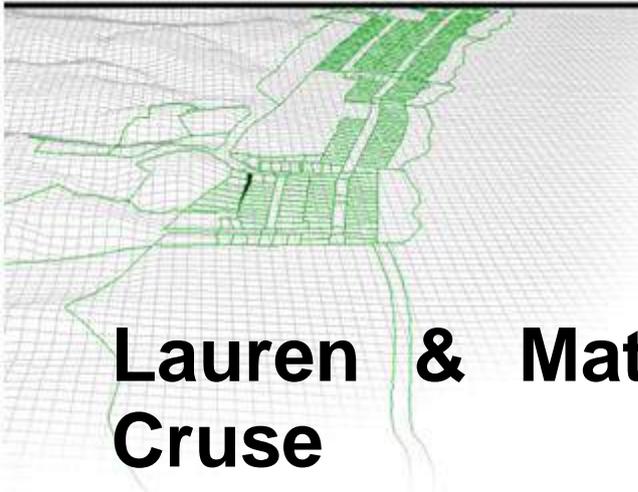


# Resource Consent Application for:

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**Lauren & Matthew Spicer, & Diana  
Cruse**

**683 Dalefield Road, Carterton**

**Carterton District Council**

**Early childhood Education Centre with onsite  
remediation**



**TOMLINSON &  
CARRUTHERS  
SURVEYORS LTD**

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**To the best of my knowledge the information given in this report is accurate and correct**



# Tomlinson and Carruthers Surveyors Ltd

## APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

### 1. PROPOSAL SUMMARY

<b>Our Ref</b>	17-144
<b>Date</b>	25 June 2018
<b>Consent Type</b>	Land Use - Rural (Primary Production)
<b>Applicant</b>	Lauren & Matthew Spicer, & Diana Cruse
<b>Proposal</b>	Early childhood Education Centre with onsite remediation
<b>Location</b>	683 Dalefield Road, Carterton
<b>Legal Description</b>	Lot 3 DP 478234 contained within Computer Freehold Register 664162
<b>Zone</b>	Rural (Primary Production) Zone within Airport Obstacle Limitation Surfaces Management Area – Wairarapa Combined District Plan (the District Plan)

### Activity Status

#### Wairarapa Combined District Plan

This proposal requires a Land Use Consent under the District Wide Land Use Rules for a **Restricted Discretionary Activity** under Rule 21.4.14 for an activity not meeting the permitted standards in 21.1.25 Roads, Access, Parking & Loading – onsite vehicle parking spaces to be metalled (sealing is required).

This proposal requires a Land Use Consent for a **Restricted Discretionary Activity** under Rule 4.5.5(c) for an activity that is not required for primary production or residential purposes that involves (a) the use of a building over 25m<sup>2</sup> in gross floor area.

#### Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

**Permitted Activity** – Regulation 8(4) for a change of land use where a piece of land that has a preliminary site investigation concludes it will be highly unlikely that there will be a risk to human health if the activity is done to the piece of land subject to the remediation methods proposed in the PSI.



## 2. SITE DESCRIPTION

The site is located at 683 Dalefield Road, Carterton, and is zoned Rural (Primary Production) within the Airport Obstacle Limitation Surfaces Management Area on planning map 53 of the District Plan. No other overlays or significant features affect the site.

The property (legally described as Lot 3 DP 478234) belongs to Lauren and Matthew Spicer and comprises a total land area of 3.33ha more or less. It was created by subdivision consent 140024 dated 20 May 2014.

The site is on a slight rise but the terrain is otherwise flat and in close proximity to the Tararua Forest Park. It has an existing 290m<sup>2</sup> two-storey quakers-barn dwelling with attached carport and a collection of other accessory buildings including a standalone garage and large implement shed. There is a new 1.5m timber paling fence along the entire western and southern portion of the curtilage which has been extensively planted and landscaped.

There is an existing formed and sealed access with metalled driveway that extends into the site. The entrance has good visibility in both directions.

The dwelling is set back approximately 36m from the road boundary and it has the shed and a small yard with a play house positioned between it and the road. The yard is a remnant of an old woolshed that was once onsite. The presence of vegetation and existing built form means the dwelling is almost completely screened from view along the southern side boundary and immediate frontage.

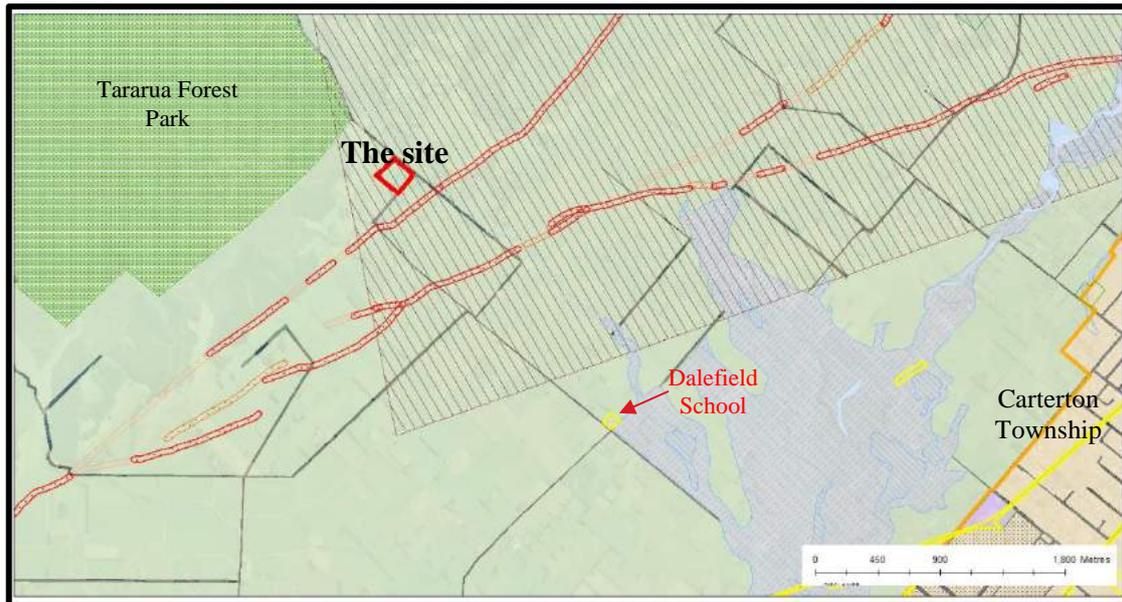
The remainder of the site is of open flat contour that is split into paddocks used for grazing purposes. There is a set of stock yards with loading race immediately adjoining the eastern road boundary that is used for drafting and livestock movement, and there are two additional gates (with unformed access) that open onto Dalefield Road providing access for trucks and other farm vehicles.

There is phone and power servicing the site from the main lines located within the Dalefield Road reserve. Sewage is disposed of onsite and water supply is via the Carterton District Water Supply which provides water for domestic and other purposes to property owners within the Dalefield area.

The surrounding area while zoned Rural has a mixture of activities including lifestyle properties and small-scale primary production. The property is located within reasonable proximity to Dalefield School and the Carterton Town Centre.

This application seeks resource consent to establish and operate an early childhood education centre with onsite remediation.

For more information please refer to the location map and aerial map below. The site plan is attached to the emailed copy of this application.



Location: 683 Dalefield Road, Carterton (Courtesy of WCDP Viewer)



Aerial Photo: 683 Dalefield Road, Carterton (courtesy of Local Maps).

### **3. LEGAL DESCRIPTION**

The site has the street address of 683 Dalefield Road, Carterton and is legally described as Lot 3 DP 478234 within Computer Freehold Register 664162.

The only registration on the title is a mortgage which will have no impact on this proposal. A copy of the Certificate of Title is attached to this application.

### **4. THE PROPOSAL**

This document has been prepared in support of an application for resource consent lodged on behalf Lauren and Matthew Spicer, and Diana Cruse, in respect of a proposal to establish and operate an early childhood education centre with onsite



remediation at 683 Dalefield Road, Carterton. The details of the proposal are outlined below.

Early Childhood education centres are licensed in accordance with the Education Act 1989 under the Education (Early Childhood Services) Regulations 2008, which prescribe the minimum standards that each licensed service must meet. Ministry of Education licensing criteria are used to assess how the centres meet the minimum standards required by the regulations.

The proposed facility would accommodate up to 30 children onsite long term. There would be 10 children aged 0 to 2 years, and 20 children aged 2 to 5 years. The application includes provision for a maximum of 7 FTE staff.

It is proposed to convert the ground floor of the existing dwelling into an early childhood learning centre. Internal alterations are proposed downstairs to create a children's toilet (including disability toilet), a 90m<sup>2</sup> learning area and new office space. The kitchen and sleeping area are existing and would be retained. External alterations include building a new entrance and ramp on the southern wall of the dwelling (see site plan).

The first floor of the dwelling would be used for residential purposes by Lauren and Matthew Spicer, who will continue living onsite. It is proposed to construct a new bathroom and a new kitchen upstairs, and build a balcony on the western side of the house with external access. The upstairs bedrooms are existing and will be retained.

The applicant intends to convert the standalone garage into a staff room. The implement shed would be used for storage purposes.

The hours of operation proposed are 7.00am to 6.00pm Monday to Friday. The facility would not be open on weekends or statutory holidays.

It is noted that staff only may be present on the site outside the above hours to carry out administrative tasks or to prepare for the arrival of children.

Access to the site would be from the existing vehicle crossing and there is a compacted metal driveway within the accessway. It is proposed to utilise the driveway for one disabled carpark with an additional 12 car parks in the area that currently forms the front yard (to be accessed via the driveway off Dalefield Road).

The position of the car parking area reflects the advice from EcoAgriLogic Ltd to remediate the front yard following a Preliminary Site Investigation (attached). A woolshed was formerly located on this section of the property and soil sampling showed traces of arsenic. The PSI recommended a number of remediation measures that now form part of the proposal. They include planting the fenced front yard, removing the play house and covering the soil for the proposed parking area with base course.

It is intended that pick up and drop off times by parents would be staggered.

In addition the applicants are proposing to purchase a 10-seater minivan to be used during peak hours, with up to three runs proposed collecting and returning children to town. A pick up and drop off area for the minivan is to be located in the space between the new entrance and the garage/staff room.



New internal fencing has been constructed to provide a confined outdoor exploration area at the rear of the site and to keep children away from the driveway, parking area and entrance. No elevated play structures are proposed. The existing vegetation will be retained with a general tidy up of the landscaping provided.

No new services are required or proposed as part of this application.

It is noted that if the early childhood education centre closes at any time in the future one of the kitchens would need to be decommissioned.

## **5. BACKGROUND**

Lauren Spicer and Diana Cruse have decades of experience with early childhood education. Diana has a Master of Education, and Lauren has a Master of Early Childhood Education. Diana is one of Kahungunu ki Wairarapa's education advisors, and both women have strong links within their local Maori community.

Both parents themselves, they understand the need for high quality early childhood care and education, in an unhurried environment, full of love and learning.

It is proposed to name the centre He Pounamu, and the facility will be nature-based with an emphasis on kaupapa Maori and sustainability.

Nature-based centres are still quite rare in New Zealand despite research showing that an essential component of a child's development is access to nature. The site is perfectly located at the foothills of the Tararua Forest Park with the Kaipatangata running adjacent to it. Children would be in close contact with indigenous flora and fauna as well as farm animals and farm activities which cannot be readily provided in many urban childcare centres.

This is a unique opportunity to establish a "one of a kind" early childhood learning centre in a beautiful part of the Wairarapa.

## **6. NOTIFICATION ANALYSIS (S95A-95F RMA)**

### **6.1 Public Notification**

Section 95A of the RMA (as amended in October 2017) provides 4 steps to determine whether an application is publicly notified:

Step 1 (S95A(3)) does not apply as the applicant is not requesting that this application be notified, as a new application there is no request for information (at this stage) and the proposal does not include any exchange for reserve land.

The proposal does not meet the criteria in Step 2 (S95A(5)) that precludes the notification of the proposal, therefore Step 3 (S95(8)(b)) requires consideration of whether the activity will or is likely to have adverse effects on the environment that are more than minor. In assessing the adverse effects or potential adverse effects under Section 95D(b) and (c), an adverse effect of an activity that is permitted or does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion must be disregarded. Also under Section 95D(a) any effects on people within the site or adjacent to it are not to be considered for the purposes of public notification.

The actual and potential adverse effects are considered to be (less than) minor. The assessment below indicates that the proposal will comply with the District Plan's noise standards and the increase in traffic is unlikely to create any adverse effects on the roading network. The proposed activity is positioned centrally within the site and would largely be screened from road view meaning any effects on rural amenity and character are limited.

Step 4 (S95A(9)) requires the consideration of whether special circumstances exist that would warrant the application being publicly notified. In this instance it is considered that there are no special circumstances as the assessment undertaken has concluded that the proposed activity would not result in any adverse effect which is any more than minor.

## 6.2 Limited Notification

If public notification is not required, Council must determine whether there are any affected persons that would warrant limited notification. Section 95B of the RMA (as amended in October 2017) provides 4 steps to determine whether an application should be notified on a limited basis:

Step 1 (S95B(2) and (3)) is not relevant to this proposal. Limited notification is not precluded under Step 2 (S95B(5) and (6)).

Step 3 (S95B(7) – (9)) requires if public notification is not required, the Council must then determine whether there are any affected persons that would warrant limited notification under Section 95B(1).

The applicant in conjunction with Carterton District Council originally identified a number of neighbours who could potentially be affected by the proposed activity.



Aerial photograph: shapes denote the location of potentially affected neighbours.

The applicant has consulted with all of these and their details are set out in the table below. A copy of the signed affected party approval forms is attached.



Name	Address	Legal description	Provided written approval
Monica Leerschool-Hage & Petrus Leerschool	734A Dalefield Road, Dalefield	Pt Section 306 Taratahi District	
Catherine & Ross Percy	718 Dalefield Road (opposite northern boundary)	Lot 1 DP 88733	Yes
Alison & Matthew Carter	710 Dalefield Road (opposite northern boundary)	Lot 1 DP 29233	Yes
Scott Ihaka	665 Dalefield Road (directly adjoining southern boundary)	Lot 2 DP 478234	Yes
Amanda & Tony Robinson	659 Dalefield Road	Lot 1 DP 364397	
Jill Livestre & Robyn Sivewright	649 Dalefield Road	Lot 2 DP 364397	
John Foreman & Kittima Foreman	611 Dalefield Road	Pt Section 236 Taratahi District	

The owners who have given their written approval are no longer deemed to be affected persons under Section 95E(3)(a). Council must disregard any effect on those parties who has given written approval to an application (see sections 95D(e) and 104(3)(a)(ii) of the RMA).

Based on the attached noise and traffic assessment, there are not considered to be any additional affected persons in terms of Section 95E of the RMA for the reasons given below.

## **7. ASSESSMENT OF ENVIRONMENTAL EFFECTS**

The Assessment of Effects on the Environment has been prepared in accordance with the Fourth Schedule of the Resource Management Act 1991 and the relevant assessment criteria and performance standards specified in the District Plan.

The application is considered to create less than minor effects on any person. This assessment is backed by the application comfortably meeting the requirements for restricted discretionary status. Although this does not rule out possible adverse effects which may arise regardless, it does suggest that the application is of a nature deemed suitable under the District Plan.

The following actual and potential effects are considered to require an assessment: noise effects, traffic (including parking) and general rural amenity of the area.

It is noted that the Airport Obstacle Limitation Surfaces Management Area overlay will have no effect on the proposed development. The management area relates to the flight path of helicopters and it is not relevant in this instance because the applicants are not proposing any additional buildings.

### **Noise**

It is proposed to modify an existing residential dwelling at 683 Dalefield Road into a childcare centre facility with onsite remediation. A new parking area would be constructed at the front of the dwelling and an outdoor exploration area would be established at the rear of the site.



The noise sources from the proposed activity would be the sounds (voices) of children whilst playing outside and the arrival and departure of cars in the car park.

The rural noise standards in the District Plan relate to the distance from surrounding dwellings and must be assessed at any point within a notional boundary of any dwelling on any site. Rule 4.5.2(f) outlines the permitted activity standards for noise and its measurement. The daytime limit (7.00am – 7.00pm) for noise is the Rural Zone is 55dBA L<sub>10</sub>, while the night time limit (within the hours of 7.00pm – 7.00am) is 45dBA L<sub>10</sub> measured at or beyond the boundary.

The presence of children is limited to day time hours only.

The District Plan provides guidance in Section 22.2.5 as to the matters to be considered in assessing the effects of noise and they include the following:

- (i) The ambient sound level and the impact of any cumulative increase.
- (ii) The contrasts between the predicted noise of the proposed activity and the existing noise environment in terms of level, character, duration and timing.
- (iii) The level by which noise standards will be exceeded, and its duration, particularly during the hours of darkness.
- (iv) The nature and location of nearby activities and the adverse effects of any increased noise upon them.
- (v) Whether the noise will detract from the amenity or general environmental quality of the surrounding zone.
- (vi) The site topography and any influence this may have on noise conveyance.
- (vii) Proposed methods for avoiding, remedying or mitigating potential adverse effects including insulation, shielding and barriers.
- (viii) Use of protocols, codes of practice and industry guidelines and any relevant New Zealand Standards for the assessment of noise.

An independent noise assessment has been undertaken by Marshall Day Acoustics (MDA) as part of this application and a copy of their report is attached. The report concludes that the proposal would comply with the District Plan noise limits including cumulative noise effects.

MDA visited the site on 8 February 2018 to measure ambient noise levels at three specific locations. The noise levels ranged from 39 to 44dB L<sub>A10</sub>, which was considered representative of the daytime noise level during the operating hours of the early childhood learning centre.

Background measurements were within the range of 33dB L<sub>A90</sub> to 36dB L<sub>A90</sub> and considered typical of a rural environment affected by low traffic activity.

An assessment of the overall noise emission from the children's outdoor exploration area was undertaken and based on a worst case scenario (whereby all 30 children are playing outside) the noise levels predicted to be received within the nearest potentially affected boundaries ranged from 25 to 36dB L<sub>A10</sub> easily meeting the relevant District Plan standard of 55dB L<sub>A10</sub>.

The MDA report also undertook an assessment of noise arising as a result of car park vehicle activity. The busiest peak hour (32 vehicle trips, including both arrivals and departures) was anticipated to occur in the morning with a maximum total daily number of vehicle trips totalling 133. The predicted noise levels from vehicles using the car park during peak hour and averaged over the day ranged from <25-34dB L<sub>A10</sub>. Again, well within the permitted activity standards of the District Plan.



In addition the cumulative noise effects from children playing outside and peak traffic movements in the carpark was predicted to be at least 19dB  $L_{A10}$  below the day time maximum noise limit.

The report noted that the existing ambient noise environment at nearby receivers was actually greater than the predicted noise from children playing in the outdoor exploration area, and while the proposed facility would be audible at some receiver locations some of the time, it was not considered to be intrusive. The assessment concluded with the following (p 12):

*“Based on the predicted sound levels, which considers screening from intervening buildings and the reduction in sound with distance, MDA is of the opinion that the proposed facility can be operated so as to readily comply with the relevant noise limit of 55dB  $L_{A10}$  at all nearby Rural zoned receivers....*

*MDA considers the proposal to be compatible with the objectives and policies of the WCDP with respect to noise generated in rural zones with dwellings. The predicted noise levels readily comply with the limits in the WCDP and the noise emitted from the centre is predicted to not result in any adverse amenity effects whatsoever.”*

In summary, the noise effects resulting from the proposed activity are considered to be less than minor forming part of the everyday noises heard within the rural environment.

### **Traffic**

Dalefield Road is classified as a Local Road in the Wairarapa roading hierarchy network with a speed limit of 100kph.

At the application site the road is sealed, with a formed width of 4.9m within a legal road width of approximately 20 metres.

As shown on the site plan 12 car parks are proposed, with an additional disability parking space and a 16.2m<sup>2</sup> area for minivan pick ups and drop offs. This is to meet the demands of the residents, staff and parents and complies with the District Plan car parking provisions which require a total of 11 parks. Additional car parks can be formed if needed. Sealing of the car parks is not proposed.

A comprehensive traffic report by Bill Barclay of Barclay Traffic Planning has been included as part of this application and a copy is attached. The report addresses the following effects as part of its assessment:

#### Traffic generation

The traffic report estimates that there would be a total of 133 traffic movements per day as a result of the proposed activity. This was based on a design trip generation rate of 4.1 trips per child per day (= 4.1 x 30) combined with 10.1 trips for the residential component (= 123 + 10.1 rounded). After allowing for a directional split, the increase in traffic flow on Dalefield Road was estimated to be in the region of 100 movements per day.

The report found that this figure is comparable to existing flow rates and raised few concerns.

It is our expectation that this figure is likely to be well in excess of actual vehicle movements from the facility, particularly bearing in mind the proposed use of the minivan to transport children to and from the childcare centre.



### Access

The District Plan has adopted *RTS 6: Guidelines for Visibility at Driveways* as its sight line distance standard. For a local road with a posted speed limited of 100kph the guideline requires a minimum sight distance of 160m. The available sight distance to the north of the access is 105m, and it is well in excess of 150m to the south. A single 6m width driveway would be formed based on the present access. There are two 90-degree bends in the road on either side of the application site which are likely to slow the flow of traffic.

The traffic report concluded that the visibility was adequate with sufficient sight lines between the two bends allowing motorists to have a clear view of any driveway manoeuvres. In addition the existing width of the access and driveway could accommodate two-way movement and was considered appropriate.

### Parking

The parking requirements in Table 21.1.25.1 of the District Plan are easily met. The only area of non-compliance is the proposal to pave the trafficable areas with base course, rather than seal. This was not considered to be an issue in the report, which noted at page 5:

*“The present gravelled surface has been in place for many years and has proved satisfactory in terms of dust and drainage characteristics, as well as being in keeping with the rural environment.”*

### Road safety

An inspection of CAS for the five-year period 2013 to 2017 shows that no crashes were reported on Dalefield Road north of the intersection with Watersons Line.

The report concluded that the site had ample space for access, parking and loading, visibility was good and accordingly the childcare centre could be established with no more than minor adverse traffic effects.

### **Rural amenity and visual effects**

The RMA defines amenity values as “those natural and physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, cultural and recreational attributes.”

The amenity of an area is largely a function of the existing and potential environment. Poorly managed childcare centres can have the potential to cause adverse effects on general amenity in rural zones. Noise and traffic changes are the most common effects and these have been assessed separately above.

The proposal involves the modification of an existing dwelling and outbuildings and the removal of a play house. The exterior of the buildings will otherwise remain the same ensuring that the overall character and amenity values of the site will be retained. All of the buildings, the parking area and the outdoor exploration area are partially screened from Dalefield Road by existing trees, shrubs and fencing. There are considered to be no effects on the wider environment outside of those closest neighbours who have given their consent.

It is considered that the proposed activity would have little, if any adverse effect on the wider rural character and environment. And importantly, the District Plan is not seeking to create a sterile monotonous rural environment. It recognises the need for vibrant



and diverse rural area, where non-traditional activities can provide critical local community services such as that proposed.

The application site is located within the rural environment and as such the scope of the application is considered to be acceptable and consistent with the surrounding rural-residential land use patterns including character and amenity values.

## **8. SECTION 104 RMA ASSESSMENT**

Subject to Part II of the Resource Management Act (Purpose and Principles) an application is assessed under Section 104 of the Act. For this application, the relevant matters to have regard to are:

- Any actual and potential effects on the environment of allowing the activity
- The Wellington Regional Policy Statement
- Any relevant objectives, policies or rules in the Wairarapa Combined District Plan
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

The application is for a Restricted Discretionary Activity under the Wairarapa Combined District Plan.

### **8.1 Wellington Regional Policy Statement (RPS)**

The Wellington Regional Policy Statement (RPS) became operative on 24 April 2013. The RPS is designed to achieve the purpose of the RMA by providing an overview of the resource management issues for the region, and stating the policies and methods required to achieve the integrated management of the region's natural and physical resources.

Of particular relevance to this application are Objective 22, which seeks a well-designed and sustainable regional form, and Policy 54 which seeks to achieve the region's urban design principles.

The proposal would allow for the operation of a early childhood education centre with onsite remediation at 683 Dalefield Road, Carterton. The application site is 3.33ha with two paddocks currently used for grazing purposes. The total area of land to be used for the facility is located within the existing curtilage and no new buildings are proposed.

The proposal doesn't reduce the area currently in rural productive use to the extent that the open space values or productive capability is compromised.

### **8.2 Proposed Natural Resources Plan**

The Proposed Natural Resources Plan for the Wellington Region (notified on 31 July 2015) includes rules which control discharges to land, air and other matters that are currently covered by a range of plans. Of consideration here is Rule 75 which controls discharges to land and specifically for onsite septic waste systems.

Rule 75 provides for new or upgraded onsite wastewater systems as permitted activities as long as conditions (a)-(k) are met, otherwise resource consent is required.



There is an existing wastewater system comprised of a 3500 litre septic tank and three 25m long seepage trenches that has been operating since 1998. Andy Duncan of EQOnz Limited has recommended some minor upgrades to the existing system to accommodate the change of land use and increased number of children and adults onsite. A copy of the report with design notes is attached. It is anticipated that any upgrades will form part of the conditions of resource consent.

### **8.3 Wairarapa Combined District Plan**

The Wairarapa Combined District Plan became operative on 25 May 2011. The relevant assessment criteria are contained in Section 22 of the District Plan and the relevant objectives and policies of the District Plan are:

- Objectives 4.3.1, 4.3.4
- Policies 4.3.2 (a),(d) and (e) and 4.3.5(a),(c) and (f)

The relevant objectives seek to ensure that land development maintain and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protect the efficient and effective operation of land uses and physical resources. Of particular concern is that primary production activities should be able to function effectively and not be unduly restricted by inappropriate development in too close a proximity.

Increasingly however the Wairarapa's rural environment is seen as an attractive place in which to reside with many opportunities for people to enjoy the benefits of a rural lifestyle and a small holding of land. This is apparent on Dalefield Road which has a number of lifestyle properties.

The application site has all the characteristics of a typical rural environment including open space, vegetation, working productive landscape and a range of built forms. The proposal will maintain the existing amenity values by creating a service that is appropriate in scale and level of environmental effects.

Small scale businesses and services help support the functioning of the Wairarapa rural neighbourhoods, which recognise that these social and community services are a key part of the fabric of modern rural environments. This service would complement the surrounding land uses while meeting the anticipated environmental outcomes for efficient use of Rural Zone resources through a diversity of land use and economic activities.

### **8.4 District Plan Analysis**

Section 9(1) of the Resource Management Act 1991 generally provides that any land use may establish and operate unless restricted from doing so by a rule in the District Plan.

The District Plan sets out permitted Rural Zone (chapter 4) and District Wide (chapter 21) standards.

#### Rural Zone use of building over 25m<sup>2</sup>

In the Rural Zone any activity not required for primary production and residential purposes that requires the use of a building over 25m<sup>2</sup> in GFA is a Restricted Discretionary Activity. Under Rule 4.5.5(c) discretion is limited to the following matters:



- (i) Siting of any building;
- (ii) Design and location of access;
- (iii) Location, size and effects of any signage;
- (iv) Amenity and visual effects;
- (v) Landscaping and screening;
- (vi) Noise generated by the activity;
- (vii) Changes in type and amount of traffic;
- (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton, Greytown, Martinborough and Featherston;
- (ix) Servicing and infrastructure requirements.

Most of the matters outlined have already been addressed in detail as part of the assessment of environmental effects.

The dwelling is set back 36m from the front boundary and there are no plans to amend the exterior of the buildings and no plans to build any new structures. The site has been extensively planted over the years with both exotic and indigenous vegetation and has new fencing along the western and southern boundaries (photos attached).

The only signage proposed would be on the front fence of the property and would comply with the sign provisions of the District Plan.

The site is connected to the town water supply and it is anticipated that water tanks would be installed sometime in the future to supplement water supply via roof collection and tank storage.

There is an existing 3500 litre septic tank and three effluent seepage trenches immediately north of the dwelling that were constructed in 1998. The change of use proposed for the site required a review of the onsite wastewater system. EQOnz Limited have undertaken a site assessment based on an anticipated occupancy of 30-50 children and 10 staff.

Andy Duncan in his assessment (see attached Design Notes) found that the existing 3500 litre tank had sufficient capacity for the increased flow but recommended that:

1. An additional 25m seepage trench be constructed;
2. A water meter be installed on the water line to measure water use;
3. The tank be pumped out and the outlet filter checked and replaced if required;  
and
4. A drop box loading be installed;

The report noted that if the actual water use surpassed 1200 litres a day then the system would need to be reassessed.

It is recommended that these measures are included as part of Council's decision for this application.

#### Road, Access, Parking and Loading

The only district-wide rule of relevance is Rule 21.1.25(c)(vii) which outlines the standards of construction of vehicle parking spaces.

The District Plan's Table 21.1.25.1 requires childcare centres to have one park per employee, one park per 10 persons to be accommodated in the centre, plus one park per residential unit. The proposed activity would employ up to 7 staff, contain 30



children (at any one time) and would have at least two residents onsite, therefore requiring a total of 11 parks. The proposed 12+ parking areas means the activity easily complies with this rule.

The District Plan requires all vehicle parking spaces to be formed, sealed and marked, and provided with surface water drainage. In this instance the applicant is seeking dispensation from sealing the vehicle parking spaces meaning the activity is unable to comply with this rule.

District Wide Rule 21.4.14(a) states that any activity that does not comply with the requirements of Rule 21.1.25 is a Restricted Discretionary Activity.

The existing driveway is metalled and it is proposed to expand the parking area which will also be metalled with base course. The requirement to seal is designed to protect adjoining rural-residential sites from the adverse effects of noise and dust.

It is considered that any effects from dust would be less than minor for the following reasons. The metalled driveway is existing and the car parking extension is relatively small in size. Any vehicles using it would be required to reduce their speeds significantly before entering the property, meaning dust effects are also reduced. Any potential effects are further mitigated by various screening and vegetation buffers in place. The closest neighbour is over 150m to the north and all dwellings within a 220m radius have given their written approval and therefore any effects on them must be disregarded. The proposal is considered to be appropriate in scale and density and dust effects beyond the 220m radius would be less than minor.

The parking area is to be formed, metalled and marked, and the proposal would otherwise meet all other standards for roads, access, parking and loading.

The relevant objectives and policies of the District Plan have been met. The proposal is entirely appropriate and consistent with existing land use patterns and rural-residential activity in the surrounding area and would have no discernible impact on the safe and efficient use of the road network.

### **8.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES)**

These regulations provide a national environmental standard for activities on pieces of land whose soil may be contaminated in such a way as to be a risk to human health. The activities include subdividing land, and changing the use of the piece of land. Land covered by these regulations include sites that are currently, or previously have had activities or industries described in the “Hazardous Activities and Industries List” (HAIL) and “production” (i.e. farm) land.

The property was previously used for farming purposes and at one stage had a woolshed with yards located in the front yard. The woolshed has since been removed and the location of a possible sheep dip or similar could not be confirmed. The area is flat and already completely fenced. It is located in the south east corner of the property and is some 930m<sup>2</sup> in total land area. The site contains the remnant yard, mature trees, a play house and a chicken coop. The existing implement shed is located approximately where the woolshed once was.



Appendix 3.2 of the District Plan sets out the Modified Wairarapa Hazardous Activities and Industry List (Wairarapa HAIL). The Wairarapa HAIL defines industries and activities which typically use or store hazardous substances that could cause contamination if these substances escaped from safe storage, were disposed of on the site, or were lost to the environment through their use. A livestock dip or spray race operation (commonly found near woolsheds) is included in the list as item 28.

The NES applies to this proposal as it involves a change of use for land that was probably used in a manner described in the HAIL. This triggered the need for a Preliminary Site Investigation (PSI) and Esther Dijkstra of EcoAgriLogic Ltd was engaged to do the work. A copy of her report and a relevant site plan is attached.

The PSI presents an assessment of contamination risk with respect to the proposed change of use by considering previous activities at the location, the intended land use scenario and the analysis results of soil sampling. It is proposed to develop the potentially contaminated area for car parking purposes (see Figure 1 of the report).

The most commonly used chemical to control sheep parasites in New Zealand from the 1840s to the 1980s was arsenic.

Four soil samples were taken from the site and tested for a range of heavy metal contaminants.

Of the four transects only one site (along drive) had topsoil arsenic concentrations above 17mg, which is just at the rural residential NES. The concentration of arsenic was well below the soil contaminant standard for high density residential with permanently paved yards and driveways and no produce. All other heavy metal concentrations analysed did not exceed the soil contaminant standard for rural residential use. The results are set out in Table 3 of the report.

The immediate risk from exposure to arsenic in soil is by ingesting soil and dust. The risk to surface and groundwater is deemed to be low as arsenic is not very mobile and binds to soil. The report concluded with the following at page 15:

*“After a site inspection and considering the current and previous site activities, this investigation concludes that the topsoil of the site will need to be managed to prevent people getting in contact with the elevated levels of arsenic, in particular along the drive way.*

*Currently the site is fenced and access to the soil will be further reduced by planting the site with shrubs and covering the soil for the proposed carpark with a permanent cover, such as base course, concrete or asphalt.*

*It is also strongly recommended to remove the playhouse from the site to eliminate children playing on the site.*

*With these recommendations in place, the level of heavy metals, including arsenic, will be highly unlikely to have an adverse effect on human health. The site can therefore be developed for car parking purposes.”*

The site will be remediated in accordance with these recommendations which should form part of the conditions of resource consent. With these measures in place it is considered that no significant risks to human health are likely to arise as a result of the proposal.



The change of land use is therefore a permitted activity meeting all the requirements in Regulation 8(4) of the NES.

## 8.6 Part II of the Resource Management Act 1991

It is considered that the proposal is consistent with sustainable resource management, would not adversely affect any matters of national importance and complements Council's obligations under the Treaty of Waitangi.

There are no known cultural sites or features associated with the application site. The proposal does not create any specific or unique adverse visual impact that requires management or mitigation further than the standard development rules within the District Plan.

The proposed activity will provide a 'one of a kind' early childhood education facility for Carterton – particularly for parents wanting their children to learn te ao Maori – while bringing one new business into the local economy.

### Other matters

Section 104 of the RMA also requires the consideration of any 'other matters' which may be reasonably necessary in determining an application.

There is increasing demand for childcare and early childhood education in the Wairarapa. The availability of good quality and affordable child care has a direct impact on local families and the economy in terms of enabling parents to pursue careers or earn additional income to provide for their families.

Research has shown that tamariki learn best in environments abundant in culture, coupled with responsive and reciprocal relationships.

A facility of this kind would provide numerous benefits both in terms of quality early childhood education, and also to the social, cultural and economic wellbeing of the families choosing to use them. This is a unique opportunity to support diversity with a learning centre rich in nature, culture, relationships and community, in what is arguably the perfect natural setting.

To this end the proposed activity is directly providing for the sustainable development of the local community, and the wider district.

## 9. CONCLUSION

An application for an Early childhood Education Centre is lodged by **Lauren & Matthew Spicer, & Diana Cruse** at 683 Dalefield Road, Carterton.

The proposal is in accordance with the objectives and policies of the Wairarapa Combined District Plan, and the purpose and principles of the RMA.

The proposed activity will have no adverse effect on the environment which is any more than minor.

The potentially affected neighbours have given written approval and no other parties are considered to be adversely affected by the proposal.



The consent can be granted accordingly subject to conditions pursuant to Section 108 of the RMA.



## 10. ATTACHMENTS

---

1. **Proposed site plan** (attached to emailed copy of application)
2. **Certificate of Title**
3. **Affected party approval forms**
4. **MDA Assessment of Noise Effects**
5. **Barclay Traffic Planning Report**
6. **EQOz Site Assessment Report 180101** (attached to emailed copy of application)
7. **EcoAgriLogic Ltd Preliminary Site Investigation Report** (attached to emailed copy of application)
8. **Site photographs**



**Certificate of Title**



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



R. W. Muir  
Registrar-General  
of Land

Search Copy

**Identifier** **664162**  
**Land Registration District** **Wellington**  
**Date Issued** 29 June 2015

**Prior References**  
WN55D/471 WN55D/472

**Estate** Fee Simple  
**Area** 3.3330 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 478234

**Proprietors**  
Matthew James Spicer and Lauren Jane Spicer

**Interests**  
9941033.6 Mortgage to ANZ Bank New Zealand Limited - produced 26.5.2015 at 12:07 pm and entered 29.6.2015 at 7:01 am

Transaction Id  
Client Reference ajerting001

Search Copy Dated 7/11/17 10:44 am. Page 1 of 2  
Register Only



Identifier

664162



Transaction Id  
Client Reference - ajerling001

Search Copy Dated 7/11/17 10:44 am, Page 2 of 2  
Register Only



**Affected party approval forms**



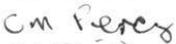
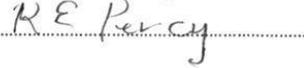


### AFFECTED PARTY CONSENT FORM

Affected Party Details	
Name	Ross Percy + Cath Percy
Physical Address	450 Dalefield Rd RD1 Carterton
Home Phone	379 8348
Email Address	cathmpercy@yahoo.co.nz

Applicant Details	
Name	Matt + Lauren Spicer ; Diana Cruse
Site Description	683 Dalefield Rd, RD1 Carterton
Proposed Activity	Early Childhood Education Centre

<input checked="" type="checkbox"/>	I/We confirm that we have been shown the application, the plans of the proposal and the assessment of environmental effects. We have signed the application and/or plans and they are attached.
<input checked="" type="checkbox"/>	We understand that in providing my/our written approval, the Council cannot take into account any actual or potential effects of the proposed activity on me/us.
<input checked="" type="checkbox"/>	I/we confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.
<input checked="" type="checkbox"/>	I/We also understand that this consent can, in certain circumstances, be withdrawn.
<input checked="" type="checkbox"/>	I/We understand that this written approval is unconditional and for the application as it has been submitted to Council. I/We understand that no conditions or provisos can be attached to this consent for the application.

Signature/s – To be signed by the affected party/parties	
 	Name/s: Catherine Percy Ross Percy Date: 29.5.18



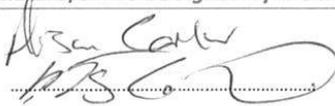
**AFFECTED PARTY  
CONSENT FORM**



Affected Party Details	
Name	Alison & Matt Carter
Physical Address	710 Dalefield Road, Dalefield, Carterton
Home Phone	
Email Address	

Applicant Details	
Name	Matt + Lauren Spicer
Site Description	683 Dalefield Rd
Proposed Activity	Early Childhood Centre School Holiday Programme

<input checked="" type="checkbox"/>	I/We confirm that we have been shown the application, the plans of the proposal and the assessment of environmental effects. We have signed the application and/or plans and they are attached.
<input checked="" type="checkbox"/>	We understand that in providing my/our written approval, the Council cannot take into account any actual or potential effects of the proposed activity on me/us.
<input checked="" type="checkbox"/>	I/we confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.
<input checked="" type="checkbox"/>	I/We also understand that this consent can, in certain circumstances, be withdrawn.
<input checked="" type="checkbox"/>	I/We understand that this written approval is unconditional and for the application as it has been submitted to Council. I/We understand that no conditions or provisos can be attached to this consent for the application.

Signature/s – To be signed by the affected party/parties	
	Name/s: Alison Carter Matt Carter
	Date: 11/11/2017



**AFFECTED PARTY  
CONSENT FORM**



Affected Party Details	
Name	Scott & Melissa Ihaka
Physical Address	665 Dalefield Road, Carterton
Home Phone	027 217 5170
Email Address	ihakas@outlook.co.nz

Applicant Details	
Name	Math + Lauren Spicer; Diana Cruse
Site Description	683 Dalefield Rd, RD1 Carterton
Proposed Activity	Early Childhood Education Centre

<input checked="" type="checkbox"/>	I/We confirm that we have been shown the application, the plans of the proposal and the assessment of environmental effects. We have signed the application and/or plans and they are attached.
<input checked="" type="checkbox"/>	We understand that in providing my/our written approval, the Council cannot take into account any actual or potential effects of the proposed activity on me/us.
<input checked="" type="checkbox"/>	I/we confirm that I/we have the authority to sign on behalf of all the other owners of the property and all the occupiers.
<input checked="" type="checkbox"/>	I/We also understand that this consent can, in certain circumstances, be withdrawn.
<input checked="" type="checkbox"/>	I/We understand that this written approval is unconditional and for the application as it has been submitted to Council. I/We understand that no conditions or provisos can be attached to this consent for the application.

Signature/s – To be signed by the affected party/parties	
	Name/s: Scott Ihaka
	Date: 3 June 2018



MDA Assessment of Noise Effects





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**Project:** EARLY CHILDHOOD EDUCATION CENTRE  
683 Dalefield Road, Dalefield, Carterton  
Assessment of Noise Effects

**Prepared for:** Cruse Education Services  
45 Oxford Street  
Landsdowne  
Masterton 5810

**Attention:** Diana Cruse

**Report No.:** Rp 001 r01 20171311

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**Document Control**

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Draft	-		23 April 2018	Micky Yang	Mat Cottle
Final	01	Updated traffic numbers	17 April 2018	Micky Yang	-



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## 1.0 INTRODUCTION

Cruse Education Services has engaged Marshall Day Acoustics (MDA) to assess the potential noise impacts of a proposed early childhood education centre (ECEC) for 30 children to be established at 683 Dalefield Road, Dalefield, Carterton.

The purpose of this report is to assess compliance with noise performance standards in the Wairarapa Combined District Plan (WCDP), and to form a part of an application for Resource Consent.

A Glossary of Terminology is included in Appendix A.

## 2.0 APPLICATION SITE

Figure 1 shows the existing application site (highlighted in blue) and neighbouring sites. The site is bounded by Dalefield Road on the north-eastern and south-eastern side. To the north-west is empty land and to the south-west is a dwelling (not shown in Figure 1).

Figure 1: Application Site



## 3.0 PROPOSAL

This proposal relates to the establishment of a new ECEC and is described in full in the application documents. The proposed site layout is shown in Appendix B.

### 3.1 Facility Description

#### 3.1.1 Building

The existing building would be retained and fitted out to include indoor activity spaces, sleep rooms, a staff room, a kitchen and office space and ablution/laundry facilities.



The main pedestrian entrance to the centre would be located next to the car park.

### 3.1.2 Outdoor Exploration Area

An outdoor exploration area (OEA) is proposed along the entire north-western portion of the site.

No elevated play structures (EPS) are proposed. However, children are free to climb nearby trees.

It is noted that tree-climbing has been taken into consideration when predicting noise levels from children's outdoor activity.

### 3.1.3 Mechanical Plant

Details of any proposed mechanical plant have not yet been finalised.

## 3.2 Operating Times

Normal opening hours for the ECEC would be from 7:00 am to 6:00 pm, Monday to Friday (excluding public holidays).

It is noted that staff only may be present on the site outside the above hours to carry out administrative tasks or make preparations in advance of children arriving at the facility.

As per the Ministry of Education (MOE) licensing requirements<sup>1</sup>, children would have access to the outdoor exploration areas. MDA considers 70% OEA utilisation during operating hours as a reasonable and conservative assumption to estimate children's daily outdoor time. Under this scenario, outdoor play/activities could occur for approximately 8 hours of the 12-hour daytime period prescribed in the WCDP.

## 3.3 Number of Children / Staff

It is intended that the ECEC would cater for up to 30 preschool children, 20 of whom would be under two years of age and 10 over two years of age. The number of staff on site would be seven.

## 3.4 Vehicle Parking and Movements

11 parking spaces would be provided on-site in a car park along the south-eastern portion of the site as shown on the plans, accessed via a one-way driveway off Dalefield Road. It is understood that a 10-seater minivan would be purchased to be used during peak hours. Up to three runs during the peak hour times are proposed using the minivan.

## 3.5 Written Approvals

To MDA's knowledge, written approvals have been obtained from the owner's/occupiers of the following nearby properties:

- 665 Dalefield Road
- 710 Dalefield Road
- 718 Dalefield Road

Council must not, when considering the application, have regard to any effect on a person who has given their written approval to the application (Section 104 (3)) of the Resource Management Act 1991.

It is noted that 611 Dalefield Road has given verbal approval.

<sup>1</sup> Refer to Ministry of Education Premises and facilities licensing criteria 13 (PF13) found at <http://www.education.govt.nz/early-childhood/running-an-ece-service/the-regulatory-framework-for-ece/licensing-criteria/centre-based-ece-services/redownloadpdf>



**3.6 Acoustic Mitigation**

There is no acoustic mitigation proposed in the plan. It is noted however, that a new 1.5m timber paling fence is to be constructed along the entire eastern and a portion of the southern boundary of the OEA. The palings are side by side and do not overlap. Additionally, there are no vertical palings behind each joint. Therefore, this fence is not considered to be acoustically effective however, could be practicably upgraded should the need arise

**4.0 NOISE PERFORMANCE STANDARDS**

The application site is situated on land zoned *Rural – Primary Production* in the WCDP, as are all immediately adjacent neighbours. The applicable noise performance standards are given in Part A of the WCDP in Chapter 4.5.2 (f). The relevant sub-clauses are reproduced below:

- (i) *"The sound level from activities within any site, excluding mobile sources associated with primary production (e.g. tractors, harvesters), shall not exceed the following limits within any measurement time interval in the stated time-frames, when assessed at any point within the national boundary of any dwelling on any site within the rural Zone but excluding any dwelling on the property where the sound levels are generated, and at any point within the boundary of any site within the Residential Zone:*

<i>Daytime</i>	<i>7.00am – 7.00pm</i>	<i>55dBA L10</i>
<i>Nighttime</i>	<i>7.00pm – 7.00am</i>	<i>45dBA L10</i>
	<i>9.00pm – 7.00am</i>	<i>75dBA Lmax</i>

- (ii) *All sound levels shall be measured in accordance with NZS 6801:1999 "Acoustics – Measurement of Environmental Sound", and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound"."*

**5.0 EXISTING NOISE ENVIRONMENT**

**5.1 Ambient Measurements**

A site inspection was carried out on 8 February 2018 between 1720 – 1830 hrs, during which ambient noise levels were measured, in accordance with the relevant standards, at the positions marked MP1 to MP3 as indicated on the figure in Appendix C.

The weather during the measurements was fine with a light north-westerly breeze (1.6 – 3.3 m/s) and 7 okta cloud cover. These conditions were within the allowable parameters for measuring outdoor noise.

MP2 was chosen to be representative of the noise received at 683 Dalefield Road.

Table 1 summarises the measurement results and the measurement positions are shown in Appendix C.



**Table 1: Measured Ambient Noise Levels**

Measurement Position	Measurement		Measured Level (dB) <sup>(1)</sup>				Noise Source <sup>(2)</sup>
	Start Times	Duration min:sec	L <sub>A10</sub>	L <sub>Aeq</sub>	L <sub>A90</sub>	L <sub>Afmax</sub>	
MP1 Near 710 Dalefield Road Road	17:21	15:00	39	39	36	65	Distant traffic, wind noise from trees, bird noise, some insect (i.e. cicadas) noise, occasional dogs, distant farming noise (reverse beeps)
MP2 Opposite 683 Dalefield Road	17:42	15:00	44	43	34	64	<u>Traffic noise, wind noise from trees</u> , occasional dog barks
MP3 Near 659 Dalefield Road	18:10	15:00	43	41	33	70	<u>Traffic noise, wind noise in trees</u> , farming noise

Notes to Table 1:

- (1) An explanation of technical terms is provided in Appendix A
- (2) The controlling noise source is underlined

As shown in Table 1, the ambient noise levels ranged from 39 to 44 dB L<sub>A10</sub>. It is considered that these noise levels would be representative of the daytime noise level during the operating hours of the ECEC given that the location is quite rural and is not located adjacent to a road with high vehicle usage.

Background measurements were within the range of 33 dB L<sub>A90</sub> to 36 dB L<sub>A90</sub>.

These measurements indicate that the existing noise environment is typical of what would be expected in a rural environment affected by low traffic activity.

## 5.2 Reverse Sensitivity

### 5.2.1 Noise Criteria

ECECs are licensed in accordance with the Education Act 1989 under the Education (Early Childhood Services) Regulations 2008, which prescribe the minimum standards that each licensed service must meet. MOE licensing criteria are used to assess how the centres meet the minimum standards required by the regulations.

Licensing criterion relating to noise levels, along with guidance to help ECECs meet the required standards, are found under *Premises and facilities licensing criterion 12 (PF12)* in "Licensing criteria for centre-based ECE services"<sup>2</sup>.

The guidance in PF12 (reproduced in Appendix D) refers to the recommendations of the World Health Organization which states that for an *outdoor setting* (i.e. outdoor play area) the recommended maximum noise exposure level in childhood education environments is 55 dB L<sub>Aeq</sub> in relation to annoyance from an external source.

<sup>2</sup> <http://www.education.govt.nz/early-childhood/running-an-ece-service/the-regulatory-framework-for-ece/licensing-criteria/centre-based-ece-services/redownloadpdf>



#### 5.2.2 Assessment

As the measured noise level of 43 dB  $L_{Aeq}$  does not exceed WHO guidelines, acoustic mitigation in the form of an acoustic barrier to reduce external noise within the OEA would not be required. It is considered that the noise level within the OEA would not increase significantly due increase traffic use on Dalefield Road or from other noise sources.

### 6.0 PREDICTED NOISE LEVELS AND ASSESSMENT OF EFFECTS

#### 6.1 Predicted Noise Levels

The significant noise sources from the proposed activity would be the sounds (voices) of children whilst playing outside, the arrival and departure of cars in the car park and noise generated during construction of the facility. These noise sources are addressed separately below.

It is noted that indoor activities typically do not influence the overall noise level at site boundaries. Noise from mechanical plant and potential cumulative effects are also discussed in the following sections.

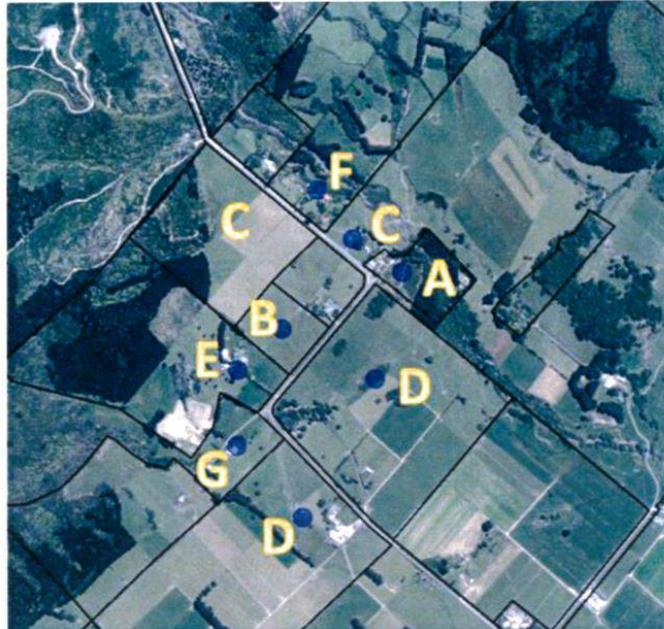
The nearest potentially affected sites in relation to the proposed activity are given below and shown in Figure 21:

- 611 Dalefield Road (D)
- 649 Dalefield Road (G)
- 659 Dalefield Road (E)
- 665 Dalefield Road (B)
- 710 Dalefield Road (A)
- 718 Dalefield Road (C)
- 734A Dalefield Road (F)

Note that for receiving sites that do not have a property on it, the receiver location was placed on the boundary.



Figure 21: Receiver locations



#### 6.1.1 Children's Outdoor Play

An assessment of the overall noise emission from children's outdoor play activity has been completed based on MDA's previous observations and measurements of children playing actively at other childcare centres.

With a worst-case circumstance whereby all 30 children are outside playing, the noise levels predicted to be received within the nearest potentially affected boundaries have been calculated and are shown in Table 2.

Table 2: Predicted Noise Levels from Children's Outdoor Play

Receiver Location	Predicted Noise Level (dB L <sub>A10</sub> )
611 Dalefield Road	36
649 Dalefield Road	25
659 Dalefield Road	30
665 Dalefield Road	35
710 Dalefield Road	35
718 Dalefield Road	36
734A Dalefield Road	33



Based on the results in Table 4, the relevant noise limit of 55 dB  $L_{A10}$  would be readily complied with at all nearest receivers.

This compliance would be achieved taking into consideration:

- The shielding effects of the proposed ECEC building (where applicable)
- Time averaging (-1dB<sup>3</sup>) as permitted in terms of the relevant acoustic standard (New Zealand Standard NZS 6802:2008 "Assessment of Environmental Noise", Table 2)

#### 6.1.2 Car Park Vehicle Activity

The following traffic flow numbers have been used in the modelling:

- The busiest peak hour (32 vehicle trips, including both arrivals and departures) is anticipated to occur in the morning<sup>4</sup>
- The total daily number of vehicle trips is 133<sup>5</sup>

Previous measurements of cars moving at carpark speed have been used to predict the noise levels generated by the use of the car parking area during:

- A peak hour for a total of 16 vehicles entering and exiting the car park. The predicted peak hour noise levels (no averaging) received at the nearest potentially affected notional boundaries are presented in Table 3
- The prescribed time frame of 7:00 am to 7:00 pm (with averaging) for a total of 44 vehicles. The results are presented in Table 5.

**Table 3: Predicted Noise Levels from Vehicles Using the Car Park – Peak Hour and Daytime**

Receiver Location	Predicted Noise Level <sup>(1)</sup> (dB $L_{A10}$ )	
	AM Worst Case Peak Hour (no averaging)	Averaged Over the Day
611 Dalefield Road	34	30
649 Dalefield Road	<25	<25
659 Dalefield Road	<25	<25
665 Dalefield Road	<25	<25
710 Dalefield Road	<25	<25
718 Dalefield Road	<25	<25
734A Dalefield Road	<25	<25

Based on the results in Table 3, the relevant noise limits would be readily complied with at all receivers.

<sup>3</sup> Based on a prescribed time frame of 7:00 am to 7:00 pm (12 hrs daytime) with less than 80% duration of the specific sound (i.e. children playing outside) in the prescribed time frame

<sup>4</sup> Assumed by MDA

<sup>5</sup> Supplied by Barclay Traffic Planning



**6.1.3 Mechanical Plant**

As previously stated the details of proposed mechanical plant have not been finalised. It is likely that the centre would use mechanical plant such as heat pump(s) to provide heating and cooling. It is understood that mechanical plant would not generally operate at night or during weekends.

Any mechanical plant/services installed, should be designed to meet the relevant noise limits.

It is considered that with appropriate selection of equipment in terms of noise emission characteristics and with typical methods of noise control (if required) and appropriate location on the site, noise levels from mechanical plant/services would be able to readily comply with the relevant noise limits.

**6.1.4 Cumulative Noise**

Cumulative noise effects from children playing outside and peak traffic movements in the carpark are not anticipated because the individual predictions are made based on reasonable worst-case scenarios. Additionally, it is not possible for all of the children to be playing outside while they are all arriving / departing by vehicle.

Regardless, the resultant overall noise levels from all activity on the site during the daytime period (7:00 am to 7:00 pm) is predicted to be:

**Table 4: Resultant noise levels**

Receiver Location	Predicted Noise Level (dB L <sub>A10</sub> )
611 Dalefield Road	36
649 Dalefield Road	25
659 Dalefield Road	30
665 Dalefield Road	35
710 Dalefield Road	35
718 Dalefield Road	36
734A Dalefield Road	33

**6.1.5 Construction Noise**

Construction noise involved in the development of the facility would be on a scale typical of what might occur for a residential project. It is considered that with normal building practices and working hours, construction noise will generally comply with the relevant limits, provided that any work close to boundaries is undertaken with due consideration.

**6.2 Overall Operation Noise Effects**

Noise from children playing in the OEA are predicted to range from 25 – 36 dB L<sub>A10</sub>. The existing ambient noise environment at nearby receivers is greater than this, ranging between 39 dB L<sub>A10</sub> to 44 dB L<sub>A10</sub>. In addition, the existing background noise level ranges between 33dB L<sub>A90</sub> and 36dB L<sub>A90</sub>.

Based on the above, the proposed ECEC would be audible at some receiver locations some of the time. However, MDA considers the received sound would not be intrusive and therefore concludes that no adverse amenity effects would occur.

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## 7.0 CONCLUSION

Marshall Day Acoustics has assessed the potential acoustic impacts of a proposal to establish an early childhood education centre at 683 Dalefield Road, Dalefield, Carterton, accommodating a total of 30 children.

Based on the predicted sound levels, which considers screening from intervening buildings and the reduction in sound with distance, MDA is of the opinion that the proposed facility can be operated so as to readily comply with the relevant noise limit of 55 dB  $L_{A10}$  at all nearby Rural zoned receivers.

Construction noise is considered to be typical of a residential project and is anticipated to be able to comply with the relevant noise limits.

MDA considers the proposal to be compatible with the objectives and policies of the WDCP with respect to noise generated in rural zones with dwellings. The predicted noise levels readily comply with the limits in the WDCP and the noise emitted from the centre is predicted to not result in any adverse amenity effects whatsoever.



APPENDIX A GLOSSARY OF TERMINOLOGY

<b>Ambient Noise</b>	Ambient Noise is the all-encompassing noise associated with any given environment and is usually a composite of sounds from many sources near and far.
<b>dBA</b>	A measurement of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.
<b>L<sub>eq</sub></b>	The time averaged sound level (on a logarithmic/energy basis) over the measurement period (normally A-weighted).
<b>L<sub>90</sub></b>	The sound level which is equalled or exceeded for 90% of the measurement period. L <sub>90</sub> is an indicator of the mean minimum noise level and is used in New Zealand as the descriptor for background noise (normally A-weighted).
<b>L<sub>10</sub></b>	The sound level which is equalled or exceeded for 10% of the measurement period. L <sub>10</sub> is an indicator of the mean maximum noise level and is used in New Zealand as the descriptor for intrusive noise (normally A-weighted).
<b>L<sub>Afmax</sub></b>	The maximum sound level recorded during the measurement period (normally A-weighted).
<b>Notional Boundary</b>	A line 20 metres from any side of a dwelling or the legal boundary where this is closer to the dwelling <sup>6</sup> .
<b>NZS 6801:2008</b>	New Zealand Standard NZS 6801:2008 " <i>Measurement of Environmental Sound</i> "
<b>NZS 6802:2008</b>	New Zealand Standard NZS 6802:2008 " <i>Assessment of Environmental Noise</i> ".
<b>Prescribed time frame</b>	'Daytime', 'night-time', 'evening', or any other relevant period specified in any rule or national environmental standard or in accordance with 8.3.2 in NZS 6802:2008.

<sup>6</sup> Source: Section 3 Definitions in NZS 6801:2008



**APPENDIX B PROPOSED SITE PLAN**



**TOMLINSON &  
CARRUTHERS**  
SURVEYORS LTD  
26 Avon Street, 411 Box 249  
Maitland, NSW 2320

**PROPOSED SITE PLAN FOR  
LOT 3 DP 478234  
683 DALEFIELD ROAD - CARTERTON**

NOTE  
Areas and Dimensions subject to Final Survey  
Some Details plotted from Aerial Photography

Prepared for	Spicer
Drawn Date	Mar 2018
Completed in	CT 664162
Territorial Authority	SDC
Scale	1:400 @ A3
Ref#	17-144 Rev 1

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APPENDIX C MEASUREMENT POSITION LOCATIONS





**APPENDIX D MOE LICENSING CRITERIA AND GUIDANCE**

**EDUCATION.govt.nz**  
from the Ministry of Education

**Licensing criteria for centre-based ECE services**

**PF12 Heating, lighting, noise, and ventilation**

**Criteria**

**Premises and facilities criterion 12**

§ Parts of the building or buildings used by children have:

- lighting (natural or artificial) that is appropriate to the activities offered or purpose of each room;
- ventilation (natural or mechanical) that allows fresh air to circulate (particularly in sanitary and sleep areas);
- a safe and effective means of maintaining a room temperature of no lower than 16°C; and
- acoustic absorption materials if necessary to reduce noise levels that may negatively affect children's learning or wellbeing.

Related to clause 45(1)(a)(ii) of standard.

**Rationale/Intent:**

To ensure the safety and wellbeing of children.

**Guidance**

**Noise**

The World Health Organization (1999) has recommended maximum noise exposures in early childhood education environments:

SETTING	HEALTH EFFECT	LEQ (DBA)	LMAX (DBA)
Outdoors	Annoyance (from external source)	55	-



APPENDIX E ACOUSTIC SCREEN CONSTRUCTION OPTIONS

Type	Constructions	[Refer Notes (1) to (4) below]
Timber <sup>(6)</sup>	Supporting Structure:	Timber, steel or aluminium posts and rails.
	Cladding Option 1:	Plywood panelling <sup>(5)</sup> with a minimum surface mass of 10 kg/m <sup>2</sup> (18mm minimum thickness).
	Cladding Option 2:	Timber Palings (minimum thickness of 20-25mm) either overlapped or close-boarded with battens over gaps between palings <sup>(6)</sup> .
Fibre Cement	Supporting Structure:	Timber, steel or aluminium.
	Cladding Option 1:	9mm (min. thickness) Fibre Cement sheet (1 layer)
	Cladding Option 2:	7mm (min. thickness) Compressed Fibre Cement sheet (1 layer)
Acrylic	Supporting Structure:	Steel, aluminium or concrete.
	Infill panels:	12mm thick Acrylic panels.
Glass	Supporting Structure:	Steel, aluminium or concrete.
	Infill Panels:	Laminated glass (6mm minimum thickness).
Brick	Supporting Structure:	Concrete footing.
	Infill:	70mm mortared brick
Concrete	Supporting Structure:	Concrete footing.
	Infill:	Reinforced concrete or mortared concrete block (filled or unfilled).
Earth Bund		Earth or suitable fill material.

Notes:

- (1). Any proposed acoustic screen shall be designed and certified by a suitably qualified structural engineer and relevant consents sought from the local council and other interested parties prior to its construction
- (2). Acrylic and glass sections can be used to provide an acoustic screen while retaining visual transparency
- (3). For all fence constructions, ensure that there are no gaps in the screen or between the ground and the bottom of the screen
- (4). Any proposed acoustic screen shall be designed with input from a suitably qualified acoustic consultant
- (5). Grooved plywood, manufactured to resemble a timber paling fence design, can be used to achieve a similar look to a close boarded fence design
- (6). Plywood panelling is preferred to a close boarded fence design for long term durability



## Barclay Traffic Planning Report



### Barclay Traffic Planning

2nd Floor, 92 Queens Drive - P.O. Box 31531 - Lower Hutt 5040  
Phone: 04-939 0823 Mobile 021-670823 Email: barclay@barclaytraffic.co.nz  
Website: www.barclaytraffic.co.nz

17 April 2018

Ms Vanessa Tipoki  
Resource Management Planner  
Tomlinson and Carruthers Surveyors Limited  
P O Box 246  
MASTERTON 5840

Dear Vanessa

#### PROPOSED CHILDCARE CENTRE AT 683 DALEFIELD ROAD CARTERTON

As arranged I have considered traffic and parking issues relating to the proposed childcare centre at 683 Dalefield Road, and report as follows.

1. Description of proposal

Existing

No. 683 Dalefield Road is currently a rural property used for agricultural and rural residential purposes, located approximately five kilometres west of Carterton township. The site is on a slight rise but the terrain is otherwise flat.

The location is shown in Figure 1, identified by a red star.

At this point the road is sealed, with a formed width of 4.9 metres within a legal road width of approximately 20 metres. Posted speed limit is 100 km/h.

Proposed development

The proposed development is for the establishment of a childcare centre at the site, catering for up to 30 children, of whom 20 will be over two years of age and ten under. There will be up to seven staff.

The existing residential dwelling will be retained, but with some modification.

A single driveway will be formed based on the present access. It will be 6.0 metres wide, allowing for two-way movement. (Note: the property will also have a number of other accesses which will not be used for the childcare centre.)

W. J. Barclay BE (Civil) BTP MNZPI MEngNZ CPEng



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Source: Wisers Easi-Fold Map

**Figure 1: Location**

Site layout of the proposal is shown in Drawing 17-144 Revision 1 prepared by Tomlinson and Carruthers.

As well as spacious grounds for the childcare centre itself, there will be linkages with surrounding farmland, enabling contact with farm animals and farm activity. This is expected to be an important feature of the new centre, and one which cannot be readily provided by many urban childcare centres.

As shown in Figure 2, eleven car parking spaces will be provided. Although this is expected to meet the demands of residents, staff and parents under most conditions, there is ample space for additional parking to be formed on the site should this be needed.

At this stage it is proposed that driveways and car parks will be gravelled but not sealed. Sealed surfaces could however be provided at a later date should they be needed.

2. District Plan compliance

The site is in Carterton District and is subject to provisions of the Wairarapa Combined District Plan. It is in the Primary Production Zone, and at this point Dalefield Road is classified as a Local Road in the District Plan roading hierarchy.

Compliance with parking and traffic rules is assessed in Table 1:



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Reference	Requirement	Compliance?
Section: 21.1.25(a)	All new roads, intersections, access, parking and loading...	NOT APPLICABLE (no new road elements)
21.1.25(b)(i)	Access: Safe and practicable vehicle access, to comply with Appendix 5	(see below)
21.1.25(c)	(i) Parking and loading (1) – (4)	(see below)
21.1.25(c)(ii)	Number of parks	
Table 21.1.25.1	Provision of car parks: Dwelling: 1 Child care centres: 7 staff @ 1= 7 Children @ 1 per 10 = 3 Total requirement::11	11 spaces provided COMPLIES
21.1.25(c)(iii)	Parking for the disabled	COMPLIES
21.1.25(c)(iv)	Access and manoeuvring	COMPLIES
21.1.25(c)(v)	Parking spaces and access aisles to be kept clear	TO COMPLY
21.1.25(c)(vi)	Design standard AS/NZS 2890.1-2004	TO COMPLY
21.1.25(c)(vii)	Construction standards: Parks and aisles to be formed, sealed and marked	DOES NOT COMPLY

**Table 1: District plan compliance (summarised)**



Provisions of Table 1 refer to Appendix 5, which is analysed below in Table 2.

Reference	Requirement	Compliance?
Rural	NZS 4404:2004	NOT APPLICABLE (no new road elements being formed)
Privateways: rural	NZS 4404:2004: to be sealed	DOES NOT COMPLY
<u>Sight lines</u> - rail crossings - state highway - other road and driveway intersections	RTS 6 Guidelines for visibility at Driveways	(see below)
		NOT APPLICABLE
		NOT APPLICABLE
Vehicle crossings	Rural Frontage seal widening	TO COMPLY
Parking layout	AS / NZS 2890.1-2004	COMPLIES
Turning paths	Off-road parking: AS / NZS2890	COMPLIES
Loading	99 <sup>th</sup> percentile truck	COMPLIES
Facilities for disabled	NZS 4121-2001	TO COMPLY

**Table 2: Compliance with Appendix 5 (summarised)**

It will be seen that there is a high level of compliance with District Plan requirement, and that the main area of non-compliance is the proposal not to seal car park and driveways. Effects of this non-compliance are discussed in Section 3 below, together with a more general consideration of issues.

3. Assessment of effects

Access

The District plan has adopted *RTS 6: Guidelines for Visibility at Driveways* (Land Transport Safety Authority, 1993) as its sight distance standard. For a local road with a posted speed limit of 100 km/h the guideline requires a minimum sight distance of 160 metres, or 230 metres if speed survey data are not available. Because of the narrowness of the road and general speed environment, I would expect typical operating speeds to be well under 100 km/h.

To the east, the available sight distance is 105 metres, although speeds will be limited by a 90-degree bend. To the west there is clear visibility to another tight



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bend well in excess of 150 metres. There are clear sight lines between the two bends, and motorists will have a clear view of any driveway manoeuvres.

The activity will be served by a single driveway based on the present access. This will be wide enough for two way movement.

#### Pavement

In terms of access and circulation requirements, the main area of non-compliance is the proposal to pave the trafficable areas with gravel, rather than seal. The present gravelled surface has been in place for many years and has proved satisfactory in terms of dust and drainage characteristics, as well as being in keeping with the rural environment.

Although the application does not propose to seal the paved areas, it remains an option for the future.

#### Parking

As set out in Table 1, 11 car parking spaces will be provided on the site. These are expected to meet actual demand as well as satisfy the District Plan requirement of 11 parks. Additional parking could be formed if needed.

#### Loading and unloading

Although the site still has many of the facilities of a commercial farm, in its new role as an education operation, the nature of the centre means that the need for loading and unloading will be modest, and able to be met mainly by light vans and cars.

#### Traffic generation

In the estimation of traffic generation a valuable reference is 453 *Trips and parking related to land use* (New Zealand Transport Agency Research Report 453, November 2011). For the planning of pre-school centres the report recommends use of a design trip generation rate of 4.1 trips per child per day. For the proposed centre with 30 children this gives a figure of 123 trips per day ( $= 4.1 \times 30$ ). To this might be added generation of the dwelling unit, estimated to be 10.1 trips per day. Total generation is therefore expected to be 133 ( $= 123 + 10.1$ , rounded). After allowing for a directional split, the increase in traffic flow on Dalefield Road can be estimated to be in the region of 100 movements per day.

Although this figure is comparable to existing flow rates on Dalefield Road of 150 movements per day (from New Zealand Transport Agency crash database "CAS"), existing and additional flows are at a very low level, raising few concerns about traffic operation.

#### Road safety

An inspection of CAS for the five-year period 2013 to 2017 shows that no crashes were reported on Dalefield Road north of the intersection with Watersons Line.

Although it must be acknowledged that many minor crashes go unreported, this is an enviable record. With the excellent visibility available at the site there is every reason to expect this record to be sustained in the future.

#### 4. Conclusions





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The proposal is for the establishment of a childcare centre on a site at 683 Dalefield Road, Carterton. There are to be up to 30 children and seven staff.

The site is generously proportioned, with ample space available for access, parking and loading.

Visibility is good and it can be expected that the present excellent safety record will be sustained into the future.

It is concluded that the childcare centre can be established with no more than minor adverse traffic effects.

Yours faithfully

Bill Barclay

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Photographs



Dwelling



Outdoor exploration area with new fence (OEA)



OEA covered area.



OEA view north.



OEA.



View west.