

From: "Craig Inskeep" <Craig.Inskeep@beca.com>
Sent: Thu, 7 Jul 2022 20:31:13 +1200
To: "rayya@nzmca.org.nz" <rayya@nzmca.org.nz>
Cc: "Megan Woolley" <Megan.Woolley@waipadc.govt.nz>
Subject: External Sender: NZMCA Application Pirongia Road, Te LU 0133/22
Attachments: Acceptance Letter LU 0133.22.pdf, ECM_10849327_v1_Information Requested for Section 92 LU 0133 22 530764.pdf

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Hi Rayya,

Further to my previous correspondence regarding the acceptance of your application/affected parties(copy attached), I have now considered your application for further information and have a few relatively minor points that would be useful if you can consider and provide as per the attached. My apologies for the delay here I have been awaiting internal comments from the various technical reviewers.

Please note we are still awaiting formal comments in relation to noise and the NES aspects but will be back in touch as soon as we have these to hand (hopefully next week).

Once these aspects and the evidence of consultation / affected party approvals and further information have been provided I will be in a position to continue process the application.

Please do not hesitate to contact me if you wish to discuss any of the attached.

Kind Regards

Craig

Craig Inskeep

Associate Planner

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Sensitivity: General

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28 June 2022

New Zealand Motor Caravan Association Inc
4 Graham Road, Takanini,
Auckland 2112
Attention: Rayya Ali

Digitally Delivered

Dear Rayya

Resource Consent Application – accepted for processing

Application number: LU/0133/22
Applicant: New Zealand Motor Caravan Association
Address: Pirongia Road, Te Awamutu
Proposed activity(s): Camper/Caravan Park

Thank you for your resource consent application, which council received 9 June 2022
We have made an initial check of the documents you provided and can confirm that your application is accepted and will be processed.

Please note that your application is being processed by an external consultant and if you have any questions about the process, you may contact them here:

Consultant: Craig Inskeep
Phone: 07 8383828
Email: craig.inskeep@beca.com
Address: Level 2 Waitomo House, 6 Garden Place, Hamilton

Next Steps

My next step will be to make a more detailed assessment of your application. Sometimes we will need additional information or details to be clarified. I will contact you as soon as possible if this is the case.

Affected Parties

In consideration of the proposal, I consider the following parties may be adversely affected by the proposal and written approvals from people your is required before I can continue processing your application. Therefore, please provide the written approvals or evidence of agreement from both the owners and occupiers of the following properties:

- 4 Pirongia Road – Lot 1 DPS 62851, John D Bosson & Jean P Bosson
- 5/28 Pirongia Road – Lot 2 DPS 92516 Colin and Rochelle Old
- Waipa District Council as the requiring authority for Designation 80

The application states that amendments have been made to the layout and landscaping to accommodate concerns raised in a meeting but does not indicate whether these parties are now supportive of the application. If affected parties consents cannot be obtained, please advise by way of return, however this may result in notification being required.

Please also provide evidence of consultation with Ngā Iwi Tōpū O Waipā with respect to the application.

Notification

The Resource Management Act 1991 requires Council to decide whether or not applications should be notified. If this is the case I will contact you to discuss what this means, how notification works and how to proceed with your application.

Timeframes

If your application is not notified, you should receive a decision within 20 working days of the date your application was lodged, although this can take longer if further information is needed.

In the meantime, you can find further information about the steps that make up the resource consent process in the publication “Applying for a Resource Consent or Obtaining Notice of a Permitted Boundary Activity”.

Fees

Please note that the fee you have paid is a deposit towards the cost of the work on your application.

If you have any queries, please refer to our Fees and Charges <https://www.waipadc.govt.nz/our-council/finance/feesandcharges> or contact me on 07 838 0671 and quote the application number above.

Yours Sincerely



Craig Inskeep
Senior Planner

New Zealand Motor Caravan Association Inc
PO Box 72147
Papakura 2244

Digitally Delivered

Dear Rayya

Resource Consent Application – Further information request

Application number: LU/0133/22
Applicant: New Zealand Motor Caravan Association Inc
Address: Pirongia Road Te Awamutu 3800
Proposed activity(s): Establish and operate a motor caravan park in the Rural Zone

In accordance with section 92 of the Resource Management Act 1991 (RMA), the following information is requested to enable me to make an accurate and informed assessment.

The following information is requested:

The proposed layout is in proximity to the Mangapiko Stream and also the stream through the Daphne St Gully Reserve. The application proposes a portion of the activities within the area immediately adjacent to this significant biodiversity corridor. Waipa DC Parks and Reserves have requested that the proposal be modified slightly to achieve the following:

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

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.
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.
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.

The integrity of the landfill cap remains of high importance for this site in this regard please provide the following further information to support the proposal:

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.

Reasons for the Request

- A. The Mangapiko Stream is a major tributary of the Waipā River. The Ngā Wai o Maniapoto (Waipā River) legislation was enacted in 2012 to include the upper catchment of the Waipā River through to its junction with the Pūniu River. Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River now applies to the whole of the Waikato and Waipā river catchments. The stream's headwaters extend up to Maungatautari. The current esplanade reserve network along the riparian margins is not contiguous with large gaps along the Mangapiko Stream and the Mangaohoi Stream as it moves to the eastern edge of the town which council is working with Department of Conservation and other groups to improve. The OWDP identifies both streams as biodiversity corridors and

enhancement of the ecology and biodiversity of these is encouraged and should be enhanced with betterment achieved wherever possible.

- B. Maintaining the integrity of the landfill cap allows council to continue to meet its compliance obligations in relation to the closed landfill. This is directly relevant also to the use of the site with a change of use as is proposed by the application to maintain the personal health and safety of the users.

Further comments are also anticipated from Environmental Health in relation to the application and should these result in any further information we will advise via email.

Next Steps

Within 15 working days from the date of this request you must either:

1. Provide the information requested, or
2. Advise Council in writing of the alternative date that you will provide the information by, or
3. Advise council in writing that you refuse to provide the information requested.

A response is due from you no later than: 29 July 2022

Please be advised that the statutory timeframes for processing your application have been put on hold until the further information requested has been received and the requested written approvals identified in the correspondence dated 28 June have been received, or you advise that these will not be provided.

When all of the information requested has been provided, I will undertake a review it to make sure it adequately addresses all of the points of this request. Please note that if council has to seek clarification on matters in the further information you provide, then this will be considered as information required under this letter. As such the application will remain on hold.

If you do not provide, or refuse to provide the information, council is required to notify your application under section 95(C) RMA. If this happens, you will be required to pay an additional notification fee in full before we proceed with the notification of your application.

Once all the information requested is received and assessed a determination will be made on whether the application will be processed on a notified or non-notified basis.

Please note that if you are dealing directly with other departments in Council in regard to the further information, the further information must still be sent to me.

If you are not sure how to respond, please call me on 07 8383828 and we can discuss your options.

Please feel free to contact me with any other queries regarding your application.

Yours Sincerely

A handwritten signature in blue ink that reads "Craig Inskeep". The signature is written in a cursive style with a large initial 'C' and a stylized 'I'.

Craig Inskeep
Senior Consultant Planner