

RES.005
126651

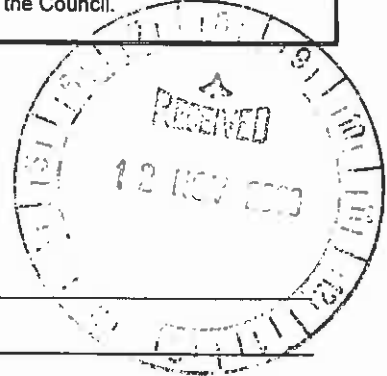
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OFFICE USE ONLY	
RECEIVED DATE	12 / 11 / 2009
SUPPORT	OPPOSE
W.T.B.H	N.B.H

**SUBMISSION ON AN APPLICATION FOR RESOURCE
CONSENT UNDER SECTION 96 OF THE RESOURCE
MANAGEMENT ACT 1991**

Privacy Act 1993
The information provided on this form will be used to enable the Council to process your application. It will be directly available to those people involved in determining your application and will be treated in confidence at all times. Insufficient information may lead to delays and/ or rejection of your application. Under the Privacy Act 1993 you have the right of access to personal information held about you by the Council.

**TO: GISBORNE DISTRICT COUNCIL
ENVIRONMENT AND PLANNING DEPARTMENT
P O BOX 747
GISBORNE**



1. I (full name): Gary Hope
OF (address): 176 Valley Rd
Mangapapa
Gisborne

SUPPORT ~~OR OPPOSE~~
(delete whichever is not applicable)

THE APPLICATION FROM: P. F Dawson
(name of applicant):

FOR A: landuse section 93(2) PD 2009-104087-
(state type of resource consent applied for & resource consent number)

TO: establish and operate a Childcare Centre
(state proposal or activity of application)

**2. THE PARTICULAR PARTS OF THE APPLICATION
I SUPPORT OR OPPOSE ARE:**

(clearly indicate which parts of the application you support or oppose or wish to have amendment made to)

as per attached letter

(PLEASE SEE OVER PAGE)
GISBORNE DISTRICT COUNCIL
RECEIVED
11 NOV 2009
Time: 14:03
CUSTOMER SERVICES

3. THE REASONS FOR MAKING MY SUBMISSION ARE:

(state in summary the nature of your submission, giving reason, attach further pages as necessary)

as per separate sheet

4. I WISH THE CONSENT AUTHORITY TO MAKE THE FOLLOWING DECISION:

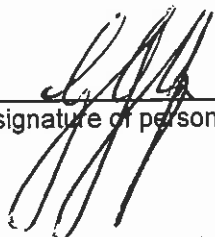
(give details, including the nature of any conditions sought)

I'd like to see the consent to establish a childcare centre in Valley Rd.

5. I DO WISH TO APPEAR OR ~~I DO NOT WISH TO APPEAR~~

AT THE HEARING IN SUPPORT OF MY SUBMISSION

(delete whichever is not applicable)


(signature of person making submission)

or

(person authorized to sign on behalf of person making submission)

DATE 11, Nov 2009

ADDRESS FOR SERVICE OF PERSON MAKING SUBMISSION:

176 Valley Rd. or is it Darrington Slater.?
Gisborne

PHONE NO: 8672257 FAX NO: 8673806

CONTACT PERSON: Gary Hope

(name and phone number if different from above)

NOTE : A COPY OF YOUR SUBMISSION MUST ALSO BE SENT AS SOON AS POSSIBLE TO THE APPLICANT

176 Valley Road

Gisborne

8 November 2009

To whom it may concern:

Consent sought: PD2009-104087-00

In May 2009 we sold a paddock in Valley Road to Pete and Fiona Dawson. They told us they would like to use this land to build an eco-friendly childcare centre with a focus on farm animals and sustainable environmental practices.

We support the application for a childcare centre to be built on 160 Valley Road for the following reasons:

Property values After careful consideration we feel development of Valley Road is inevitable as we have seen twelve houses built within a few hundred meters of our drive since we've owned the property. We feel a well-designed, purpose-built, well landscaped childcare building will only improve the desirability of our area. We have more vacant land adjoining the proposed centre which we know will be keenly sought for residential purposes, and are positive that the presence of the childcare centre will only increase the land value.

Location The proposed location is perfect as you need to be in a semi-rural environment to properly care for animals. The Dawsons have asked us for permission to take the children onto our farm to view animals, conduct nature studies and environmental treasure hunts.

Noise We envisage minimal noise of children at play outside of certain times. We view any such noise as a pleasant noise which in our opinion is much better for the neighbourhood than more residential housing with the possibilities of annoying barking dogs, excessive loud music, abusive domestic language or noisy motor cross-type motorbikes.

Hours of operation The proposed hours of operation are a big plus as far as we are concerned, having the minimum impact on our neighbourhood and farming operation. Most people are away at work five days a week when the childcare will

be operating. After work, and weekends, when most of the neighbourhood value their peace and tranquillity, will not be affected at all as the centre will be closed.

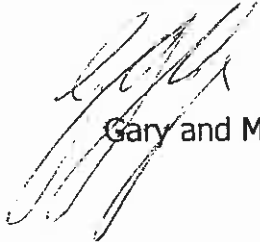
Traffic Most vehicle incidents on Valley Road mentioned by opponents of the proposal have occurred at night as a result of young hoons either exceeding the legal speed limit or blood alcohol levels. The proposed centre will have no worsening effect on this situation.

Environmental According to the submitted plans, the issues of sewerage, drainage and landscaping have been addressed to our satisfaction. We have been close neighbours of the applicants for several years and they have a proven track record of being tidy and excellent operators.

We are pleased to support the application by Pete and Fiona Dawson to build a childcare centre on Valley Road, and wish them every success with their plans.

I would like the opportunity to speak to my submission at the hearing. Please contact me at 867-2257. My fax is 867-3306.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gary and Mary Hope', written in a cursive style.

Gary and Mary Hope

16 NOV 2009

Time: 13:34
CUSTOMER SERVICES

ENTERED

OFFICE USE ONLY	
RECEIVED DATE	17 / 11 / 2009
SUPPORT	OPPOSE
W.T.B.H	N.B.H

SUBMISSION ON AN APPLICATION FOR RESOURCE CONSENT UNDER SECTION 96 OF THE RESOURCE MANAGEMENT ACT 1991

Privacy Act 1993

The information provided on this form will be used to enable the Council to process your application. It will be directly available to those people involved in determining your application and will be treated in confidence at all times. Insufficient information may lead to delays and/ or rejection of your application. Under the Privacy Act 1993 you have the right of access to personal information held about you by the Council.

**TO: GISBORNE DISTRICT COUNCIL
ENVIRONMENT AND PLANNING DEPARTMENT
P O BOX 747
GISBORNE**

1. I (full name): LESLIE MARTIN BRANSON
 OF (address): 180 VALLEY RD
GISBORNE

SUPPORT OR ~~OPPOSE~~

(delete whichever is not applicable)

THE APPLICATION FROM: P & F. DAWSON
(name of applicant):

FOR A: HANDOUSE SECTION 93(2)
(state type of resource consent applied for & resource consent number)

TO: CHILD CARE CENTRE
(state proposal or activity of application)

**2. THE PARTICULAR PARTS OF THE APPLICATION
I SUPPORT OR ~~OPPOSE~~ ARE:**

(clearly indicate which parts of the application you support or oppose or wish to have amendment made to)

NATURAL SETTING
LOW TRAFFIC FLOW

(PLEASE SEE OVER PAGE)

3. THE REASONS FOR MAKING MY SUBMISSION ARE:

(state in summary the nature of your submission, giving reason, attach further pages as necessary)

GREAT SETTING AND SAFE ENVIRONMENT

4. I WISH THE CONSENT AUTHORITY TO MAKE THE FOLLOWING DECISION:

(give details, including the nature of any conditions sought)

ALLOW THE BUILDING OF THIS CHILDCARE CENTRE

5. ~~I DO WISH TO APPEAR~~ OR I DO NOT WISH TO APPEAR

AT THE HEARING IN SUPPORT OF MY SUBMISSION

(delete whichever is not applicable)

L. Brown

(signature of person making submission)

or

(person authorized to sign on behalf of person making submission)

DATE 16 11 2009 /2009

ADDRESS FOR SERVICE OF PERSON MAKING SUBMISSION:

150 VALLEY RD CISPORNE

PHONE NO: 8632977 FAX NO:

CONTACT PERSON:

(name and phone number if different from above)

NOTE : A COPY OF YOUR SUBMISSION MUST ALSO BE SENT AS SOON AS POSSIBLE TO THE APPLICANT

GISEBORNE DISTRICT COUNCIL
 RECEIVED
 16 NOV 2009
 Time: 13:34
 CUSTOMER SERVICES
 ENTERED
 124285

OFFICE USE ONLY	
RECEIVED DATE	17 / 11 / 2009
SUPPORT	OPPOSE
W.T.B.H	N.B.H

**SUBMISSION ON AN APPLICATION FOR RESOURCE
 CONSENT UNDER SECTION 96 OF THE RESOURCE
 MANAGEMENT ACT 1991**

Privacy Act 1993
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**TO: GISEBORNE DISTRICT COUNCIL
 ENVIRONMENT AND PLANNING DEPARTMENT
 P O BOX 747
 GISEBORNE**

1. I (full name): ROYSTON WILLIAM HOPE & BERYL KATE HOPE.
 OF (address): 208 VALLEY RD.
GISEBORNE

SUPPORT OR ~~OPPOSE~~
 (delete whichever is not applicable)

THE APPLICATION FROM:
 (name of applicant): P+F Dawson

FOR A: Landuse Consent 93(2)
 (state type of resource consent applied for & resource consent number)

TO: Build a childcare (environmentally friendly)
 (state proposal or activity of application)

**2. THE PARTICULAR PARTS OF THE APPLICATION
 I SUPPORT OR OPPOSE ARE:**

(clearly indicate which parts of the application you support or oppose or wish to have amendment made to)

The environmentally friendly theme of
 this daycare with children being able
 to learn about animals and Nature in
 a Rural setting.

(PLEASE SEE OVER PAGE)

3. THE REASONS FOR MAKING MY SUBMISSION ARE:

(state in summary the nature of your submission, giving reason, attach further pages as necessary)

It will be an asset now and future
residents of "Valley Road"

4. I WISH THE CONSENT AUTHORITY TO MAKE THE FOLLOWING DECISION:

(give details, including the nature of any conditions sought)

approve the building of this childcare centre

5. ~~I DO WISH TO APPEAR~~ OR I DO NOT WISH TO APPEAR

AT THE HEARING IN SUPPORT OF MY SUBMISSION

(delete whichever is not applicable)

[Signature] or _____
(signature of person making submission) (person authorized to sign on behalf of person making submission)

DATE 16 Nov /2009

ADDRESS FOR SERVICE OF PERSON MAKING SUBMISSION:

208 Valley Rd
Gisborne

PHONE NO: 8688229 FAX NO: _____

CONTACT PERSON: _____

(name and phone number if different from above)

NOTE : A COPY OF YOUR SUBMISSION MUST ALSO BE SENT AS SOON AS POSSIBLE TO THE APPLICANT

RCS. 005
127282

ERUERA

Eruera Kawhia
31 Norman Road
Gisborne

16 November 2009.

To Whom It May Concern:



ENTERED

Support

N.B.H.

I am writing in support of Fiona Dawson's intention to establish an Early Childhood Education Centre in Valley Road, Gisborne.

My name is Eruera Kawhia, I am Maori and of Ngati Porou descent. I was raised in a predominantly Maori environment in the heart of Ngati Porou – Ruatoria. I later schooled at Te Aute College then Gisborne Boys' High School prior to completing my tertiary study at the University of Auckland where I completed a Diploma of Teaching and a Bachelor of Education Degree in 1996. I am currently teaching maths and physical education at Ngata Memorial College, Ruatoria, although I live with my partner and three children in Gisborne.

I have known Fiona personally for two years. During this time she has been studying with my partner Eruera Haerewa, toward an Early Childhood Diploma through the New Zealand Childcare Centre, otherwise known as Te Tari Puna O Te Ora here in Gisborne.

During the course of her study I have been aware of her ambition and intention to establish an Early Childhood Education Centre in Valley Road, Gisborne. To this end I sincerely support Fiona's ambition.

I have found Fiona to be of strong character and of strong integrity. Fiona has a bright and positive personality, she is very passionate and enthusiastic about early childhood education, and the aspirations of early childhood learners. Through my many discussions with Fiona at an educational level, I have found her to be motivated and driven to providing an early childhood service where the learners (children) are at the very heart, and essence of the learning environment.

It is as a result of this personal focus of Fiona's that I sincerely support the construction of an Early Childhood Centre in Valley Road. The opportunity for Fiona to own, to manage, and to co-create a learning environment that is holistic, that is welcoming, and self-empowering for the many learners that this centre will provide for is too great of an opportunity to be denied.

Finally, I await in anticipation of the outcome of your deliberations. I trust that when you make a decision it will be a decision reflective of the overwhelming need to provide more quality early childhood centres that Gisborne so requires, and that Fiona Dawson will most definitely provide with the building of an Early Childhood Centre in Valley Road.

Yours sincerely, in the best interests of education.



Eruera Kawhia

RES W5
D428216th November 2009ENTERED
Support
N.B.H.**TO WHOM IT MAY CONCERN**

I write this letter in support of Fiona DAWSON and her application to manage an early childhood facility.

As a mother of two young toddlers I feel there is a need for an early childhood Centre in the Gisborne District with a focus on natural resources that will teach children to care for their environment. This will be an important part of the learning curriculum which I am in full support of.

Many children in the urban districts never get to experience animals in their natural environment. A daycare with this included in their curriculum would provide valuable learning experiences for children in general.

I wish Fiona well in her future endeavour to establish a daycare with a difference that will provide opportunities for children to learn more about their natural surroundings. If this daycare is established, I would certainly be interested in enrolling my children.

Please do not hesitate to contact myself on PH: 869 0457 (wk).

Regards,



Tania Keelan

55 Roebuck Road

16 NOV 2009

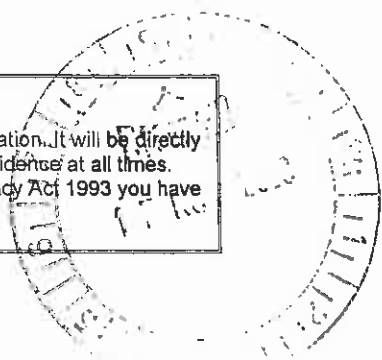
Time: 5:00
CUSTOMER SERVICES

OFFICE USE ONLY	
RECEIVED DATE	17 / 11 / 2009
SUPPORT	OPPOSE
W.T.B.H	N.B.H

SUBMISSION ON AN APPLICATION FOR RESOURCE CONSENT UNDER SECTION 96 OF THE RESOURCE MANAGEMENT ACT 1991

Privacy Act 1993

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**TO: GISBORNE DISTRICT COUNCIL
ENVIRONMENT AND PLANNING DEPARTMENT
P O BOX 747
GISBORNE**

1. I (full name): Paula Broekhuizen (msc)
 OF (address): 195 Valley Rd
Gisborne

~~SUPPORT~~ **OR OPPOSE**
 (delete whichever is not applicable)

THE APPLICATION FROM:
 (name of applicant): Fiona & Peter Dawson

FOR A: land use, section 93(2) PD 2009 - 104087-00
 (state type of resource consent applied for & resource consent number)

TO: establish and operate a childcare centre for 70 children
 (state proposal or activity of application)

**2. THE PARTICULAR PARTS OF THE APPLICATION
 I ~~SUPPORT~~ OR OPPOSE ARE:**

(clearly indicate which parts of the application you support or oppose or wish to have amendment made to)

all of it

(PLEASE SEE OVER PAGE)

3. THE REASONS FOR MAKING MY SUBMISSION ARE:
(state in summary the nature of your submission, giving reason, attach further pages as necessary)

please see attached papers.

4. I WISH THE CONSENT AUTHORITY TO MAKE THE FOLLOWING DECISION:
(give details, including the nature of any conditions sought)

disallow the ~~app~~ early childhood centre application.

5. I DO WISH TO APPEAR ^{if required to.} ~~OR I DO NOT WISH TO APPEAR~~
AT THE HEARING IN SUPPORT OF MY SUBMISSION
(delete whichever is not applicable)

Paula Broekhuizen or _____
(signature of person making submission) (person authorized to sign on behalf of person making submission)

DATE fifteenth November 2009

ADDRESS FOR SERVICE OF PERSON MAKING SUBMISSION:

195 Valley Rd
Gisborne

PHONE NO: 06 868 1113 FAX NO: _____

CONTACT PERSON: Paula Broekhuizen

(name and phone number if different from above)

NOTE : A COPY OF YOUR SUBMISSION MUST ALSO BE SENT AS SOON AS POSSIBLE TO THE APPLICANT

The reasons for making my submission are:

1. Loss of privacy and our quiet environment.

- We have lived here for 13 years. We deliberately chose this area for the privilege of living in a quiet rural area with the space to farm small animals.
- Our house is very close to the road (approx. 12 metres), close to the proposed site and very open to passing traffic.
- A commercial activity in our immediate vicinity would completely change our environment.
- The huge increase in traffic to bring and collect 70 children and 14 staff would make an enormous difference to our quality of life; our privacy and the quiet area we live in now.

2. Loss of greenbelt.

- Our road is used every day by many walkers, runners, dog walkers, cyclists, people with pushchairs, children riding and walking to school and horse riders. From observation the numbers have increased every year we have been here.
- At any time of day there are several people using the road.
- The wider community appreciates the area as a 'greenbelt'. The majority of these people using the road are not resident in Valley Road.
- This proposed development would change the nature of this area with in its commercial application and in the amount of traffic increase it would cause.
- This proposal and its departure from the District Scheme would encourage further departures and the ensuing loss of this 'green' area that is within walking distance for a large part of Gisborne's population.

3. Increase in traffic.

- Valley Road is a challenging road when it comes to traffic
- From our proximity to the road we notice that a large number of present vehicle uses are at high speed.
- We have had at least a dozen animals killed on the road in the last 10 years, none of which would have died if the vehicles had been obeying the speed limit.
- Numerous accidents have occurred on this corner in the time we have lived here that I have helped at or observed.

P. Brasure.

- A grass 'footpath' constructed by the council on the inside corner of the road opposite the proposed site is always tracked with vehicle marks. Wise walkers continue to use the outside of the corner to get around.
- Petitions have been presented to the council asking for speed bumps to be installed to slow traffic on this road.
- A huge increase in vehicle numbers will therefore be a concern.

4. Downstream Effects.

- Our property is immediately downstream of the proposed development, on the Mangapapa stream.
- The stream is shallow, dries up in summer and quickly silts up with earth moving activities upstream. A development on Hospital Hill diverted all runoff from the Hill into the stream immediately below our property. Since then our property has flooded up to 10 times a year due to silt build up. Council staff have told me the expected flood period for here is once every 10 years.
- Native wildlife we have observed in our short stretch of the stream include eels, water snails, whitebait, and a hibernating native mudfish buried in the stream bottom while the stream was dry over summer.
- Water quality is quickly affected with heavy rain when earthmoving has occurred upstream and at shearing time.
- A septic system for 70-100 people would affect water quality. There seems to be a very high water table in this area.
- Building site activity would adversely affect water quality.

5. General statements in the application that I find misleading.

- I have much experience in the preschool field and find it unusual to state that most of the children would be gone by 1 pm. Modern childcare centres stay open as long as possible to cater for working parents and to maximise profits. Half day centres are non-profit making only.
- My concern here being that there will be more children, for more time, than is stated in the application; meaning more impacts.
- I am concerned at the dismissive attitude of the application in stating that neighbours have been consulted and that they have no concerns. We live very close to the site, have not been consulted and certainly have many concerns.

P. Bon Murray

ENTERED

GISBORNE DISTRICT COUNCIL
RECEIVED

17 NOV 2009
Time 3:30pm
CUSTOMER SERVICES

oppose
WTSB.
**Submission on an Application for
Resource Consent under Section 96 of
the Resource Management Act 1991**

PRIVACY ACT 1993

The information provided on this form will be used to enable the Council to process your application. It will be directly available to those people involved in determining your application and will be treated in confidence at all times. Insufficient information may lead to delays and/or rejection of your application. Under the Privacy Act 1993 you have a right of access to personal information held about you by the Council

To: Gisborne District Council
Environment and Planning Department
PO Box 747
GISBORNE

ATTENTION:

1. I (full name): Dianna Warren
Andrew Clarke Warren
Of (address): 142 Valley Road, Gisborne

~~support~~ or oppose the application: Paul Dawson
(state name of applicant)

for a: PD - 2009 - 104089 - 00
(state type of resource consent applied for) (resource consent number)

to: establish & operate a childcare centre
(state proposal or activity of applicant)

2. The particular parts of the application I ~~support~~ or oppose are: (Clearly indicate which parts of the application you support or oppose or wish to have amendments made to)

Attached Submission

3. The reasons for making my submission are: (State in summary the nature of your submission, giving reasons. Attach further pages as necessary.)

Attached Submission

4. I wish the Consent Authority to make the following decision: (Give details, including the nature of any conditions sought.)

Decline

5. I DO wish to appear at a Hearing in support of my submission.

~~I DO NOT wish to appear at a Hearing in support of my submission.~~

(Delete the statement that is not applicable)


Signature of person making submission

OR

Person authorised to sign on behalf
of person making submission

12 November 2009
Date

Address for service of person making submission:

P.O. Box 1315

Phone No: 06 86 79 844

Fax No: 06 867 4499

Contact person: Andrew Warren

(name and telephone number if different from above)

Note ▶ A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on the Consent Authority.

Thursday, 12 November 2009

Gisborne District Council
Planning
PO Box 747
GISBORNE

**RE: OBJECTION TO THE APPLICATION FOR AN EARLY
CHILDHOOD LEARNING CENTRE AT 160 VALLEY
ROAD, GISBORNE.**

Resource Consent: (PD-2009-104087-00)

This application is not for a "Permitted Activity" under the current zoning and the creation of this substantial commercial operation has a strong probability of having an adverse impact on the existing rural/lifestyle environment and on the longer term utilisation of the area.

It will have a major effect on the daily lives of immediate neighbours in numerous ways with wider implications for the area in general as it currently stands. It also creates the potential for other commercial/industrial developments in an area of probable future residential development.

The site lies within the District Scheme's "Rural Residential" zone. This zoning was created to alleviate the pressure for residential/lifestyle expansion onto the productive Poverty Bay Flats and also to preserve opportunities for quality urban development with a minimal land subdivision of 10,000 m².

Recently, in the immediate area, subdivisions have been approved with a reduced land area of 5,000 m², the more recent without notification.

These developments are in line with the District Scheme's "Rural Lifestyle" zoning and it is therefore considered that any developments in the area should take into consideration the requirements under this zoning along with those of the "Rural Residential" zone.

There are a number of statements in the District Scheme's Introduction to the "Rural" zones that are felt to be relevant to this application which are interpreted as follows: -

- a) That the proposed activity will not have an adverse effect on the balance of the land and/or on adjoining properties.

- b) The subdivision of parcels of land if this action will not compromise or destroy the semi rural atmosphere of the area.

While it is accepted that this application is not for a subdivision it is felt that the substance of this statement with regard to the retention of the semi-rural atmosphere is pertinent.

- c) That a variety of rural living is intended to be provided, dependant on an assessment of the physical constraints close to the Gisborne Urban Area and Poverty Bay Flats. This will allow development to occur in a controlled manner, while achieving a quality peri-urban environment.

We refer to the term "peri-urban" as quoted in the District Scheme.

Peri-Urban The term "peri-urban" is used to describe areas that are in some form of transition from strictly rural to urban. These areas often form the immediate urban: rural interface and may eventually evolve into being fully urban. Peri-urban areas are places where people are key components – they are lived-in environments. The majority are on the fringe of established urban areas, but they may also be clusters of residential development within rural landscapes.

While the physical aspirations with respect to the "Rural Environment" as portrayed above are not spelt out in the "Rural Residential" introduction, it is considered that this has been a strong factor for those who have located in the area over recent times.

Therefore, it is contended, that this application is contra to the basic concepts of the zoning in that it positions a commercial activity within a rural environment on the edge of the city that while being a lifestyle choice of the local residents is also enjoyed by those of the adjacent residential areas and the wider community who avail themselves of a stroll or ride through the open space.

The application is for a centre to accommodate 70/75 students with an age range of 0 to 5 with operating hours between 7:45 am to 5:15 pm Monday to Friday. In the application statements are made as to the numbers at various times during the operational day: -

- a) Why will the majority of children be attending from 9:00 am to 1:00 pm?
- b) What is this research based on?
- c) How is it known that by 3:00 pm there will be only 25 children attending?

Working parents generally require care from 7:45 am to 5:15 pm

Inquiries have indicated that for a centre licensed for 70/75 children, that number can attend at any one time and that the role could be as high as 90 to 100 with full and part timers which would in turn create even more traffic.

It is also noted that application has recently been made for a 24 hour child care centre in the city. Would this be the next step for this enterprise?

The approval of this application will have a significant effect on the immediate area with respect to the following: -

1) Vehicle movements: -

Following are a summary of vehicle movements along Valley Road, taken recently over times and days considered relevant to the activity, from a position approximately 200 metres west of the proposed site: -

7:30 am to 8:00 am	13 to 15
8:00 am to 8:30 am	15 to 20
8:30 am to 9:00 am	20 to 24
12:00 pm to 12:30 pm	11 to 17
12:30 pm to 1:00 pm	6 to 10
3:00 pm to 3:30 pm	24 to 25
5:00 pm to 5:30 pm	30 to 36

It is envisaged that vehicle movements associated with the application would be relatively specific to its opening and closing times and making allowances for multiple child deliveries, exclusive of staff, it is assessed that there would be around 50 vehicle movements for 70/75 children. Therefore, it is estimated that between 7:30 and 8:00 am each week day there will be an additional 50 vehicle movements along the road representing an increase of over 200%. In accordance with the applicants application a large portion of the children would depart at midday, one of a day's lowest periods of vehicle movements which possibly would create a greater % increase of movements. With traffic from both an eastern and western direction the impact on the immediate neighbours will be double this. Regardless of how one looks at the numbers or over what time period the impact of the proposal with regard to vehicle movements will be significant.

Within the "District Scheme" a "Home Occupation" is a permitted activity under this zoning and while this application does not come under this category a provision of this use is "*The home occupation shall not attract more traffic than other rural activities in the vicinity*".

2) Visual impact: -

The building area is stated as being 350 m² and while this may not be an overly large building it will be larger than the average dwelling that could be anticipated on this site. This structure, in association with the vehicle access and parking for 28 cars as set out in the application, will create a vista alien to the existing environment.

Construction of the buildings to reflect a rural theme, fencing and plantings will not diminish any impact and a 1.8 metre high timber fence will be out of place in an environment where open space is the norm and neighbours borrow each other's landscapes.

3) Noise: -

The "District Scheme" incorporates the following: -

1. *To enable noise and vibration at levels which do not have an adverse effect on human health.*
2. *An acoustic environment within each zone that is compatible with the character of the area.*

Noise (including vibration) generated from any activity occurring within the Gisborne District, regardless of the location in which it is performed, has the potential to adversely impact upon any neighbouring, adjacent or distant environment which environment, that may be affected. These effects can be addressed under the Act where adverse effects occur. Section 16 of the Act states the duty of every occupier of land and every person carrying out an activity in, on, or under a water body or the coastal marine area to adopt the best practicable option to ensure the emission does not exceed a reasonable level.

The application states that ***"The Centre will not generate any more noise than that which is now present in Valley Rd"***. This statement is difficult to appreciate in its self without noting the earlier statement ***"That the site will be fenced along the western boundary and planted extensively at the other boundaries. This will assist to reduce the audible impact of the children at the Centre on the surrounding neighbours"***.

It is understood that there is no research or practical data to suggest that a standard wooden fence and/or plantings provide any barrier or restriction to noise and in fact that there is data to support the opposite.

It should also be noted that the site is in a valley where noise tends to be amplified by the surrounding hills and no action to mitigate noise would diminish the impact on the elevated residence immediately across the road.

It is difficult to believe that 70/75 children from the ages of 0 to 5 would have no noise impact on anything let alone in a location were the song of a tui can prevail.

We are aware that within the "District Scheme" there are set noise level guidelines for the various zones and feel that more factual information is required.

“Preschools can get as noisy as factories, and they should have meters that warn when the din is doing harm”. Press release on a research study carried out by Massey University on 32 centres. (Manawatu Standard release attached)

“Preschoolers exposed to excessive noise”. Gisborne Herald, 22nd September 2009. (Copy attached)

Gisborne Herald (28th September 2009) quotes the applicants *“They have these things in town right next door to other people”* giving the inference of *“why not here?”*

Without going into the planning and resource requirements within the “General Residential” zoning, and the numbers and conditions imposed on the various providers data available shows, exclusive of Kohanga Reo facilities, in 2008 there were 25 Childcare/Kindergarten/Play Centre/Play School facilities within the city.

Of these only one appears to be in a solely residential area with a role of under 30 with other centres in the “General Residential” zoning being located on or adjacent to schools, on “Council Reserve” land or on or adjacent to commercially utilised properties.

Of the 10 Kohanga Reo centres most do appear to be within residential areas and while enrolled numbers have not been able to be obtained visually they generally appear to be relatively small.

4) Access safety: -

The proposed Centre is positioned on flat land on the northern side of a corner with elevated land on the southern side that can easily be negotiated with the designated speed limit but with limited sight lines which leads to the following requirements set out in the “District Scheme”:-

- a) the level of traffic generated by the activity must be able to be accommodated without compromising the safety of traffic and residents on the District's roads;
- b) given the nature of adjacent roads that all entry, exit and manoeuvring of vehicles onto a public road can be conducted safely;
- c) adequate on-site vehicle parking and manoeuvring areas are provided for all developments;

It is accepted that the parking provision, while having a visual impact, can be accommodated within the site. However the requirements of a) and b) are considered more problematic especially with increased traffic movements and the narrowness of the road through the corner.

The entrance way appears to be approximately 50 metres from the corner at the eastern approach and it would appear that sight line requirements for a 50 kilometre speed limit can be achieved. Provision, while not stated, could be made from the western approach for left turning vehicles to pull off the road. There is limited room for right turning traffic to either pull over to the left or for cars to pass on the inside. This situation will be amplified by following vehicles, which with the potential numbers is inevitable, so escalating the safety concern. The proposed screen planting as portrayed on the site plan could impinge on vehicle sight lines especially for exiting vehicles.

Gisborne Herald (28th September 2009) quoted from the NZLTA that there have only been two reported accidents over the past 10 years. This figure does not correspond with local residents experiences and local Police data indicates 15 Valley Road vehicle accidents 2004 to 2008. The most recent vehicle accident, in the vicinity of the site, occurred around 5:00 pm 30th September 2009.

As stated previously Valley Road is a popular recreational area with walkers, often with young children in strollers, cyclists and horse riding and as there are no footpaths the relationship between pedestrian and vehicle traffic is often challenging. While the road is considered adequate for the existing traffic density the additional traffic created by the approval of this application will markedly change this, especially on the corner where a significant safety issue could develop.

5) Commercial Activity: -

It acknowledged that commercial activities have been approved within the Rural Residential zone with many of these in the Makaraka area.

There is an established cattery in the immediate area that has approval for 30 animals and open 8:30 to 10: 00 in the mornings and 4:00 to 5:00 in the afternoons. At holiday time it generates around 5 to 6 additional traffic movements in the mornings and 2 to 3 in the afternoons with these numbers halved outside holiday times.

Within the immediate area there are some "Home Occupation" activities within the terms of the District Scheme with no outside staff employed and trade occupations based from their residences none of which create any significant additional traffic with what there is spread over the working day.

It is then asked why this location: -

To enable children to experience rural life? Possibly a nice concept although the impact and logistics may be different.

OR

A commercial economic consideration? Currently a parcel of like rural land could cost around \$200,000 whereas an area a quarter the land area could cost 2 to 3 times that in the "Residential General" zone.

If this land use is approved what is there to stop further commercial development in the area such a wholesale warehouse, boutique restaurant or maintenance workshop which would generate similar or possibly less additional traffic, with no greater visual impact and less potential noise.

6) Need: -

The application makes reference to "**The critical shortage of places for early childhood services in Gisborne**" with reference to the current Government's 10 year strategic plan.

This application is for a land use not provided for under the existing zoning and not considered site critical and therefore any perceived or actual need has no relevance to its approval.

Even so the reliability of this statement should be quantified as enquiries have suggested that while there is a probable shortage in the under 2 year old age group this is not necessarily so for the 3 to 5 year old group and that there appear to be no waiting lists at some of the providers. It does appear that there is a shortage of qualified persons and this is the possible reason for shortages of places. It is understood that the Ministry of Education consider that "Waiting lists" are an unreliable statistical source in assessing demand.

The Gisborne Herald article (28th September 2009) quotes lists "*as high as 300*" with a later quote "*some children were on waiting lists for many different centres*" and also refers to the qualified staffing problem.

7) Privacy/Neighbours: -

Approval of this application will have a major effect of the privacy of immediate neighbours both by way of visual impact and noise. This is especially so to the elevated residence immediately across the road for which no structure or planting could mitigate.

Within a 100 metres of the boundaries of the proposed site there are 4 lifestyle residences and within 200 metres 9 with another two in planning. (See attached aerial photo)

8) Other factors: -

- a) Environmental matters associated related to health and sewage that are issues of interest to the local residents and will need to be addressed.
- b) The present power supply, while not a planning issue, is a matter of concern to some immediate neighbours. The current supply feeds 8 immediate dwellings and experiences regular power cuts not experienced outside the immediate area.

Following is some information related to this application: -

The applicant took possession of the land on or around 24/06/09. While we understand that some rumours circulated that a small play school was proposed for the site the first formal indication was an approach to one of the adjoining owners on the 09/09/09 with the presentation of a detailed site plan but no operating details and a request that it be returned in time for an application to be lodged with council on the 11/09/09.

In land matters the normally accepted definition of an adjoining parcel of land is any property that abuts the said parcel of land exclusive of roads, streams, easements etc. There are six separate parcels of land adjoining the subject property within these criteria.

The applicants approached two of these land owners, one of whom owns three of the titles, although resides approximately 400 metres from the site with no direct vision, and were also the previous owners of the land. No approach was made to either of the two land owners separated by the road, one of whose residence is positioned on an elevated site within 50 metres of the proposed building site. When it was suggested that this neighbour be approached the reply was "that they did not need to". With this attitude it should be asked if the owners of Lot 2 DP 8438, a small parcel of directly adjoining land, were approached on this matter.

It is noted in the application correspondence "**There are two neighbouring residential properties within close proximity and the signed consent forms are as attached**". This statement dated 10th September 2009, one adjoining owner received the documentation on the 9th September and did not sign a consent form. It is assumed that the second residence quoted is the rented dwelling owned by the adjoining owner who has consented. It is also noted on the District Council's formal application form signed 18th September that the consulted neighbours had "**NO**" concerns.

Of the five titles quoted on the consent form from the adjoining owner three have no relativity to the proposed site with two having access off either Caves or Matokitoki Valley Roads not Valley Road. The application quotes there being "Two neighbouring residential properties in close proximity" the consent documentation provided shows the appellations of no titles with a residence in close proximity to the proposed site.

These actions raise questions as to the veracity of any statements made either in writing or verbally by the applicants.

In conclusion the application is strongly opposed on the following:-

- A) It is not a “Permitted Activity” under the zoning.**
- B) That the activity is not in keeping with the existing environment.**
- C) Visual impact.**
- D) Increased vehicle traffic.**
- E) Noise.**
- F) Safety.**
- G) Privacy.**
- H) That any approval creates the potential for other commercial developments in the area.**


The application talks of the centre “Blending in with the rural surroundings” and that it “Will be environmentally sustainable within a rural setting” while in all probability it will dominate and change the environment that it portrays to seek.

To any objector to this application it could be said **“Good idea, but not in my backyard”** to which it is noted that while the applicants reside in the area their residence is approximately 500 metres from the site with no visual sight **“It’s not their backyard”** (Refer to attached aerial overview).

The consequences of this application being approved will markedly diminish the lifestyle of immediate residents and have an unfavourable, immediate and long term, effect on the area as a rural setting.

Attachments: -

- 1) Massey University press release (Manawatu Standard)
- 2) Gisborne Herald report 22nd September 2009.
- 3) Aerial photo of immediate area with residents overlain.
- 4) Signatures' of Valley Road property owners in support of this submission.



Andrew Warren

Study finds preschools dangerously noisy

By [Michaela Gray](#) and [Christine Hill](#)

Preschools can get as noisy as factories, and they should have meters that warn when the din is doing harm.

Massey University Institute of Food, Nutrition and Human Health researcher Stuart McLaren said more than three-quarters of children and nearly half the staff in 32 centres he studied were exposed to dangerous noise levels.

The noise was likely to harm their hearing and the risks should be taken seriously, he said.

His studies involved sophisticated sound meters, and sensors on some of the children.

Quite often they were receiving an average 35 decibels of noise during the day, the level at which adults working in a factory should be considering ear muffs, and often experienced peaks of 140 decibels, something like a door slamming close by, that was not safe if it happened more than once a day.

"A code of practice on how best to evaluate the typical levels of noise in early childhood centres needs to be developed.

"The teachers are not audiologists, they need an easy to work noise meter that will quickly identify a problem."

Massey Childcare Centre Kea section manager Karen Laird said the centre would be keen to install such a meter.

The centre was one of the first involved in Mr McLaren's research about five years ago, and had changed its environment and programmes.

"There has always been a concern about noise, both outdoors, and when a lot of children are in a confined space. We were really interested to take part.

"Some days as teachers we sense it even busy, happy noise can get loud, it's not like the noise is out of control. But it's like you're in a bubble sometimes."

Mr McLaren found one of the noisiest times was when children rode plastic-wheeled bikes on the concrete under the verandah. Rubber wheels, and moving the riding area into the open, helped.

The centre also breaks its indoor space into several play areas to encourage small groups to get involved in play, and avoids bringing all the children together at once.

The children are taught that outdoor noises should be kept outdoors. The teachers use signs, rather than raised voices to call for quiet.

Mr McLaren said although he was shocked by the noise level in some centres, he was encouraged by centres that were prepared to invest in acoustic panelling, to turn the music down, reduce the number of noisy toys, and adjust behaviour patterns.

He is calling for a law change to oblige other early childhood centres to take reasonable steps to reduce noise that unduly interferes with normal speech or communication, or causes any child distress or harm.

The National Foundation for the Deaf is highlighting risks to children's hearing during Deaf Awareness Week next week.

Its own research has found one in five preschoolers put their hands over their ears or cry because of high noise levels at some stage.

It is helping Inglewood High School science competition winner Jamie Fenton develop a prototype noise meter that triggers red, amber and green traffic lights to show teachers and children when to turn the volume down.

Preschoolers exposed to excessive noise: survey

WELLINGTON — At least one in five preschoolers is being exposed to excessive noise levels while they play, a survey by the Deaf Foundation has found.

The survey of 65 early childhood centres found 20 percent of children were so distressed by noise they put their hands over their ears or cried.

More than a third of teachers reported buzzing or ringing in the ears and some hearing loss, possibly the result of years of working in a noisy environment.

Deaf Foundation spokesman Nigel Murphy said current legislation was failing to protect children and teachers, and noise-level monitoring was needed.

"Often classrooms are poorly designed, or designed for hygiene with an abundance of hard, easy-to-clean surfaces which makes rooms very reverberant and accentuates the problem."

This week is National Deaf Awareness Week and the association is working with early childhood centres to introduce initiatives to protect the hearing of young children who are more sensitive to noise and more vulnerable to hearing damage than adults.

Many centres have welcomed the idea of meters to enable teachers to monitor and

Peak levels topped 140 decibels, the equivalent of a jet plane taking off.

manage noise levels.

Hataitai Playcentre spokeswoman Allison McPherson, a mother of two preschoolers, said the group had been keen to take part in the survey.

"We're lucky that we have high ceilings and different rooms so we can have a quiet area, but when you have 25 under-fives packed into one space, it can quickly get quite loud."

As well as the impact on hearing, noise added to stress levels, she said.

"Since a recent visit to the zoo, we've had a lot of roaring cheetahs and lions around



At least one in five preschoolers is being exposed to excessive noise levels while they play, a survey has found. Young children are more sensitive to noise and more vulnerable to hearing damage than adults.

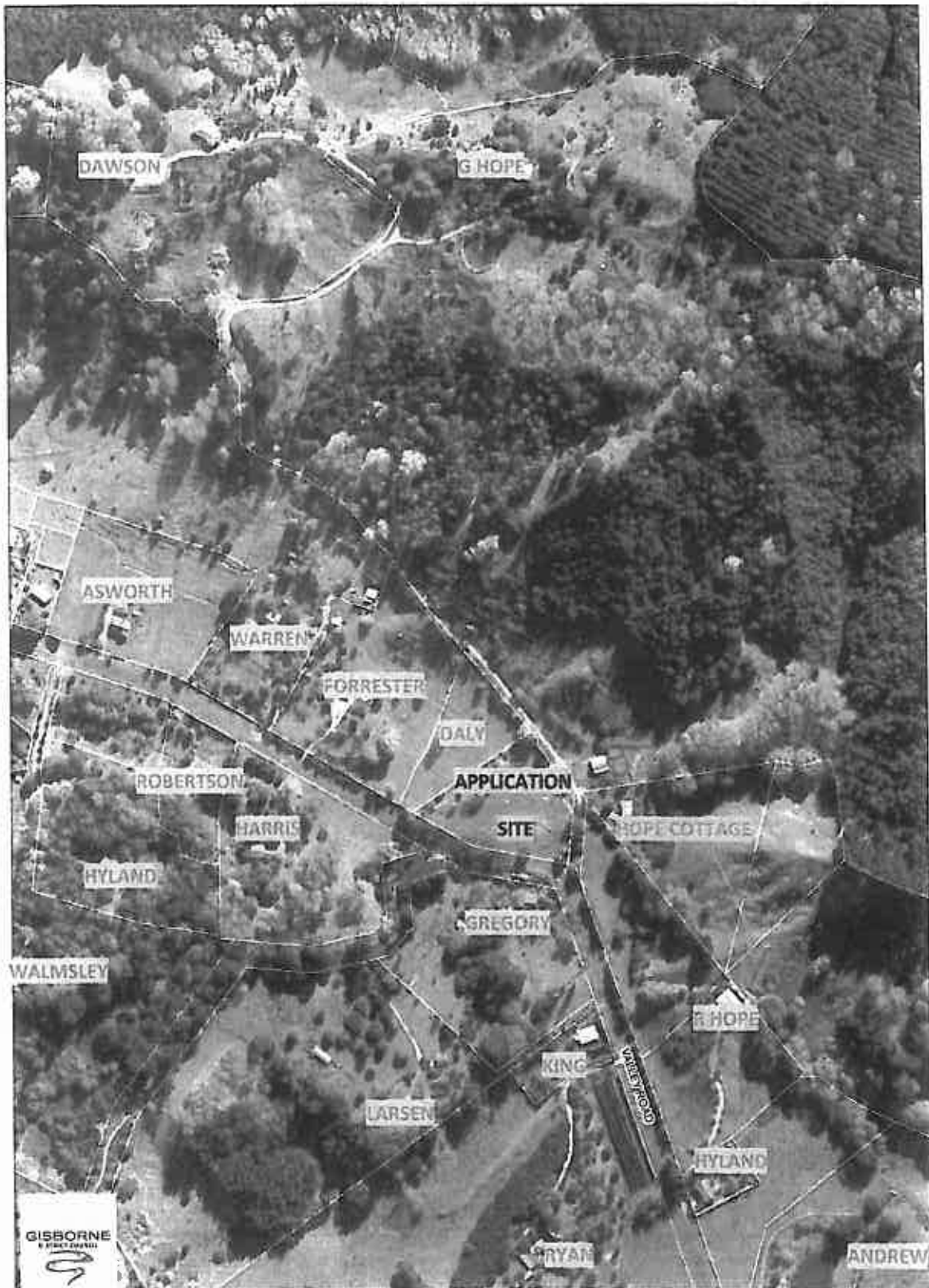
the place, but the kids know the best place for roaring cheetahs is outside, rather than in an enclosed space."

The survey results echo earlier research by Massey University environmental health expert Stuart McLaren, who found noise levels in 75 percent of early childhood centres exceeded maximum levels permitted in the workplace.

Peak levels topped 140 decibels, the equivalent of a jet plane taking off.

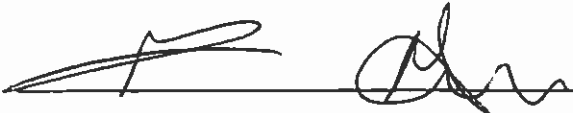

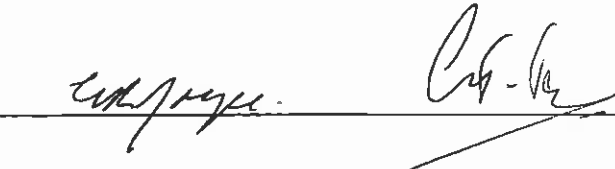
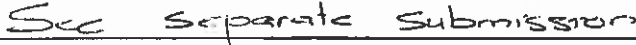
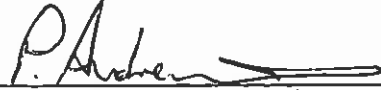
"Excessive noise is not only harmful to hearing but it has been proven it also affects children's learning," he said.

A code of practice on how to evaluate noise levels in early childhood centres was needed, Dr McLaren said. Dominion Post



Aerial photo showing existing residences plus two in the planning in the immediate vicinity of the proposed Childcare Centre all of which are within the "Rural Residential" zoning.

**WE THE FOLLOWING PROPERTY OWNERS RESIDENTS OF VALLEY ROAD
WISH TO SUPPORT THE SUBMISSION OPPOSIING THE APPROVAL OF THE
PROPOSED CHILDCARE DEVELOPMENT AT 160 VALLEY ROAD**

Name	Address	Title	Main concerns	
✓ N & R Ashworth	120 Valley Rd	Pt Lot 1 DP 7845	Commercial activity/Increased traffic – Safety	10/11/09
				
/ J & C Walmsley	141 Valley Rd	Lot 2 DP 412497	Commercial activity/Increased traffic	10/11/09
				
1 N & G Joyce	133 Valley Rd	Lot 1 DP 6391	Increased traffic/Walker and corner safety	10/11/09
				
✓ D & B Harris	165 Valley Rd	Lot 1 DP 2264	Not in keeping with existing environment/Increased traffic/Commercial activity.	10/11/09
				
✓ P Andrew	222 Valley Rd	Lot 2 DP 350794	Not in keeping with existing environment/Increased traffic/Commercial activity.	11/11/09
				

**WE THE FOLLOWING PROPERTY OWNERS RESIDENTS OF
VALLEY ROAD WISH TO SUPPORT THE SUBMISSION OPPOSING
THE APPROVAL OF THE PROPOSED CHILDCARE DEVELOPMENT
AT 160 VALLEY ROAD**

Name	Address	Title
A. Kay Henderson-Lane	223 Valley Rd	Lot 1 DP 8473

Main concerns

Increased traffic. Safety of existing users walkers runners etc
outside existing zoning. What next!!
A. Kay Henderson-Lane 11/11/09

Name	Address	Title
✓ Dennis Rickard	249 Valley	Lot 1 DP 8843

Main concerns

Safety Factor - Live Here for the Country Life Style.
Dennis Rickard 11/11/09

Name	Address	Title
PRINCE RICKARD	249 VALLEY ROAD	LOT 1 DP 8843

Main concerns

SAFETY FACTOR - IF allowed to go ahead, it sets a precede.
Mr. P. Rickard 11/11/09

Name	Address	Title
_____	_____	_____

Main concerns

_____ 11/11/09

Objectors to Childcare Centre

✓ Surname	Christian names	Address	Phone	Fax
✓ Evenbly	Gillian	730 Awapuni Rd		
✓ Warren	Vicki/John	59 Balance St	8673798	
✓ Hunt	Kathy	3 Duncan St	8685792	
✓ Kirk	Jacqui	1805 Kanakania Rd	8670172	
✓ Delvers	Jennifer	252 Ormond Rd	8678267	8633914
✓ White	Erni	142 Russell St	8670536	
✓ Donovan/Monteith	Kerry/Darryl	50 Shelley	8673672	
Andrew	Peter	222 Valley Rd	8674958	
Ashworth	Natasha/Rod	120 Valley Rd	8632643	
✓ Ball	Pamela	326 Valley Rd	8675188	8675123
✓ Daly	Clint/Rachel	156 Valley Rd	8670490	8670497
✓ Forrester	Rodger/Tresna	150 Valley Rd	8769321	8670135
Fowell	Tanya	325 Valley Rd		
✓ Gregory	Darrel/Andrea	187 Valley Rd	8689452	
Hobdell	Wallace/Marjorie	247 Valley Rd	8671933	
Hyland	Barry/Maureen	131 Valley Rd	8687158	
Joyce	Nicky/Geoff	133 Valley Rd	8677327	
Langdon Lane	Kay	223 Valley Rd	8631137	
✓ Mitchell	Brent	338 Valley Rd	8674292	8670553
Rickard	Glennis/Prince	249 Valley Rd	8671082	
✓ Robinson	Anthony	153 Valley Rd	8973885	
✓ Ryan	Philip/June	201 Valley Rd	8688311	
Walmsley	Craig/Jenifer	141 Valley Rd	8686857	
✓ Warren	Andrew/Dianna	142 Valley Rd	8679844	86777499 ✓

ENTERED

Submission on an Application for Resource Consent Under Section 96 of the Resource Management Act 1991

OPPOSE
N.T.B.H.

PRIVACY ACT 1993
The information provided on this form will be used to enable the Council to process your application. It will be directly available to those people involved in determining your application and will be treated in confidence at all times. Insufficient information may lead to delays and/or rejection of your application. Under the Privacy Act 1993 you have a right of access to personal information held about you by the Council.

To: Gisborne District Council
Environment and Planning Department
PO Box 747
GISBORNE

GISBORNE DISTRICT COUNCIL
RECEIVED

12/09/09

Time 3:30pm
CUSTOMER SERVICES

ATTENTION:

1. I (full name): BRENT ALLEN MITCHELL
of (address): 338 VALLEY ROAD
GISBORNE

~~support~~ or oppose the application: _____
(state name of applicant)

for a: Early Childhood Centre - PD-2009-104087-a
(state type of resource consent applied for) (resource consent number)

to: _____
(state proposal or activity of applicant)

2. The particular parts of the application I support or oppose are: (Clearly indicate which parts of the application you support or oppose or wish to have amendments made to)

ALL OF IT.

3. The reasons for making my submission are: (State in summary the nature of your submission, giving reasons. Attach further pages as necessary.)

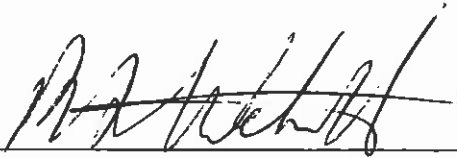
LOCATION IS ON VERY DANGEROUS CORNER.
HAVING LIVED & USED VALLEY RD FOR LAST 6
YEARS, I CONSIDER THIS CORNER DANGEROUS
& TOTALLY INAPPROPRIATE FOR THE PROPOSED
CHILD CARE.

4. I wish the Consent Authority to make the following decision: (Give details, including the nature of any conditions sought.)

DECLINE PROPOSAL IN FULL

5. I DO wish to appear at a Hearing in support of my submission.

~~I DO NOT wish to appear at a Hearing in support of my submission. (Delete whichever is not applicable.)~~



Signature of Person Making Submission

OR

Person Authorised to Sign on Behalf
of Person Making Submission

Date

Address for service of person making submission:

338 VALLEY ROAD

GISBORNE

Phone No: 06 8674292 / 021 701 074

Fax No: 06 8670553

Contact Person: BREN MITCHELL

(name and telephone number if different from above)

Note ▶ A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on the Consent Authority.

ENTERED

OPRSG
N.T.B.H

Submission on an Application for Resource Consent under Section 96 of the Resource Management Act 1991

PRIVACY ACT 1993
The information provided on this form will be used to enable the Council to process your application. It will be directly available to those people involved in determining your application and will be treated in confidence at all times. Insufficient information may lead to delays and/or rejection of your application. Under the Privacy Act 1993 you have a right of access to personal information held about you by the Council.

To: Gisborne District Council
Environment and Planning Department
PO Box 747
GISBORNE

GISBORNE DISTRICT COUNCIL
RECEIVED
12/11/09
Time: 3:30 PM
CUSTOMER SERVICES

ATTENTION:

1. I (full name): Kathie Hunt
Of (address): 3 Duncan Street, GISBORNE

~~support~~ ~~or~~ oppose the application: P & F Dawson
(state name of applicant)

for a: Notified Land Use Consent PD-2009-104087-00
(state type of resource consent applied for) (resource consent number)

to: construct and operate an early childhood learning centre
(state proposal or activity of applicant)

2. The particular parts of the application I ~~support~~ ~~or~~ oppose are: (Clearly indicate which parts of the application you support or oppose or wish to have amendments made to)

the activity in it's entirety which is contrary to
the objectives of the District Plan zoning.

Refer attached submission.

3. The reasons for making my submission are: (State in summary the nature of your submission, giving reasons. Attach further pages as necessary.)

The detrimental effects that a commercial activity of
this nature will have on a quiet rural residential
area.

Refer attached submission.

4. I wish the Consent Authority to make the following decision: (Give details, including the nature of any conditions sought.)

decline the application.

5. I DO wish to appear at a Hearing in support of my submission.

~~I DO NOT wish to appear at a Hearing in support of my submission.~~

(Delete the statement that is not applicable)



Signature of person making submission

OR

Person authorised to sign on behalf
of person making submission

11 November 2009

Date

Address for service of person making submission:

3 Duncan Street

GISBORNE 4010

Phone No: 06 8685792

Fax No: _____

Contact person: _____

(name and telephone number if different from above)

Note ▶ A copy of your submission must be served on the applicant as soon as reasonably practicable after service of your submission on the Consent Authority.

3 Duncan Street
GISBORNE 4010

11 November 2009

Team Leader
Development Control Planning Section
Gisborne District Council
PO Box 747
GISBORNE 4040

Dear Sir

**SUBMISSION RE PROPOSED EARLY CHILDHOOD CENTRE – VALLEY ROAD
– PD-2009-104087-00**

This submission opposes the above application lodged by P & F Dawson to erect and operate an early childhood education centre on a rural residential zoned property at 160 Valley Road, Gisborne. This proposed development if approved, will have severe impacts on this rural environment.

Firstly I would like to address the inaccurate and vague statements made in the applicants proposal as follows:

1. The application states that the site is bounded by Valley Road, 2 residential properties to the west, and the majority fronting farm land. This is inaccurate. The north facing boundary fronts farm land, both the west and east boundaries front residential properties, with the road boundary fronting a further three residential properties within view of the subject property.
2. Number of students – it states that the early childhood centre will cater for a maximum of 70 students. Ministry of Education rules state that a licence must be applied for for every 50 students. The licences required to apply for to cater for 70 children, will actually allow the centre to cater for a maximum of 100 children at any given time. **Another inaccurate statement.**
3. It also states that there will not be 70 children there at any given time, with maximum being there between 9 and 1pm, and only 25 children there from 3pm onwards. How do the applicants know this? Is their roll already in place? Where is the guarantee that this will happen? Once approved by the MOE, they could have up to 100 children there from 9-5 without any discord. These statements are vague, with no proof supplied to support them. It would allow the applicants to gain a consent with no mitigation to require them to comply with these statements.

4. The maximum staff numbers (14) stated in the application relates to 70 children. If the licences as stated above are applied for as stated above this would allow them to have in total 100 children, which would require six extra staff members (20 staff and 120 persons in total). **Another inaccurate statement.**
5. Parking – It is stated that there will be no parking on the road as the fence and planting will prohibit access. There is no available parking directly outside the subject property as there is a drain and limited road reserve. However there are wide grass road reserves in front of the immediately adjacent property and across the road, where patrons may decide to park. This would result in destruction of the road reserve, and would also be a major traffic safety issue, as patrons would be walking their small children across this local road very close to a blind corner. For the proposed numbers stated in their proposal, the applicants have exceeded their required number of carparks by four. Is this a ploy to try to exceed their numbers, or gain more consents once initial approval is obtained?
6. It states that the location of the centre will allow it to be environmentally sustaining. How? Why? What will allow it to be any more environmentally sustaining than if it was where it should be, in a commercial environment? **Surely the introduction of an extra 360 (potentially 480) traffic movements per day minimum is not environmentally sustaining and in fact detrimental to the current rural environment.**
7. Need for centre – Where is the proof that there is a critical shortage of establishments in Gisborne for early childhood services? This has been refuted in the local newspaper, and much media coverage made of the fact that there is more of a shortage of early childhood educators for present establishments. How are the applicants proposing to staff their centre, when current establishments are struggling to staff theirs? Where is the evidence that there is enough of a shortage in the area to fill their establishment? Have they already established a student roll and employed teachers? Or is this just an excuse for the applicant to provide herself with employment at the cost of her neighbours rural environment and lifestyles?
8. Noise – it is stated that the site is large, nearly a hectare. The site is 6847m² which is closer to half a hectare (another inaccurate statement), when the requirement for the rural zone is 1 hectare minimum. There are 6 residences within sight and sound of the proposed centre. It states the site will be planted extensively at the other boundaries to mitigate noise. The planting will take some time to grow, unless fully established trees are used, failing to mitigate any noise factors for months, if not years. **Where is the noise assessment from a suitably qualified professional, showing the noise effects and the measures needed to mitigate these noise effects?** Is the applicant or their agent suitably qualified to make these statements? When fully established, this boundary planting will shade an already hazardous corner (contravening District Plan rules) within a rural valley environment, possibly allowing the road to ice and become treacherous.

9. The onsite parking is located on the south of the property, approximately 20 metres from the immediate adjoining neighbour and 25 metres from the opposite neighbour. The application states that the centre will not generate any more noise than that which is now present in Valley Road. **Where is the proof to justify this statement?** Where is the noise assessment from a suitably qualified professional to ensure that they will comply with Council's District Plan requirements of average maximum noise level of 55 d_{ba}? **Neither the applicants nor their agent are suitably qualified to make this judgement.**
10. Air Pollution – The application says that the centre will ensure that the centre will ensure that the current clean green environment will be maintained. How will the centre mitigate its pollution factors? By introducing 90 extra persons minimum to the environment (when approx 16 people live in the immediately adjacent properties) and 90 extra cars moving in and out each day?
11. It is also noted that the application states that there are two neighbouring residential properties within close proximity and signed consent forms are attached. It is noted that the application also states that the neighbours had been consulted with no concerns. This is another inaccurate statement. The applicants have only contacted two neighbours in regard to this application proposal. One neighbour who owns the adjacent rental property has provided consent. The immediate next door neighbour has not provided written consent. The applicant has failed to contact any other directly affected neighbours with this proposal.

Section 18.1 of the District Plan states that while the Act can be interpreted to favour an open-ended approach regarding the establishment of commercial activities throughout the district (including rural and residential areas), it would not bring about the 'sustainable management' of the natural and physical resources of the district. This is true in the case of this application, the applicant requesting consent for a high density, larger scale commercial activity within a quiet section of the District's rural residential zone.

Section 21.1 of the District Plan quotes peri-urban (lifestyle block) living as a legitimate land use which has been enabled through the use of the Rural Residential and Rural Lifestyle Zones **These areas are already well established and developed.** Also that subdivision and development of this zoned land is limited to preserve opportunities for quality urban design. How will urban design of this rural residential area be achieved by allowing a commercial enterprise to be constructed and operated within this zone? The neighbours purchased in this area, knowing the current environment and rules, and certainly would not expect a large day-care facility to form part of this environment.

Section 21.3 – General Objectives for all rural zones require the rural amenity values to be maintained, peri-urban living in appropriate areas, and at densities where the adverse effects can be avoided remedied or mitigated. Also the location of structures and trees should be in such a manner as not to cause adverse environmental effects across property boundaries.

The applicant is proposing a building of approx 350 sq metres, considerably larger than a standard habitable dwelling. **The proposed attendance/employment numbers of 90 persons will assume the equivalent adverse environmental effects of creating over 20 habitable dwellings (housing the average family) within the same 6847 m² area.**

Considering the rules for this zone currently allow for one (or possibly/occasionally two) dwellings within a 1 hectare property, **creating the equivalent of 20 dwellings within a 6000 square metre substandard site is totally contrary to the policies and objectives of the Plan.**

If the applicant wanted to create 20 houses within his property, it would be met with firm opposition. Why is it any different to create one building, with the same effects on traffic, noise, stormwater, sewerage and the environment as 20 dwellings would create??

The location, scale and nature of the proposed activity will have an extreme effect on the adjoining properties, robbing them of the environment that they have chosen to live in. Alternative methods and locations are readily available throughout the commercial zones of the district to enable the applicants to locate their activity in a suitable environment.

The traffic generation will be extreme compared to the current traffic activity, which will severely compromise the current safety of traffic, residents, and the general public who walk, cycle and ride horses in this rural area. I have lived within this area for most of my life by choice, and the 200% plus increase of traffic volume that this proposal will generate will decimate the amenity values of this quiet street. The road is narrow, with limited visibility on the corner where the proposed activity is situated. There have been numerous accidents over the years in this street, particularly on this corner, which I can attest to as a long-term resident.

In closing the proposal fails to comply with the policies and objectives of the Rural zones, having failed to mitigate noise, visual impact, the activity is not of an appropriate scale or intensity for the area which they propose, and will generate an extreme level of traffic for this area, comprising the safety of traffic and residents.

I therefore submit that this application be declined in its entirety.

Yours faithfully



Kathie Hunt