

**From:** "Craig Inskeep" <Craig.Inskeep@beca.com>  
**Sent:** Fri, 19 Aug 2022 09:51:58 +1200  
**To:** "Megan Woolley" <Megan.Woolley@waipadc.govt.nz>  
**Subject:** External Sender: RE: LU/0133/22 - NZMCA  
**Attachments:** Pirongia Road - s92 RFI Partial Response LU/0133/22, RE: Pirongia Road proposed motor caravan park - ref LU 0133/22,

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Hi Megan,

I have been in touch with the applicants agent via email and phone we have had a good run through and they are working progressively through the aspects raised. They have provided an initial partial response to some of the questions raised as attached however there are a number of items outstanding and therefore this remains on s92 hold at this stage and it may take them a bit of time to work through the remaining NES /Geotech aspects. I will let you know when there is further movement on this. Also has there been confirmation of the initial fee estimate provided and a PO number generated for this as yet? I may have missed this come through but would appreciate a copy if you get a moment.

Kind Regards

Craig

**Craig Inskeep**

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Sensitivity: General

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**From:** Megan Woolley <Megan.Woolley@waipadc.govt.nz>  
**Sent:** Tuesday, 16 August 2022 3:50 p.m.  
**To:** Craig Inskeep <Craig.Inskeep@beca.com>

**Cc:** Victoria Gorter <Victoria.Gorter@waipadc.govt.nz>  
**Subject:** LU/0133/22 - NZMCA

Good afternoon Craig,

Just a quick email for an update on the above application. Have we received anything back from the s92 sent 28 June 2022?

Kind regards,

.....  
**Megan Woolley** Planning Administration Officer **WAIPA DISTRICT COUNCIL**  
[megan.woolley@waipadc.govt.nz](mailto:megan.woolley@waipadc.govt.nz) | [www.waipadc.govt.nz](http://www.waipadc.govt.nz)  
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*Note – My work days are Monday - Thursday*

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**From:** "Rayya Ali" <rayya@nzmca.org.nz>  
**Sent:** Wed, 3 Aug 2022 16:41:39 +1200  
**To:** "Craig Inskip" <Craig.Inskip@beca.com>  
**Subject:** Pirongia Road - s92 RFI Partial Response LU/0133/22  
**Attachments:** s92 RFI Partial Response to Council - 220803.pdf

Hi Craig,

Please find attached our partial response to the s92 request for further information received on 07 July 2022. I'll be in touch once I have a response to the outstanding matters.

Please feel free to get in touch should you have any further questions.

Thanks.

Ngā mihi | Kind regards

**Rayya Ali**

Planning and Policy Advisor

New Zealand Motor Caravan Association Inc.

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# New Zealand Motor Caravan Association Inc.

" Because you'll  
never be alone  
on the road again... "

3 August 2022

Waipa District Council  
101 Bank Street,  
Te Awamutu

By Email: [craig.inskeep@beca.com](mailto:craig.inskeep@beca.com)

Dear Craig

## **RE: S92 Further Information Partial Response for Resource Consent Application LU/0133/22 at Pirongia Road, Te Awamutu**

Thank you for your letter dated 7 July 2022 requesting further information regarding NZMCA's resource consent application to establish and operate a motor caravan park on the closed landfill site at Pirongia Road in Te Awamutu.

I have responded to the points raised in your letter below.

1. The proposed metalled area with bins and kiosk is reduced and pulled back from the bank crest to provide separation to the gully area.

The proposed bin area is located on an existing gravel hardstand area constructed by the Pioneer Village Wastewater Project. The proposal includes improving the existing area with minor earthwork as required. These works will not go over and beyond what the already existing in this area.

2. For the area around the bins, please confirm that a bait station will be installed and monitored to prevent the attraction of pests and rodents.

The NZMCA can address this concern by installing bait stations and monitoring them.

3. That landscaping be modified to extend to include infilling current gaps in the riparian planting strip along the Mangapiko Stream (Landscaping on mounds shall be undertaken where required to protect the capping integrity) and that maintenance of landscape planting be undertaken on an ongoing basis including targeted weed control with the site and adjoining riparian areas.

We have observed that the existing vegetation on the riparian strip alongside the Mangapiko Stream is substantial and well established. However, NZMCA can undertake infill gap planting (if required) only along the planting strip located adjacent to the length of the park boundary.

4. The riparian areas be maintained as a stock exclusion zones and current stock access/grazing of the fenced area be prevented. Any breaks in the fencing shall be repaired and or replaced to maintain the stock exclusion.

There is already existing fencing between the land parcel and the riparian area of the Mangapiko stream. The NZMCA will put a fence around the park boundary and no stock/grazing will be permitted within the park. It

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should be noted that WDC may have other leaseholders who actually use the remaining portion of the land parcel for grazing purposes. The responsibility to ensure stock does go within the riparian areas falls upon the other leaseholders as opposed to NZMCA.

5. All vehicles / site development (excluding landscaping) shall be at least 27 m from the stream edge to allow for ongoing maintenance of the 23 m setback and prevent activities impacting the waterways. Any new fencing on the eastern side of the site shall be at least 23m from the stream with the area between the stream and fencing be incorporated into the riparian zone where this does not currently achieve 23m.

The proposal cannot meet this standard. Hence why resource consent for restricted discretionary activity is sought. There is already existing fencing located along the strip of riparian planting onsite. The NZMCA will install new fencing around the park and as per the site plan, members will have the ability to park on grassed areas close to this fence line.

6. Both streams have been identified as important existing and/or future flyways for native bats and birds. Due to the ecological significance of the adjoining areas, the application be modified to prevent pets accompanying NZMCA members utilising the facility.

All pets will be on leads at all times and signage will be installed to remind members of this rule. It should be noted that the site is located within the rural zone with neighbouring property owners having dogs, cats and other domestic animals located on their properties.

7. Please provide an assessment from a suitably qualified person around the stability of the landfill capping given the static loading associated with parking of vehicles and whether this requires any additional monitoring with respect to settlement and land fill gas.
8. Please provide a methodology for Monitoring of land fill gasses around the dump station to be undertaken during construction and on an ongoing basis.

Landfill capping concerns raised in point #7 & 8, and further information request received via email dated 19 July 2022, will be addressed at a later stage in consultation with the contaminated land specialist.

Yours faithfully,

New Zealand Motor Caravan Association Inc.



**Rayya Ali**

Planning and Policy Advisor

**From:** "Rayya Ali" <rayya@nzmca.org.nz>  
**Sent:** Tue, 2 Aug 2022 08:51:16 +1200  
**To:** "Craig Inskip" <Craig.Inskip@beca.com>  
**Subject:** RE: Pironga Road proposed motor caravan park - ref LU 0133/22,

Hi Craig,

Thank you for your time on the phone yesterday. It was good to finally catch up with you and discuss some of the s92 requests made by Council in detail.

As mentioned to you on the phone, we are currently working through some of these questions, particularly around the NES matters. I hope to be in touch with you later today with a partial response to the s92.

Thanks Craig.

Ngā mihi | Kind regards

**Rayya Ali**

Planning and Policy Advisor

New Zealand Motor Caravan Association Inc.

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**From:** Craig Inskip <Craig.Inskip@beca.com>  
**Sent:** Tuesday, 19 July 2022 3:47 PM  
**To:** Rayya Ali <rayya@nzmca.org.nz>  
**Subject:** Pironga Road proposed motor caravan park - ref LU 0133/22,

Hi Rayya,

I note from your out of office that you have been away on leave and not sure if you we back today or tomorrow, but happy to connect on the phone when you have a moment.

In relation to the NESCS assessment this has now been completed by 4sight on behalf of Waipa DC and they have raised the following aspects as needing additional information, these relate to the landfill and site management .

- A cut and fill plan should be provided, detailing the areas of excavation and anticipated excavation volume;
- A consent should be sought in accordance with the NESCS due to the change in land use from agricultural to recreational use.
- An assessment of landfill gas should be undertaken to assess the risk to site users. An assessment of potential PAH contamination in capping soil should also be undertaken; and

- An assessment of the potential for the proposed work to compromise the landfill cap should be undertaken to determine whether the proposal triggers a consent under Clause 8(3)(g);

Talk soon,

Regards

*Craig*

**Craig Inskeep**

Associate Planner

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