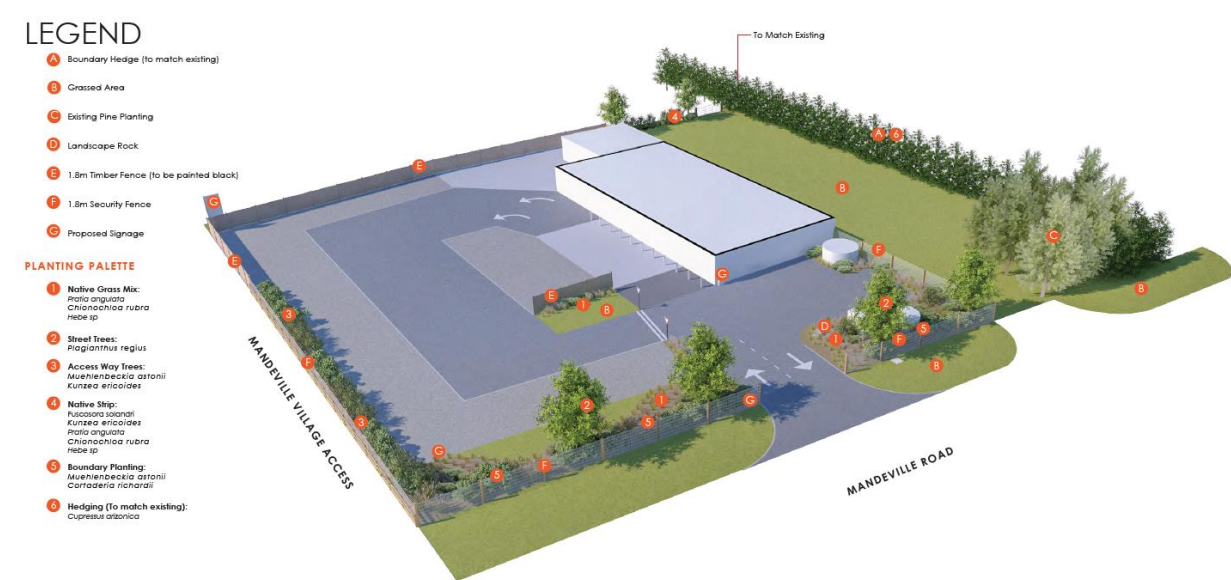


The application includes lighting consisting of inward and downward facing, low intensity lighting, which will remain on during hours of darkness and be wholly contained within the site. Additional higher intensity security lighting is proposed which will be triggered by movement sensors as required around the yard.

This lighting is proposed to operate only when triggered by movement within the confines of the hire yard. The lighting proposed is to comply with all of the requirements of the District Plan.

Earthworks will be required to establish the foundation area of the hire center, storage, access and car parking. The development area is approximately 2500m<sup>2</sup>. Some 770m<sup>3</sup> of cut is proposed, along with the equivalent fill, equating to 1540m<sup>3</sup> over 2500m<sup>2</sup>.

Landscaping is proposed around the perimeter of the built area, including hedging, specimen trees and low level planting and grass. The applicant notes that the proposed hedging on the eastern boundary is not necessary for screening due to the setback and orientation of the hire yard building, however, it is shown as part of the overall site works on the landscape and application plans.



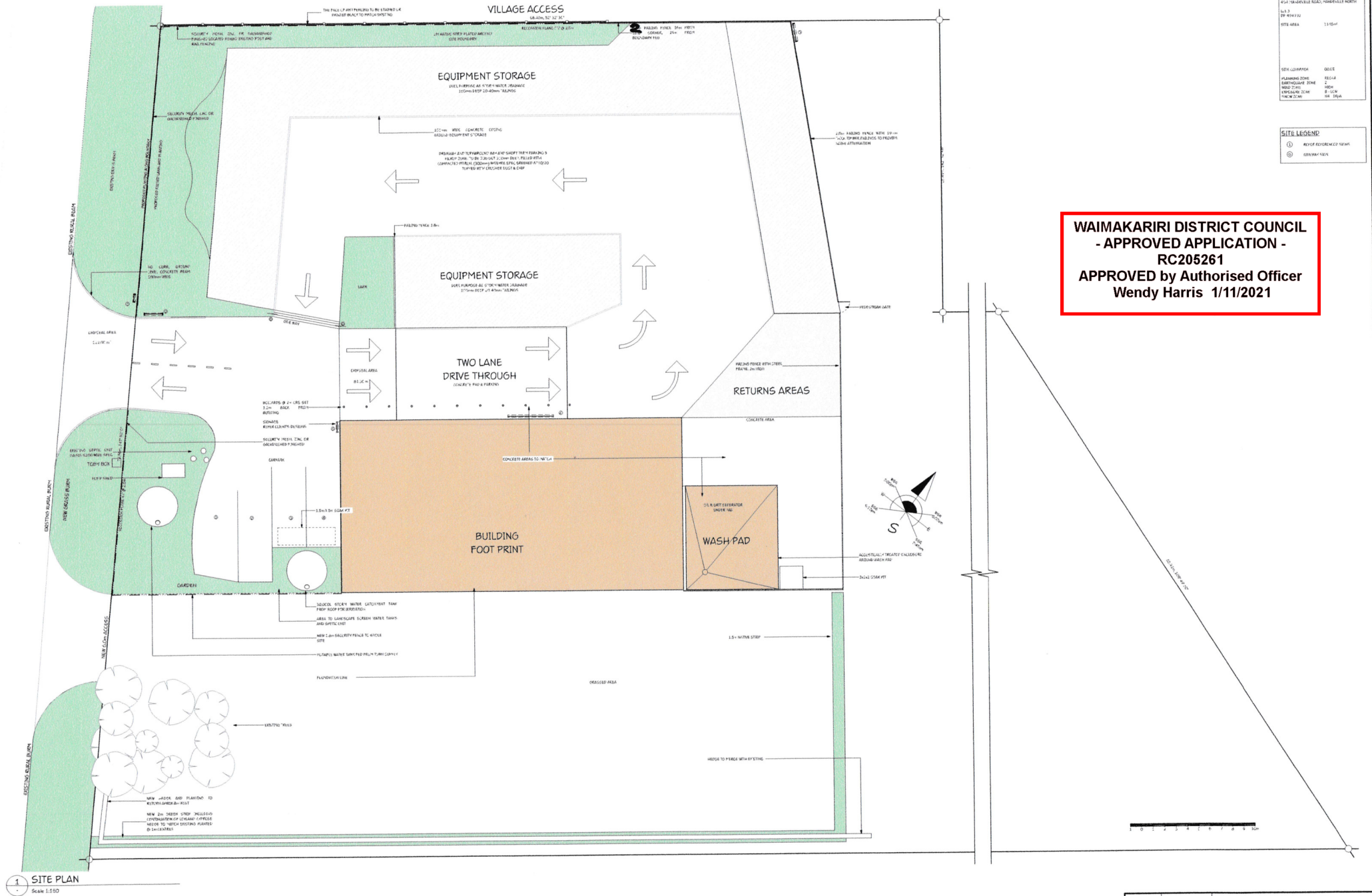
**SITE DESCRIPTION AND BACKGROUND**

The application site is located in the Residential 4A zone within the Tram Road-Mandeville Road, Mandeville North Outline Development Plan Area (Operative DP Map 182), with frontage to Mandeville Road.

There are currently no buildings on the site. Mandeville Road is identified as a local road in the District Plan with a 100km/hr speed limit. Servicing for sewer and potable water is achieved by connection to reticulated services which run along the Mandeville Road frontage.

The site was part of the area subject to Plan Change 33. That Plan Change was put forward by the Waimakariri District Council to provide a business area in Mandeville to fulfil a local

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SITE INFORMATION	
464 MANDEVILLE ROAD, MANDEVILLE NORTH	
1:1	
1:1	
1:1	

SITE LEGEND	
1	EXISTING RURAL BOUNDARY
2	EXISTING ROAD

WAIMAKARIRI DISTRICT COUNCIL  
- APPROVED APPLICATION -  
RC205261  
APPROVED by Authorised Officer  
Wendy Harris 1/11/2021

Structural Engineer: 77

**Boyd Chamberlain**  
ARCHITECTURE LTD

P: 03 368 1056  
M: 021 63 62 62  
E: design@bca.co.nz

PO BOX 9259  
CHRISTCHURCH 8149



USE ONLY THE "BUILDING CONSENT AUTHORITY" APPROVED DRAWINGS & ASSOCIATED DOCUMENTATION FOR CONSTRUCTION

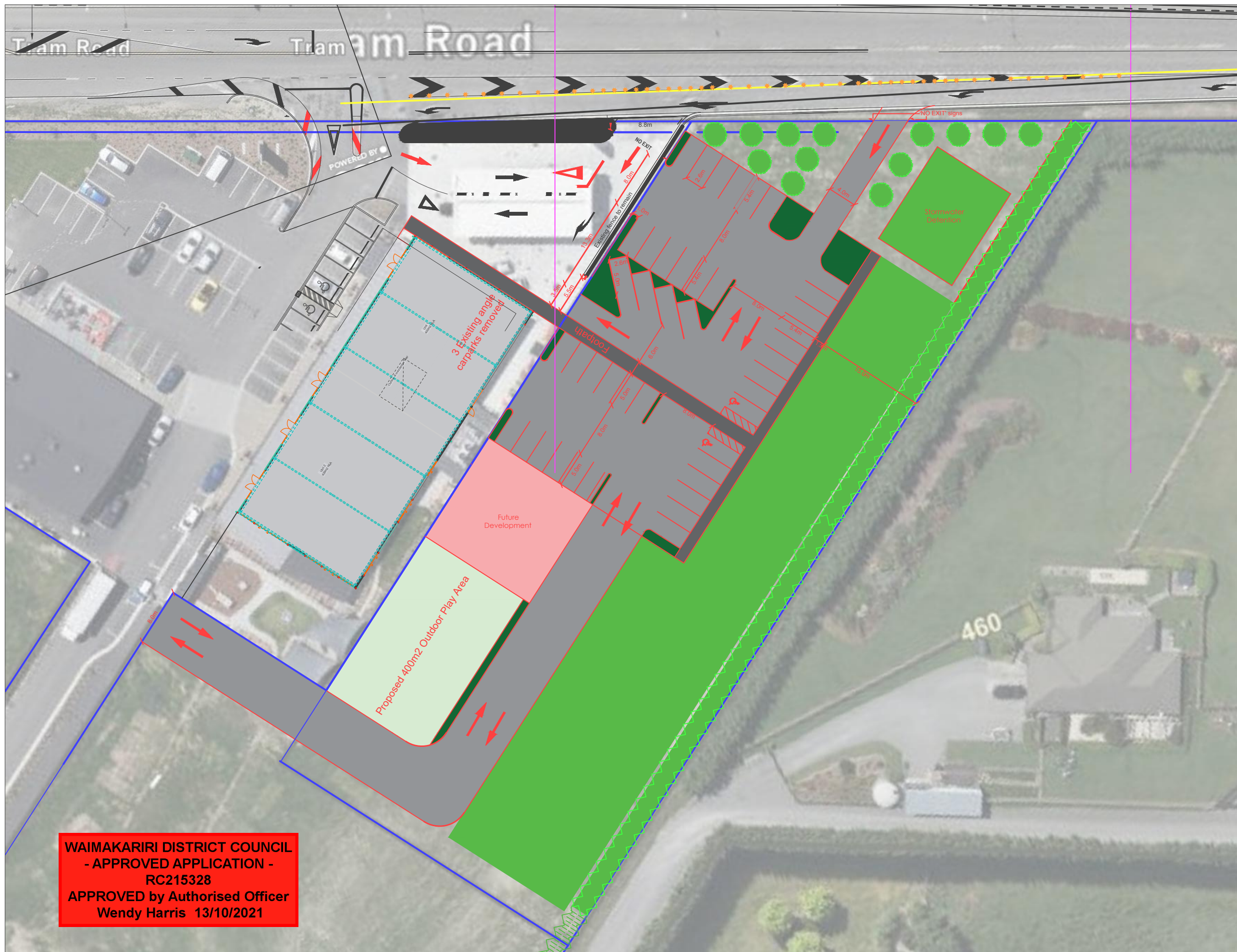
PROJECT TITLE : **PROPOSED HIRE CENTRE**  
**464 MANDEVILLE ROAD, MANDEVILLE NORTH**

**DRAFT FOR APPROVAL**

Rev:	Date:	Note:	PRINTED: 1.11.21	PAGE: A1	SHEET No:
SCALES:	AS SHOWN				
DRAWN:	MB	JOB No: 16190			
SHEET TITLE:	SITE PLAN				
<b>P1.1</b>					OF: 6 REV:

ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. USE PUBLISHED DIMENSIONS ONLY. DO NOT SCALE FROM THIS DRAWING. ALL WORK TO COMPLY WITH THE CURRENT REVISIONS OF THE NZ BUILDING CODE & REFERENCED STANDARDS AT THE TIME OF CONSTRUCTION.





Urbis TPD Limited  
 Level 1, 30 Southwark Street,  
 Christchurch 8145



Rev	Date	Description
V1	03/08/2021	Interim Site Layout
V2	13/08/2021	Minor changes to the parking area
V3	17/08/2021	Minor alterations to the outdoor play area
V4	09/09/2021	Minor alterations to the road layout
V5	14/09/2021	Minor alterations to the site layout as per the Council

#### General Notes

Sourced from:  
 Optimum Projects  
 Mandeville Village - Apollo Projects  
 Project No. - 2652  
 Drawing No. - C6.2  
 Issue - 4 - Revised for BECA RSA  
 Dated: 23/01/2018  
 and  
 Apollo Projects  
 Date - 17/07/2017  
 Project No. - 1694  
 Sheet No. - A - 001  
 Issue - RC Revision  
 Revision - A

Date:	14/09/2021
Drawn by:	Nikita Arya
Checked by:	Ray Edwards
Scale:	1:500@A3
Sheet:	1 of 1
Job No.:	483006

464 Mandeville Road, Mandeville North - Interim Site and Road Layout

Our Reference: RC215328 / 211013165548  
Valuation Reference: 2174043206

13 October 2021

Mandeville Village Limited Partnership  
C/- Urbis TPD Limited  
PO Box 10-318  
**CHRISTCHURCH 8145**

**Attention: Ray Edwards**

Dear Sir

**DECISION ON RESOURCE CONSENT APPLICATION  
MANDEVILLE VILLAGE LTD PARTNERSHIP - 464 MANDEVILLE RD, MANDEVILLE  
NORTH**

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

Yours faithfully

*Emma Frazer*

Emma Frazer  
**RESOURCE MANAGEMENT PLANNER**

Encl

CC:  
Mandeville Village Limited Partnership  
Unit 1  
468 Mandeville Road  
RD 2  
Kaiapoi 7692

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

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

**APPLICATION**

The applicants sought a resource consent to extend the Mandeville Village preschool outdoor play area with an additional 400m<sup>2</sup> and create overflow car parking with 43 spaces and entry only from Tram Road on the site zoned part Residential 4A Zone and part Business 4 Zone.

Resource consent RC165330 was granted in the adjoining Business 4 Zone for retail activities, including a preschool activity, for the development now known as Mandeville Village.

The record of title for the site includes two parcels of land (one in each zone) with a combined land area of 1.2ha. The retail activity is established on the portion of the site zoned Business 4. The proposed car park, entry from Tram Road and preschool outdoor play area expansion is all with the portion of the site zoned Residential 4A. The record of title includes a consent notice restricting access to Tram Road. The applicant has confirmed they would like to cancel that consent notice in conjunction with this proposal.

**Proposed car parking area**

It is proposed to establish 43 car parks with two directional access from the rights of way to the Mandeville Village main access from Mandeville Road, a new vehicle crossing for entry only from Tram Road and an exit only through the fuel-stop forecourt. The proposal is in response to high car parking demand associated with the existing retail activities in the adjoining Business 4 Zone. No new retail or traffic generating activities are proposed.

The car parking area is proposed to be sealed and marked, and have with wheel stops or landscaped areas to prevent vehicle access to surrounding grassed areas. Landscaping is also proposed on the dark green areas of the application plan, in the form of shrubs and low planting, to restrict traffic from grassed areas and avoid uncontrolled parking. Pedestrian access through the car parking area to the retail area is proposed to be marked with a change in surfacing or be painted. The applicant has also offered security gates to prevent vehicle access after trading hours.

A storm water management plan has been developed for the hard stand area on which the car parking would be located. Landscaping is proposed in the form of a cypress hedge along the south eastern boundary of the site and 13 specimen trees are proposed to be established adjacent to Tram Road. Two landscaped areas are proposed within the car parking area

containing small shrubs.

Alternative car parking solutions were explored by the applicant and discussed with Council, however, the location and layout applied for has been chosen due to land ownership and future planning. It is noted that some informal car parking currently occurs on the Council reserve located to the north of the Mandeville Village retail area and that there are on-going issues with car parking in association with the Mandeville Village retail area, including potential traffic conflicts with vehicle parking on Mandeville and Tram Road reserves.

### **Preschool outdoor area**

An area of 400m<sup>2</sup> is proposed as an additional outdoor play area for the preschool established and located in the Business 4 Zone. The outdoor play area will increase the play footprint however, will not change the preschool numbers, retail area or the conditions of the underlying consent RC165335 requiring an acoustic fence. The preschool activity is not reliant on the proposed outdoor play area to function and student numbers are not proposed to change.

## **DECISION**

The Delegated Officer, on the 13<sup>th</sup> October 2021, approved:

**THAT** pursuant to Section 221(3) of the Resource Management Act 1991, the consent notice 12037339.8 registered on the Record of Title for 464 Mandeville Road, Mandeville, being Lot 2 DP 553848 and Lot 1 DP 494992 (ID 961967) be cancelled.

**THAT** pursuant to Section 104B and D of the Resource Management Act 1991, consent be granted to establish and utilise a carpark of 43 spaces and associated earthworks for use by the Mandeville Village retail area, being an ODP, establish a vehicle crossing and entry only from Tram Road and extend the preschool outdoor play area at 464 Mandeville Road, Mandeville, being Lot 2 DP 553848 and Lot 1 DP 494992 as a non-complying activity, as follows:

### **1. Application Plan**

The activity shall be carried out in accordance with the attached approved application plan stamped RC215328.

### **2. Standards**

2.1 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
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox for Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- MOTSAM - Manual of Traffic Signs and Markings
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards

- NZS 6803:1999 Acoustics for Construction Noise
- German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures
- New Zealand Pipe Inspections Manual

### **3. Plans and Specifications**

- 3.1 Electronic copies of the design, plans, design reports and specifications of all works shall be submitted to the Council for approval prior to works commencing. Approval of complying documents shall be given in writing and work shall not commence until this approval has been received from the Council.
- 3.2 The Chartered Professional Engineer with relevant experience undertaking the design work shall submit a 'Producer Statement 1 (Design)' to Council for approval, in writing, prior to works commencing on site.
- 3.3 Any subsequent amendments to the design, plans, and specifications shall be submitted to Council for approval, in writing, prior to undertaking the amended works.

### **4. Supervision and Setting Out**

- 4.1 The Consent Holder shall, prior to the commencement of any works, engage a Chartered Professional Engineer or Registered Professional Surveyor, to manage the construction works including ensuring a suitably qualified person oversees all engineering works and setting out.
- 4.2 The Consent Holder shall ensure the supervising Engineer/Surveyor submits a programme of inspection intended to meet the requirements of Condition 4.1 at the time of submitting the engineering plans and specifications.
- 4.3 The Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Council a Produce Statement 4 (Construction and As-builts) signed by a Chartered Professional Engineer, stating that all works and services associated with the subdivision 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 prior to use of the car park commencing and in conjunction with the completion certificate required by Condition 15.
- 4.4 The Consent Holder shall ensure the supervising Engineer/Surveyor forwards to Council copies of site inspection notes for all site supervision visits. These shall be forwarded within five working days of the date of the site visit.
- 4.5 The supervising Chartered Professional Engineer or Registered Surveyor shall complete and submit to Council a 'Producer Statement 3 (Construction)' on the completion of the works.

### **5. Earthworks**

- 5.1 All rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed.
- 5.2 The Consent Holder shall ensure any stockpiled materials from importation or reuse of onsite materials residual after at the completion of works are to be removed,



covered or stabilised within 4 weeks, in order to avoid nuisance effects created by dust or sediment runoff.

- 5.3 The Consent Holder shall maintain a register of the source of all clean fill materials imported onto the site. The Consent Holder shall provide the register to Council if requested.

## **6. Car Parking**

- 6.1 The Consent Holder shall construct all car park areas including accessways in accordance with the requirements set out in the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 (Issue D).
- 6.2 The Consent Holder shall submit plans of all proposed car park markings and traffic control signs for approval as part of the engineering approval process.
- 6.3 Upon engineering approval the Consent Holder shall mark the car park areas, service station forecourt and Tram Road as shown on the approved application plan, stamped RC215328.
- 6.4 Upon engineering approval the Consent Holder shall install traffic control signs.
- 6.5 The Consent Holder shall install wheel stops in areas where the car parks adjoin footpaths to ensure no part of any parked vehicle overhangs the footpath.
- 6.6 The Consent Holder shall install 2m wide minimum 20Mpa concrete footpath from the proposed car parks to the existing footpath located in front of the retail building as shown on the approved application plan, RC215328. The footpath shall be installed as per the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-222 (Issue E).

## **7. Stormwater**

- 7.1 Upon engineering approval the Consent Holder shall design and install the car park stormwater reticulation and disposal system incorporating the following parameters:
- The pits shall have submerged outlets;
  - Calculations shall be based on rainfall figures for the site location using NIWAs HIRDS Version 4 with RCP 8.5 climate change scenario;
  - Secondary flow paths are to be provided for 2% AEP storm events in case of inlet blockages without flooding floors.
- 7.2 The design report prepared by E2 Environmental Consulting Engineer dated 10 March 2021, (Council Record Trim 210625102837) shall be updated based on the final area of proposed car park and submitted to Council for engineering approval.
- 7.3 The runoff from the carpark and hardstand areas shall be treated by passing through an oil/grit interceptor trap before discharging into the soakage trench.



Urbis TPD Limited  
Level 1, 30 Southwark Street,  
Christchurch 8145



Rev	Date	Description
V1	03/08/2021	Site Layout

General Notes

Sourced from:  
Optimum Projects  
Mandeville Village - Apollo Projects  
Project No. - 2652  
Drawing No. - C6.2  
Issue - 4 - Revised for BECA RSA  
Dated: 23/01/2018  
and  
Apollo Projects  
Date - 17/07/2017  
Project No. - 1694  
Sheet No. - A - 001  
Issue - RC Revision  
Revision - A

- Sight lines as per MOTSAM (170.0m, complies)
- Sight lines as per site visit (170.0m, complies)

464 Mandeville Road, Mandeville North - Revised Site Layout

Date:	03/08/2021
Drawn by:	Nikita Arya
Checked by:	Ray Edwards
Scale:	1:500@A3
Sheet:	1 of 1
Job No.:	483006

## **8. Landscaping**

- 8.1 The Consent Holder shall submit a landscaping proposal to the Council for approval in writing prior to any works commencing on site. The landscaping proposal shall include the following minimum requirements:
- An overall plan including grassing and tree/shrub locations and hedge detail along the eastern boundary
  - A minimum of thirteen specimen trees shall be established along the frontage to Tram Road no less than 1.5m in height at the time of planting and shall be capable of reaching a height on maturity of 8m
  - Watering and maintenance systems
- 8.2 A hedge shall be established, with irrigation, within three months of the date of the consent along the boundary with 460 Mandeville Road. The hedge shall be of a fast growing species capable of reaching, or being maintained at, a height of 2m on maturity, and form a solid screen.
- 8.3 The Consent Holder shall landscape the development in accordance with the approved plans and specifications within three months of the date of consent.
- 8.4 Any dead, damaged or diseased trees or plants shall be replaced within 3 months.

## **9. Environmental Management**

- 9.1 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 9.2 The construction works shall be carried out only between the hours of 7am to 6pm Mondays to Saturdays. No operations shall be carried out on Sundays or Public Holidays.
- 9.3 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants.
- 9.4 Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 9.5 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required by the EMP.
- 9.6 The Consent Holder shall employ dust containment measures to ensure dust does not become a nuisance on and off the site.

## **10. Vehicle Crossing**

- 10.1 The Consent Holder shall provide engineering plans and specifications for a vehicle crossing to Tram Road for Council's approval. The engineering plans shall include road markings, bollards installation and any modification on Tram Road as marked on the approved application plans.
- 10.2 The Consent Holder shall Clegg Hammer test the access prior to sealing. A measured Clegg Impact Value of at least 35 for commercial crossing shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.

## **11. Traffic Management Plan**

- 11.1 The Consent Holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and shall be submitted prior to work commencing in road reserves. Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

## **12. Acoustic Fence and Security Gates**

- 12.1 The consent holder shall construct and maintain an acoustic fence around the perimeter of the preschool outdoor play area to a minimum height of 1.8m measured from natural ground level. The materials used for the acoustic fence shall have a minimum surface mass of 8.0kg/m<sup>2</sup>.
- 12.2 All car park entrance and exits shall have security gates, noted on plans at engineering approval stage, and installed prior to use of the car park. The gates shall be secured to prevent access to the car park by vehicles after business hours as follows:
- Monday, Tuesday, Wednesday, Thursday - gates open no earlier than 6:30am, and close no later than 11:30pm that same day;
  - Friday - gates open no earlier than 6:30am, and close no later than 12:30am the following day;
  - Saturday - gates open no earlier than 10:00am, and close no later than 12:30am the following day;
  - Sunday - gates open no earlier than 10:00am, and close no later than 11:30pm the same day.

## **13. Noise**

- 13.1 Noise from the site shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwellinghouse in the Rural Zone, or at any point within any Residential Zone:

Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 50dBA L<sub>10</sub>.

Other times: 40dBA L<sub>10</sub>.

Daily 10pm-7am the following day: 70dBA L<sub>max</sub>.

#### **14. Conditions Auditing**

14.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking.

14.2 For audit inspections required by the consent, the Consent Holder shall notify the Council Development Team at least 24 hours prior to commencing various stages of the works, preferably by email to [subdivaudit@wmk.govt.nz](mailto:subdivaudit@wmk.govt.nz) including subdivision and contractor/agent contact details or by phone on 0800 965 468.

The minimum level of inspection shall be as follows:

##### Earthworks

- Following stripping of topsoil
- During progress of the earthworks
- On completion to final levels

##### Stormwater

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

##### Road marking / Signage / Bollards

- During installation
- On completion

##### Access

- On completion of excavation to sub-grade
- Following compaction of base course prior to final surfacing
- Under access the formation shall be tested with the Clegg Impact Hammer and approved as satisfactory by the Council

##### Landscaping

- Before set out
- On completion

##### Fencing and security gates

- On completion

14.3 Compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to section 35(2)(d) of the Resource Management Act 1991. For inspection/s conducted under the above condition, the Consent Holder shall pay to the Council charges 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.



**15. Works Condition**

- 15.1 With the exception of Conditions 8.4 (landscape maintenance), 12.2 (security gate hours) and Condition 13.1 (noise), Conditions 1 to 14 of this consent will not be considered to have been complied with until the Chartered Professional Engineer provides a "Certificate of Completion" to the satisfaction of the Waimakariri District Council.

**16. Review**

- 16.1 The Waimakariri District Council may review, during any time two years from this decision being issued, any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- a) To deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
  - b) To require the Consent Holder to adopt the best practicable option to remove, remediate or reduce any adverse effects on the environment resulting from the activity; and/or
  - c) To review any adverse effects resulting from vehicle traffic, including measures to manage vehicle traffic flows not foreseen at the time of granting of the consent and/or noise effects from use of the car parking area in conjunction with the opening hours of the tavern.

**ADVICE NOTES**

- (a) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider. When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.
- (b) A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance. You are reminded that stamped concrete, coloured concrete, cobbles and paving blocks are not permitted.
- (c) 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) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (e) 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 acceptable alternatives these shall be submitted to the

Council in writing for approval.

- (f) The consent is a resource consent in terms of the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw.
- (g) The 'Future Development' shown on the approved plan does not form part of the current application and is not approved. When the 'Future Development' is proposed, it will need to be assessed against the relevant rules in the Operative and/or Proposed District Plans at that time. Approval of resource consent RC215328 does not indicate that the 'Future Development' will be acceptable.

## **REASONS FOR THE DECISION**

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

- No persons were considered affected by the proposed activity as the environmental effects are avoided or are less than minor due to separation distances between sensitive activities and the proposed car park, and given the proposed hedge to be established along the south-east boundary.
- The environmental effects will be less than minor and can be mitigated with signage, landscaping, sealing and marking car parking areas, a delineated pedestrian footpath from the car park to the retail area, an acoustic fence around the preschool outdoor play area perimeter, security gates to prevent misuse of car parking areas after hours and the existing noise environment.
- Landscaping will ensure a visual screen between the car parking activity and sensitive activities at 460 Mandeville Road and specimen trees along the Tram Road frontage will maintain a high level of amenity.
- On balance, the activity has been assessed as not contrary to the Policies and Objectives of the Operative and Proposed District Plans.
- The positive effects of the car parking area include avoiding spill-over car parking into road reserves and Council reserves and thus protecting the health, safety and wellbeing of people and communities. The outcome will be an improved traffic environment.

DATED at Rangiora this 13<sup>th</sup> Day of October 2021

*Emma Frazer*

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SIGNED by Emma Frazer  
**RESOURCE MANAGEMENT PLANNER**



convenience function of limited size, and to provide an area of residential zoning around that business zone.

The Plan Change was made operative on 14 December 2015 and is subject to an Outline Development Plan set out on Planning Map 182.

The site is also located within the Mandeville North Growth Boundary as shown on Planning Map 167.

That plan change resulted in the application site being zoned Residential 4A and the other parts of the area subject to the plan change being zoned Residential 4A or Business 4.

The site is legally described as Lot 1 DP 553848, held in record of title 961966 and contains 4783m<sup>2</sup> of land area and a 72m frontage to Mandeville Road.

There are five consent notices registered on the Record of Title including a consent notice 10596286.7 which states;

*All site boundary fences within 5metres of any site boundary or 15 metres from any road boundary on Lots 2 and 3 shall be limited to post and wire or post and rail fencing with a maximum height of 1.2m, and a minimum 80% permeability.*

The consent notice is on the record of title for the site, as Lot 1 DP 553848 is the result of a subdivision of Lot 3 DP 494992 and the consent notices have been applied to the resulting records.



Location and surrounds: 464 Mandeville Rd – proposed hire centre

## **DECISION**

The Delegated Officer on the 1<sup>st</sup> November 2021, approved:

**THAT** pursuant to Section 221(3) of the Resource Management Act 1991, consent be granted to cancel consent notice **10596286.7** relating to fencing, registered on Record of Title 961966 for Lot 1 DP 553848 being 464 Mandeville Road, North Mandeville.

**THAT** pursuant to Section 104B and 104D of the Resource Management Act 1991, consent be granted to establish and operate a hire yard as a retail activity in the Residential 4A Zone, being an ODP, with two freestanding signs and one recession plane intrusion, four on-site car parks and no cycle parks and establish an 8m wide vehicle crossing to Mandeville Road at 464 Mandeville Road, Mandeville, being Lot 1 DP 553848 as a non-complying activity, as follows:

### **1. Application Plan**

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, landscaping plan and sign detail stamped RC205261.

### **2. Hours of Operation**

- 2.1 The hours of operation for the hire yard activity shall be limited to 7:00am to 6:00pm Monday to Friday and 9:00am to 3:00pm Saturday and Sunday. The activity shall not operate Christmas Day, Boxing Day, Christchurch Anniversary Day and New Year's Day.

### **3. Standards**

- 3.1 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
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox For Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- MOTSAM - Manual of Traffic Signs and Markings
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.
- New Zealand Pipe Inspections Manual
- AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting

#### **4. Water Supply**

- 4.1 The consent holder shall install a reduced pressure zone (RPZ) device immediately on the property side of the point of supply, located as near as practicable to the property boundary, which shall be owned and maintained by the property owner. The device shall be constructed in accordance with Standard Drawing 600-409A in the Council's Engineering Code of Practice, including the provision of an above ground box to protect the device.

All devices shall be accessible for testing at all times. The device shall be installed by a suitably qualified person, as defined in Council's Backflow Prevention Policy.

#### **5. Stormwater**

- 5.1 The Consent Holder shall design and install storm water reticulation for roof area runoff incorporating the following parameters:

- Soakpits shall be designed to Waimakariri Engineering code of Practice SD 600-330B
- All sumps shall be fitted with trapped or submerged outlets
- Calculations shall be based on rainfall figures for the site location using NIWAs HIRDS Version 4 with RCP 8.5 climate change scenario
- Secondary flow paths are to be provided for 2% AEP storm events in case of inlet blockages without flooding floors

- 5.2 The storm water runoff from the roofed areas on the site shall discharge to a soak pit(s) within the site designed and constructed to infiltrate roof water generated by a 10 minute 10% AEP event with a Factor of Safety of 3 applied to the site soils infiltration rate. The Consent Holder shall provide a design to Council for the storm water system including verified infiltration rates, and designed site soakage dimensions, prior to installation.

- 5.3 The Consent Holder shall design and install the hardstand and wash down storm water reticulation incorporating the following parameters:

- The storm water sumps shall have trapped or submerged outlets
- First flush treatment through a Storm water 360 Jellyfish filter or similar Council approved device to meet Ecan contaminant removal requirements
- The storm water reticulation to accommodate a 10 minute 10% AEP (1 in 10 year) storm derived from rainfall figures for the site location from NIWAs HIRDS Version 4 with RCP 8.5, 2081 -2100 climate change scenario
- Secondary flow paths are to be provided for 2% AEP storm events in case of inlet blockages without flooding floors
- Be in general accordance with the approved site plan

- 5.4 Storm water discharges from all hardstand and wash down areas shall be piped to an oil and grit interceptor and Envirovalve (or similar approved equivalent) system. Treated storm water from the oil and grit interceptor shall be discharged to an onsite soakpit.

- 5.5 The hardstand and wash down pad runoff system shall incorporate an oil-grit

interceptor and Envirovalve (or similar approved equivalent). The system shall be connected to the site's wastewater reticulation for the discharge of contaminated runoff.

- 5.6 The Consent Holder shall provide the Council with a Services Maintenance Plan for the onsite oil-grit interceptors and the EnviroValve system (or similar) on the site. The Services Maintenance Plan shall include at least monthly removal of oil/grease from the on-site system to prevent oil/grease build up in the pump station. This Services Maintenance Plan shall be approved by the Council's Wastewater Asset Manager prior to Building Consent for the main build works being issued.
- 5.7 The design of storm water systems shall be certified by a Chartered Professional Engineer and a Producer Statement - Design (PS1), report and plans shall be submitted to Council for approval, in writing, prior to works commencing.
- 5.8 The area discharging to the oil interceptor shall not exceed 75.80 square metres.

## **6. Vehicle Crossing**

- 6.1 The Consent Holder shall form and seal the 8m vehicle crossing in accordance with Waimakariri District Council Standard Drawing 600-212 A (Issue B) and as shown on the approved site plans.
- 6.2 The Consent Holder shall form and seal the 6m wide vehicle crossing in accordance with Waimakariri District Council Standard Drawing 600-211 A (Issue E) and as shown on the approved site plans.
- 6.3 The Consent Holder shall Clegg Hammer test the vehicle crossings prior to sealing. A measured Clegg Impact Value of at least 35 for commercial crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.
- 6.4 The Consent Holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to the works commencing on or in Mandeville Road. Traffic Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

## **7. Landscaping**

- 7.1 The Consent Holder shall landscape the development in accordance with the approved plans and specifications within three months of the date of consent. The landscaped areas shall include an irrigation system.
- 7.2 A hedge shall be established, with irrigation, within three months of the date of the consent along the south-east boundary. The hedge shall be of a fast growing species capable of reaching, or being maintained at, a height of 2m on maturity, and form a solid screen.
- 7.3 Any dead, damaged or diseased trees or plants shall be replaced within 3 months.

## **8. Maintenance of Overland Flow Paths**

- 8.1 Overland flow paths shall not be block, altered or redirect as a result of the

development or associated earthworks.

## **9. Lighting**

- 9.1 Artificial lighting shall not:
- a. emit light exceeding 20 lux (horizontal and vertical) measured at or within the boundary of the site
  - b. spill onto any road in a way which might distract traffic
  - c. spill into the sky in a way which might distract or interfere with any air navigation lights; or
  - d. imitate traffic signals.

## **10. Earthworks**

- 10.1 All rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed.
- 10.2 The Consent Holder shall ensure any stockpiled materials from importation or reuse of onsite materials residual after at the completion of works are to be removed, covered or stabilised within 4 weeks, in order to avoid nuisance effects created by dust or sediment runoff.
- 10.3 The Consent Holder shall maintain a register of the source of all clean fill materials imported onto the site. The Consent Holder shall provide the register to Council if requested.

## **11. Environmental Management**

- 11.1 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 11.2 The construction works shall be carried out only between the hours of 7am to 6pm Mondays to Saturdays. No operations shall be carried out on Sundays or Public Holidays.
- 11.3 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants.
- 11.4 Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 11.5 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required by the EMP.

- 11.6 The Consent Holder shall employ dust containment measures to ensure dust does not become a nuisance on and off the site.

## **12. Acoustic Fencing**

- 12.1 The consent holder shall construct and maintain a 2m high acoustic-rated solid fence in the locations shown on the approved plans, being from the eastern corner of the hire yard building, heading in a north-easterly direction, then along the north-eastern side of the hire yard to the boundary with the Mandeville Village access, and along part of the shared boundary. The materials used for the acoustic fence palings shall have a minimum surface mass of 8.0kg/m<sup>2</sup> and a minimum thickness of 19mm. The fence shall be constructed with no gaps or cracks and to be flush with finished ground.

## **13. Noise**

- 13.1 Noise from the site shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwellinghouse in the Rural Zone, or at any point within any Residential Zone:

Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 50dBA L<sub>10</sub>.

Other times: 40dBA L<sub>10</sub>.

Daily 10pm-7am the following day: 70dBA L<sub>max</sub>

## **14. Conditions Auditing**

- 14.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking.
- 14.2 For audit inspections required by the consent, the Consent Holder shall notify the Council Development Team at least 24 hours prior to commencing various stages of the works, preferably by email to [subdivaudit@wmk.govt.nz](mailto:subdivaudit@wmk.govt.nz) including subdivision and contractor/agent contact details or by phone on 0800 965 468.
- 14.3 The minimum level of inspection shall be as follows:

### **Earthworks**

- On completion to final levels

### **Water**

- On backflow preventer testing

### **Stormwater**

- On piping works, drains, headwalls and related works
- On excavation

- During installation of sumps and devices (oil-grit separator, Envirovalve and Stormwater 360 Jellyfish)
- On completion

#### **Landscaping**

- Before set out
- On completion

#### **Acoustic fencing**

- On completion

#### **Access**

- On completion of excavation to sub-grade
- On Clegg testing

14.4 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out on the same charging basis as the normal inspections.

### **15. Works Condition**

15.1 Conditions 1, 3 – 6, 7.1 and 7.2, 10 – 12 and 14 of this consent will not be considered to have been complied with until the Chartered Professional Engineer provides a “Certificate of Completion” to the satisfaction of the Waimakariri District Council.

### **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 acceptable alternatives these shall be submitted to the Council in writing for approval.
- (b) 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>.
- (c) This consent does not constitute approval under the Building Act or any Regional Plan.
- (d) The Consent Holder is advised that Producer Statement Design and Construction forms can be sourced from the ‘*Engineering Code of Practice Part 3 Quality Assurance*’, Council Service Centres, Section or on-line at: <https://www.waimakariri.govt.nz/home>.
- (e) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (f) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link <http://esccanterbury.co.nz/>.
- (g) The consent is a resource consent in terms of the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw.



- (h) Soil infiltration testing will be required at Building Consent stage to confirm that soakage is achievable. If soakage is not achievable then other options to achieve stormwater neutrality in a 1 in 10 year event will need to be implemented. This may include the requirement for stormwater detention ponds, swales or on site stormwater detention tanks.

### **REASONS FOR THE DECISION**

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

- Affected party approvals were granted from surrounding residential activities, therefore any actual or potential effects on them were not considered. There are no environmental effects that are more than minor associated with the proposed activity that cannot be mitigated with conditions of consent.
- Avoidance and mitigation measures proposed include acoustic-rated fencing, setbacks, landscaping, set out and design of internal traffic flow.
- On balance, the activity has been assessed as not contrary to the Policies and Objectives of the Operative and Proposed District Plans.

DATED at Rangiora this 2nd Day of November 2021

*Emma Frazer*

SIGNED by Emma Frazer  
**RESOURCE MANAGEMENT PLANNER**