

31 August 2018

M & L Spicer
c/- Tomlinson & Carruthers
PO Box 246
Masterton 5840

Dear Applicants

Further information request under section 92(1) of the Resource Management Act 1991 for the application for an early childhood Education Centre with onsite remediation.

Thank you for your resource consent application for an early childhood Education Centre with onsite remediation, Council reference number 180020.

I have reviewed your application and the supporting information. As a result of this review I have identified that I need further information about your application so that I can better understand the effects of your proposal, its effects on the environment and how any adverse effects on the environment might be mitigated.

Information requested

1. Traffic assessment – The traffic safety assessment undertaken by Barclay Traffic Planning does not analyse the impact of additional traffic associated with the early childhood educational centre on road safety at and beyond the bend in the road outside 649 Dalefield Road. At this point the carriageway narrows and visibility is limited. There is also narrow or no shoulder with drainage ditches either side of the road. There is currently traffic associated with conventional farming including milk tankers, tractors etc and forestry logging activities. Please can you provide analysis to help determine whether the additional traffic movements in this locality will be less than minor or can be appropriately managed taking into account the current use of the road and the visibility and dimension of the road at and beyond the corner adjacent to 649 Dalefield Road.
2. In relation to the EcoAgriLogic PSI report, there is a lack of determination on whether a sheep dip existed and whether there are any contaminants that could pose a human health risk. Please could you provide further analysis and soil testing to ensure that the Council can be satisfied that there will be no risk to human health in relation to soil contamination. In this regard further samples taken for heavy metal screening purposes should be taken, including in the outdoor areas where children will have access to including the play areas and the areas where pet animals are kept and more samples near where the sheep dip is likely located. This issue was raised by submissions received in relation to the application (refer attached).
3. In relation to the existing septic tank, the EQOnz report noted that if actual water use surpassed 1200 litres per day then the system will need to be reassessed. Please confirm that with the proposed use of up to 30 children, staff and parents over the 24 hour period that this water use is unlikely to be surpassed. If there is any possibility that this will be surpassed then we will need further information to demonstrate what will be needed to upgrade the onsite wastewater system to cope with the proposed use. Please also address the potential disposal of powerful bleaches, nappy soakers, disinfectants and whether this will affect the effective operation of the wastewater system. If it is likely to adversely affect its operation then whether measures will be undertaken to restrict their disposal.
4. Inconsistencies in the noise report and the resource consent information, for example hours and age of children. Please confirm the numbers of children under the age of 2 years and those aged 2-5 years and address any other inconsistencies (if any).

Date information required

Please provide the above information to me by 24 September 2018. If you are not able to supply the information requested by this date, you must let us know in writing within this timeframe, either that you

require additional time (at which time we will set a reasonable timeframe for you to provide the information) or that you refuse to provide the requested information.

Processing of your application

Your application has been placed on hold, and the statutory 'clock' stopped until such a time that I receive all of the above information.

As soon as one of these occurs, the statutory 'clock' will restart and I will continue processing your application. Please feel free to contact Andrew Guerin on 027 801 1255 or myself on 06 379 4048 if you have any questions or concerns.

Yours sincerely

A handwritten signature in blue ink that reads "Solitaire Robertson". The signature is written in a cursive style with a period at the end.

Solitaire Robertson
Senior Planner