

WDC Conditions - Clean

WDC Conditions October 2025

Clean copy of LINZ's recommended land use consent conditions, based off WDC's s42A condition format. All updated conditions are agreed. Condition numbering and cross references have been updated.

LU/0231/24 - Final Proposed Conditions of Consent

Activity: Below Ground Works for the remediation of the former Tokanui Hospital Site as a Discretionary Activity under the Waipā District Plan

General

- The proposal must proceed in general accordance with the information submitted with the application on 22 November 2024, further information submitted in response to the Section 92 request, and further information presented during the hearings process, except where another condition of this consent must be complied with. This information is entered into council records as LU/0231/24. A copy of the approved plan/s is attached. A schedule of the approved plans is contained in the table below.

Documents	Author	Revision	Date
Horizontal Infrastructure Demolition Drawing Series (ref 33205)	Fraser Thomas Limited	6	8 November 2024
Remedial Action Plan – Contaminated soil plans (ref 33097/R01-R59)	Fraser Thomas Limited	5	8 October 2025
Coal tar investigation report – Contaminated roading plans (ref 33205/CT01-26)	Fraser Thomas Limited	A	25 September 2024
Culvert 2 Removal Series (ref 33205/EMB001-004)	Fraser Thomas Limited	1	8 November 2024
Culvert 3 Works Plans (ref 33097/LF310-390)	Fraser Thomas Limited	Issue Set 7	8 October 2025
PL Series – Pipe Lining Works (Ref 33205/P001-109)	Fraser Thomas Limited	2	7 November 2024
Erosion and Sediment Control Plans – Demolition Works – Drawings set (ref 33205/3000 series)	Fraser Thomas Limited	1	5 November 2024
Plan showing the relocation of entrance gates	Toitū Te Whenua LINZ	00	8 August 2024
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	3.0	10 September 2025

Monitoring

- 2 The Consent Holder must notify the Waipā District Council enforcement team in writing prior to the commencement of activities associated with this consent.

Note: This advice should be emailed to: consentmonitoring@waipadc.govt.nz.

Demolition, Deconstruction and Remediation Management Plan

- 3 The Consent Holder must submit to Waipā District Council's ('WDC') Consents Team Leader for certification a finalised "Demolition, Deconstruction and Remediation Management Plan" ('DDRMP'), at least twenty (20) working days prior to the commencement of works authorised by this consent. The content must be in general accordance with the draft Demolition, Deconstruction & Remediation Management Plan dated 18 March 2025 included with the further information response and prepared by a suitably qualified and experienced practitioner.

- a) Objectives: The objectives of the DDRMP are to:
- i) Provide relevant background information on the site and the nature of the proposed demolition works;
 - ii) Describe the proposed demolition works scope; and
 - iii) Set out the requirements contractors need to follow in relation to the specified demolition works in order to avoid, remedy or mitigate environmental effects.
- b) Requirements: The DDRMP must include (but not be limited to):
- i) Scope and methodologies for the demolition, deconstruction and remediation works;
 - ii) Details of current site constraints;
 - iii) Details of the existing infrastructure to be protected on-site;
 - iv) Specific requirements for the works to adhere to, including:
 - Relevant standards, codes, regulations and guidelines for contractors;
 - Site supervision and health and safety;
 - Quality assurance/control;
 - Cultural and archaeological requirements, including, but not limited to cultural monitoring and an accidental discovery protocol; and
 - Compliance with final consent conditions.
 - v) Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this
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- project;
 - vi) Requirement for a complaints register to be developed and maintained by the Contractor;
 - vii) Environment and site management measures, including in relation to:
 - Proposed work program and hours of work;
 - Dust;
 - Noise and vibration;
 - Vegetation removal;
 - Temporary storage / stockpiling;
 - Traffic management including access, manoeuvring and parking arrangements; and
 - Hazardous substance management.
- 4 The DDRMP must be certified in writing by the Waipā District Council's Consents Team Leader prior to any works authorised by this consent commencing. The certification process must be limited to confirming that the DDRMP has been prepared in accordance with condition 3 and will achieve the objectives of the DDRMP.
- 5 The Consent Holder must operate the site in accordance with the certified DDRMP.
- 6 The Consent Holder may make amendments to the DDRMP before the relevant works (or relevant portion of works) are undertaken, subject to certification by the Waipā District Council, prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the DDRMP. The existing certified plan will continue to apply until a revised plan has been certified.
- 7 If Waipā District Council's response is that it is not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WDC and resubmit an amended DDRMP for certification or revert to the previously certified DDRMP.

Advice Note: Waipā District Council will respond regarding certification of Management Plans and any amendments to certified Management Plans within 20 working days.

Cultural Management and Monitoring Plan

- 8 At least thirty (30) working days prior to the commencement of works authorised by this consent, the Consent Holder must invite Ngāti Paretekawa, Ngāti Paia, Ngāti Ngutu and Ngāti Huiao to nominate a representative/representatives (up to four in total across the
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hapū) to deliver a cultural induction and karakia and to review and recommend updates to the Phase 1 Cultural Management and Monitoring Plan (CMMP) so that it is suitable for the duration of the remediation works and activities authorised by this consent in respect of:

- a) Tikanga (protocols);
 - b) Monitoring, recovery and placement of taonga species;
 - c) Discovery protocols for taonga/artefacts and koiwi;
 - d) Cultural protocols and monitoring for any ground disturbance within the waahi tapu areas identified in the Waahi Tapu Investigation, removal of native trees over 4 metres in height, and works in Wharekōrino Stream; and
 - e) How mana whenua are to be engaged and consulted with throughout the duration of the remediation works and activities authorised by this consent, including during earthworks and any ecological restoration and enhancement activities.
- 9 If any responses are received within twenty (20) working days of the invitation being sent under Condition 8, they must be considered by the Consent Holder and either:
- a) incorporated in an updated CMMP; or
 - b) where recommendations are not incorporated, the reasons for this must be clearly set out in the updated CMMP.
- 10 At least ten (10) working days prior to the commencement of works authorised by this consent, the Consent Holder must submit to Waipā District Council's Consents Team Leader:
- a) the updated and finalised CMMP prepared in accordance with Conditions 8 and 9; or
 - b) where no response to the invitation was received in accordance with the process and timeframes set out in Conditions 8 and 9, the Consent Holder's finalised CMMP, together with a copy of the invitation sent pursuant to Condition 8 and a confirmation that no response was received pursuant to Condition 9.
- 11 The Consent Holder must implement the finalised CMMP under condition 10(a) or 10(b) for the duration of the remediation works and activities authorised by this consent.

Archaeology and Accidental Discovery Protocols

- 12 All earthworks that may affect any archaeological sites must be undertaken in accordance with Archaeological Authority No 2025/381 issued by Heritage New Zealand Pouhere Taonga on 25 February 2025, or any replacement Archaeological Authority.
- 13 If any kōiwi (human remains) are encountered, all work should cease within 5 metres of
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the discovery. The Heritage New Zealand Pouhere Taonga Lower Northern Archaeologist, New Zealand Police, Te Nehenehenui, Ngāti Paretekawa, Ngāti Paia, Ngāti Ngutu and Ngāti Huiao must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (Archaeological Guideline Series No.8 AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties.

- 14 Any archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed to by the consent holder and any appointed Cultural Monitors/Kaitiaki, so long as the legal requirements of Archaeological Authority No 2025/381 (or any replacement Archaeological Authority) are met.

Bat Management Plan

- 15 The consent holder must submit to Waipā District Council's Consents Team Leader for certification a Bat Management Plan prepared by a suitably qualified and experienced practitioner at least twenty (20) working days prior to the commencement of works authorised by this consent. The objective of the BMP is to minimise effects on bats during works authorised by this consent and minimise any permanent effects on bat habitat. To achieve this objective the BMP must provide details of bat management measures, that include:
 - a) implementation of tree felling protocols before vegetation with roosting potential is disturbed or removed;
 - b) mitigation measures and specific procedures to be employed in the event that active bat roosts are discovered either during pre-construction surveys and monitoring or works authorised by this consent;
 - c) procedures to be employed in the event that dead or injured bats are discovered during tree felling; and
 - d) mitigation options for effects on bat habitat.

Vehicle Entrance

- 16 The Consent Holder must relocate the gate at the existing vehicle entrance prior to works commencing to allow sufficient space for two truck and trailer units to queue inside the site as shown on the 'Plan showing the relocation of entrance gates' prepared by Toitū Te Whenua LINZ and dated 8 August 2024. The works must be certified by Council's Team Leader – Development Engineering prior to works authorised by this consent commencing (excluding enabling works).

Erosion and Sediment Control Plan

- 17 The Consent Holder must provide Council with a copy of the Erosion and Sediment
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Control Plan as certified by Waikato Regional Council.

Pre-Start

- 18 Prior to the commencement of activities authorised by this consent, the Consent Holder must hold a pre-construction meeting that:
- a) is scheduled with a minimum of ten (10) working days' notice, and
 - b) includes invitations to representatives from:
 - i) Council's Development Engineering Team Leader (or nominee),
 - ii) the Consent Holder's representative,
 - iii) the appointed cultural monitor(s) (if any), and
 - iv) the confirmed onsite contractor.
 - c) is for the purpose of ensuring that all relevant parties are aware of cultural monitoring protocols, consent conditions, certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

Advice Note: *In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met. The pre-construction meeting may be combined with the Waikato Regional Council pre-construction meeting.*

- 19 The Consent Holder must undertake a survey of the road condition of Te Mawhai Road between the main site entrance and the State Highway 3 intersection prior to works authorised by this consent commencing (excluding enabling works). This survey is to be undertaken by a suitably qualified and experienced professional and provided to Council's Development Engineering Team Leader prior to the commencement of works that are authorised by this consent.

Noise

- 20 The Consent Holder must advise occupants of the immediate neighbouring dwellings (set out in Table 1 of the Acoustic Assessment prepared by SLR Consulting and dated 12 November 2024), in writing, no less than three days prior to the works commencing on the site. The written advice must include a brief description of the works, the expected duration of the works, the mitigation to be implemented, the working hours, and contact details for any concerns regarding noise and vibration. The Consent Holder must provide confirmation to Council's enforcement team a copy of the notice and the properties sent the notice.
- 21 Noise arising from tree removal works must not exceed 75 dB LAeq when measured or assessed at any building at 203 and 207 Te Mawhai Road that is occupied during the
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works (between 7:30 am and 6:00 pm Monday to Saturday), unless affected party approval has been obtained.

- 22 Verification noise monitoring must be undertaken at the first instance of tree removal works. The result of this monitoring is to be used to identify appropriate mitigation measures to ensure compliance with Condition 21 is achieved.
- 23 With the exception of the tree removal works identified in Condition 21, all other construction noise must be in accordance with NZS6803:1999 Acoustics - Construction Noise.

Vibration

- 19 Construction vibration must comply with the limits in Tables 1 and 3 of the German Standard DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of Vibration on Structures.

Planting and Maintenance Plan

- 20 In the next planting season following completion of the works authorised by this consent, the Consent Holder must undertake native planting in accordance with the Planting and Maintenance Plan prepared by SLR Consulting and dated 10 September 2025.
- 21 The Consent Holder must undertake ongoing maintenance of planted areas until native cover reaches 90%, in accordance with the Planting and Maintenance Plan.

Earthworks Completion Report

- 22 The Consent Holder must submit an Earthworks Completion Report to Council within three months of earthworks being completed. The report must be prepared by a suitability qualified geotechnical professional, and cover the following matters:
 - a) The location, staging and depths of the respective final cut and fill areas; and
 - b) Confirmation of compliance with relevant standards and technical specifications for the contract work, including any compaction testing and producer statement(s).

Post-works survey of road condition

- 23 Within three months of the completion of works authorised by this consent, the Consent Holder must undertake another survey of the road condition of Te Mawhai Road between the main site entrance and the State Highway 3 intersection. The Consent Holder will be responsible for any repairs required to the condition of Te Mawhai Road arising from the exercise of its consents to ensure it is at the same standard as the survey
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undertaken under Condition 19.

Te Mawhai Road may be repaired to a better or alternative standard if agreed by the Consent Holder and Waipā District Council. All repair or remediation works must be undertaken as soon as practicable and certified by Council's Development Engineering Team Leader.

Advice Note: The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for all infrastructure.

Proposed Advice Notes

- 1 The application was supported by:
 - a) An Assessment of Environmental Effects prepared by SLR Consulting New Zealand, dated 20 November 2024;
 - b) A Cultural Impact Assessment, prepared by Kaawhia Te Muraahi and Maria Maniapoto, approved by TAR Block Ltd., dated December 2021;
 - c) Waahi Tapu Investigation and Cultural Induction Summary – Phase 1: Site Investigations, prepared by TAR Block Ltd, dated June 2023;
 - d) An Iwi Engagement Report, prepared by Toitū Te Whenua Land Information New Zealand, dated 19 November 2024;
 - e) An archaeological assessment, prepared by CFG Heritage, dated 22 July 2024;
 - f) An Archaeological Authority under Heritage New Zealand Pouhere Taonga Act 2014: Authority no. 2024/018, dated 14 August 2023;
 - g) The following application plans:
 - i) Horizontal Infrastructure Demolition Series, prepared by Fraser Thomas Limited dated 8 November 2024;
 - ii) Culvert 2 Removal Series, prepared by Fraser Thomas Limited dated 8 November 2024;
 - iii) Planting Plan (Culvert 2, prepared by SLR Consulting NZ Ltd, dated 11 November 2024;
 - iv) Culvert 3 Works Plans, prepared by Fraser Thomas Limited, dated 21 November 2024;
 - v) PL Series – Pipe Lining Works Plans, prepared by Fraser Thomas Limited, dated 7 November 2024;
 - vi) Erosion and Sediment Control Plans, prepared by Fraser Thomas Limited, dated 5 November 2024; and
 - vii) Plan showing the relocation of entrance gates, prepared by Toitū Te Whenua Land Information New Zealand
 - h) A Former Tokanui Hospital Demolition and Remediation Horizontal Infrastructure Assessment Report, prepared by Fraser Thomas Limited, dated 9 November 2023;
 - i) A Coal Tar Investigation Report, prepared by Fraser Thomas Limited, dated 20 November 2024;
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- j) Contaminated Land Reports as follows:
 - i) Preliminary Site Investigation ('PSI') prepared by GHD Ltd (2023);
 - ii) Detailed Site Investigation ('DSI') prepared by GHD Ltd (2024);
 - iii) Addendum DSI by Fraser Thomas Ltd and HAIL Environmental Ltd (2024);
 - iv) Site Specific Risk Assessment by HAIL Environmental Ltd (2024);
 - v) Remedial Options Report by Fraser Thomas Ltd and HAIL Environmental Ltd (2024); and
 - vi) Remedial Action Plan by Fraser Thomas Ltd (2024).
 - k) An Ecological Impact Assessment, prepared by SLR Consulting New Zealand, dated 19 November 2024;
 - l) A Former Tokanui Hospital Existing Disposal Site - Flood Risk & Mitigation Assessment prepared by Fraser Thomas Limited, dated 1 November 2024;
 - m) A Transport Assessment Report prepared by CKL, dated 21 August 2025;
 - n) An Acoustic Assessment, prepared by SLR Holdings NZ, dated 12 November 2024;
 - o) A draft Demolition, Deconstruction and Remediation Management Plan, prepared by Fraser Thomas Limited, dated 15 November 2024; and
 - p) A draft Erosion and Sediment Control Plan, prepared by Fraser Thomas Limited, dated 8 November 2024.
 - q) Section 92 Request Response prepared by SLR Consulting New Zealand, dated 19 March 2025, including an updated Demolition, Deconstruction and Remediation Management Plan, prepared by Fraser Thomas Ltd, dated 18 March 2025.
 - r) Updated contaminated land reporting (Addendum DSI, Remedial Action Plan and RAP drawings) prepared by Fraser Thomas Ltd, dated 7 April 2025.
 - s) Attachments to the applicant's hearing evidence as follows:
 - i) Additional Structures Memo, prepared by Fraser Thomas Ltd, dated 12 August 2025;
 - ii) Effect of Changes in Impervious Areas from Hospital Demolition Works on Stream Flows memo, prepared by Fraser Thomas Ltd, dated 26 June 2025;
 - iii) Additional maps 33097/M08 and M09 for Flood Risk & Mitigation Assessment, prepared by Fraser Thomas Ltd, dated 11 November 2024;
 - iv) Updated Planting and Management Plan (V3), prepared by SLR Consulting New Zealand, dated 10 September 2025;
 - v) An Archaeological Authority under Heritage New Zealand Pouhere Taonga Act 2014: Authority no. 2025/381, dated 25 February 2025;
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- vi) Iwi Engagement Report – Phase 2 Addendum prepared by Toitū Te Whenua Land Information New Zealand, dated 26 September 2025.

- 2 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
 - 3 Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder may need to pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.
 - 4 This consent does not absolve any responsibility of the Consent Holder to comply with the provisions of the Waikato Regional Plan. A copy of any consents approved by the Waikato Regional Council should be supplied to Waipā District Council.
 - 5 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological authority has been issued for the site under this Act and this consent does not absolve any responsibility of the Consent Holder to comply with the provisions of the authority. A copy of any further authorities issued for the site should be supplied to Waipā District Council.
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NES-CS Final Proposed Conditions of Consent

Activity: Soil disturbance and change of use as a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- 1) At least 20 working days prior to any earthworks at the site, the Consent Holder must submit to Council, for technical review and certification the following management plans:
 - a) Asbestos removal control plan (ARCP);
 - b) Contaminated Site management plan (CSMP); and
 - c) Construction management plan (CMP).

All of the above-listed plans may be incorporated into the DDRMP or submitted separately.

Any changes to any of the above plans during construction must be completed in accordance with the process in conditions 6 and 7 of LU/0231/24.

- 2) The remediation of the site must be completed in accordance with the Remedial Action Plan (RAP) prepared by Fraser Thomas Limited and dated 7 April 2025 and all plans identified in Condition 1.
 - 3) Any changes to the RAP must be certified by WDC's Consents Team Leader (or nominee) acting in a technical certification capacity, before the implementation of any changes proposed. The certification process must be limited to confirming that the RAP will continue to provide suitable mitigation and/or management of risk to human health and/or the environment.
 - 4) Site validation must be completed in general accordance with the RAP methodology and in accordance with the Drawing Set 33097 Revision 3 dated 4/04/2025.
 - 5) Site validation data must be collected from each area remediated under the certified RAP. The data must be reported on in the site validation report.
 - 6) A site validation report (SVR) must be provided to WDC's Environmental Health Team Leader for certification within 3 months of completion of the remedial works. The SVR must confirm that remedial objectives and goals for the site have been achieved, or document and justify why they have not been achieved (including records of consultation with WDC regarding these matters, if applicable). The SVR must include, but is not limited to including:
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- a) A summary of all enabling works completed;
 - b) A summary of all remedial work undertaken;
 - c) Any deviations or variations from the RAP;
 - d) Details of all soil samples taken, tabulated analytical results, and interpretation of results;
 - e) Details of soil removed from the site for offsite disposal, including volumes, disposal facility, type of waste, and disposal facility receipts/dockets;
 - f) Details of locations where soil has been re-used on site;
 - g) Details of any unexpected discoveries and any soil sampling undertaken associated with unexpected discoveries;
 - h) Details of the validation sampling undertaken and interpretation of the results in the context of the NESCS;
 - i) Site figures and plans;
 - j) Evidence that fill imported to the site is clean fill in accordance with condition 10; and
 - k) Comment on the general suitability of the site for the future land use.
- 7) Should any soil remain on the hospital site with contaminant concentrations above site-specific remediation standards, these soils should be identified in an ongoing site management plan (OSMP). If required, the OSMP must include:
- a) Plans showing the location of the contaminated soil;
 - b) A description of the type of contaminated soil and the associated risks;
 - c) The concentrations of contaminants in the soil;
 - d) Methods for managing risks presented to human health and the environment from the contaminated soils remaining on the site; and
 - e) Monitoring and maintenance procedures.
- 8) Any soil removed from the site and not disposed of at the on-site landfill must be disposed of at a facility consented to accept the waste.
- 9) The Consent Holder must ensure that any importation of cleanfill from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan (Operative 2007 – Glossary of Terms). Cleanfill deposition authorised by this consent must exclude:
- a) Material that has combustible, putrescible, or degradable components;
 - b) Materials likely to create leachate by means of biological or chemical breakdown;
 - c) Any products or materials derived from hazardous waste treatment, hazardous
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- waste stabilisation, or hazardous waste disposal practices;
 - d) Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health; and
 - e) Soils or other materials contaminated with hazardous substances or pathogens.
- 10) Any hardfill imported to the site must be sourced from a consented quarry.
- 11) A record of all soils imported to site must be kept, including source, description, volumes, and appropriate docket.
- 12) If any previously unidentified contamination is discovered in any exposed or excavated soil during the soil disturbance:
- a) Works in the area where contamination is identified must cease and the area isolated;
 - b) The unexpected discovery protocol in the RAP must be implemented;
 - c) Should any discovery require remediation that is outside the scope of the remediation methods within the RAP, WDC must be advised of the remediation approach in writing. WDC must provide written certification of the method before commencement; and
 - d) All unexpected discoveries must be documented as part of the SVR.
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LU/0232/24 – Final Proposed Conditions of Consent

Activity: Temporary opening of a closed landfill to dispose of medium to low level contaminated soil and undertaking enhancement works before closing landfill again under the Waipā District Plan

General

- 1 The proposal must proceed in general accordance with the information submitted with the application on 22 November 2024, and further information submitted in response to the Section 92 request, except where another condition of this consent must be complied with. This information is entered into council records as LU/0232/24. A copy of the approved plan/s is attached. A schedule of the approved plans and documents is contained in the table below.

Documents	Author	Revision	Date
Landfill (and Culvert 3) Plans (ref 33097/LF310-551)	Fraser Thomas Limited	Issue Set 7	8 October 2025
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	3.0	10 September 2025
Erosion and Sediment Control Plan (ref 33097) (Landfill)	Fraser Thomas Limited	2	21/11/2024

Monitoring

- 2 The Consent Holder must notify the Waipā District Council enforcement team in writing prior to the commencement of activities associated with this consent.

Note: This advice should be emailed to: consentmonitoring@waipadc.govt.nz.

Construction Management Plan

- 3 The Consent Holder must submit to Waipā District Council's Development Engineering Team Leader for certification a final Construction Management Plan ('CMP'), at least twenty (20) working days prior to the commencement of works authorised by this consent. The content must be in general accordance with the Landfill Repair and Upgrade Works Report (ref 33097), prepared by Fraser Thomas Ltd, dated November 2024 and prepared by a suitably qualified and experienced practitioner.
 - a) Objectives: The objectives of the CMP are to:
 - i) Provide relevant background information on the Site and the nature of the proposed Landfill Upgrade and Repair works;

- ii) Describe the proposed upgrade and repair works scope
 - iii) Set out the requirements contractors need to follow in relation to the specified works in order to avoid, remedy or mitigate environmental effects.
 - b) Requirements: The CMP must include (but not be limited to):
 - i) The following management plans:
 - Asbestos Removal Control Plan;
 - A Contaminated Site Management Plan (CSMP) and Remedial Action Plan in accordance with CLMG.1 guidelines, including (but not limited to): Management of risks to human health during contaminated land disturbance; site validation testing requirements for Areas where refuse has been entirely removed; requirements for validation report to confirm the landfill cap thickness and permeability has been achieved as required by WRC consent AUTH146952.05.01; requirements for validation report to confirm the landfill cap and topsoil comply with the site specific remedial standards; and validation reporting for Area F to confirm removal of medical waste.
 - ii) Scope of the landfill upgrade and repair works, including specific procedures for the placement of refuse transferred from one area to another.
 - iii) A description of the known or suspected contamination present;
 - iv) Specific requirements for the works to adhere to, including relevant standards, codes, regulations and guidelines for contractors; site supervision and health and safety; quality assurance/control; cultural and archaeological requirements, including, but not limited to cultural monitoring and accidental discovery protocol; and compliance with final consent conditions.
 - v) Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project.
 - vi) Requirement for a complaints register to be developed and maintained by the Contractor.
 - vii) Handling procedures for any contaminated material encountered during the activity including recommended personal protective equipment (PPE);
 - viii) Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
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- ix) Environment and site management measures, including in relation to dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.
- 4 The CMP must be certified in writing by the Waipā District Council's Consents Team Leader prior to any works authorised by this consent commencing. The certification process must be limited to confirming that the CMP has been prepared in accordance with condition 3 and will achieve the objectives of the CMP.
- 5 The Consent Holder must operate the site in accordance with the certified CMP. Any changes proposed to the CMP (and/or its contingent parts) must be confirmed in writing by the Consent Holder and the WDC, prior to the implementation of any changes proposed.
- 6 The Consent Holder may make amendments to the CMP before the relevant works (or relevant portion of works) are undertaken, subject to certification by the Waipā District Council, prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the CMP. The existing certified plan will continue to apply until a revised plan has been certified.
- 7 If Waipā District Council's response is that it is not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WDC and resubmit an amended CMP for certification, or revert to the previously certified CMP.

Advice Note: Waipā District Council will respond regarding certification of Management Plans and any amendments to certified Management Plans within 20 working days.

Cultural Management and Monitoring Plan

- 8 At least thirty (30) working days prior to the commencement of works authorised by this consent, the Consent Holder must invite Ngāti Paretekawa, Ngāti Paia, Ngāti Ngutu and Ngāti Huiao to nominate a representative/representatives (up to four in total across the hapū) to deliver a cultural induction and karakia and to review and recommend updates to the Phase 1 Cultural Management and Monitoring Plan (CMMP) so that it is suitable for the duration of the remediation works and activities authorised by this consent in respect of:
 - a) Tikanga (protocols);
 - b) Monitoring, recovery and placement of taonga species;
 - c) Discovery protocols for taonga/artefacts and koiwi;
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- d) Cultural protocols and monitoring for any ground disturbance within the waahi tapu areas identified in the Waahi Tapu Investigation, removal of native trees over 4 metres in height, and works in Wharekōrino Stream; and
 - e) How mana whenua are to be engaged and consulted with throughout the duration of the works and activities authorised by this consent, including during earthworks and any ecological restoration and enhancement activities.
- 9 If any responses are received within twenty (20) working days of the invitation being sent under Condition 8, they must be considered by the Consent Holder and either:
- a) incorporated in an updated CMMP; or
 - b) where recommendations are not incorporated, the reasons for this must be clearly set out in the updated CMMP.
- 10 At least ten (10) working days prior to the commencement of works authorised by this consent, the Consent Holder must submit to Waipā District Council's Consents Team Leader:
- a) the updated and finalised CMMP prepared in accordance with Conditions 8 and 9; or
 - b) where no response to the invitation was received in accordance with the process and timeframes set out in Conditions 8 and 9, the Consent Holder's finalised CMMP, together with a copy of the invitation sent pursuant to Condition 8 and a confirmation that no response was received pursuant to Condition 9.
- 11 The Consent Holder must implement the finalised CMMP under condition 10(a) or 10(b) for the duration of the works and activities authorised by this consent.

Archaeology and Accidental Discovery Protocols

- 12 All earthworks that may affect any archaeological sites must be undertaken in accordance with Archaeological Authority No 2025/381 issued by Heritage New Zealand Pouhere Taonga on 25 February 2025, or any replacement Archaeological Authority.
- 13 If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Lower Northern Archaeologist, New Zealand Police, Te Nehenehenui, Ngāti Paretekawa, Ngāti Paia, Ngāti Ngutu and Ngāti Huiao must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (Archaeological Guideline Series No.8 AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties.
- 14 Any archaeological work must be undertaken in conformity with any tikanga Māori
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protocols agreed to by the Consent Holder and any appointed Cultural Monitors/Kaitiaki, so long as the legal requirements of Archaeological Authority No 2025/381 (or any replacement Archaeological Authority) are met.

Medical waste

- 15 All previously identified medical waste and any additional medical waste identified during works is to be removed and disposed of at an offsite facility authorised to accept it.

Bat Management Plan

- 16 The Consent Holder must submit to Waipā District Council's Consents Team Leader for certification a Bat Management Plan prepared by a suitably qualified and experienced practitioner at least twenty (20) working days prior to the commencement of works authorised by this consent. The objective of the BMP is to minimise effects on bats during works authorised by this consent and minimise any permanent effects on bat habitat. To achieve this objective the BMP must provide details of bat management measures, that include:
- a) implementation of tree felling protocols before vegetation with roosting potential is disturbed or removed;
 - b) mitigation measures and specific procedures to be employed in the event that active bat roosts are discovered either during pre-construction surveys and monitoring or works authorised by this consent;
 - c) procedures to be employed in the event that dead or injured bats are discovered during tree felling; and
 - d) mitigation options for effects on bat habitat.

Erosion and Sediment Control Plan

- 17 The Consent Holder must provide Council with a copy of the Erosion and Sediment Control Plan as certified by Waikato Regional Council prior to works commencing.

Pre-Start

- 18 Prior to the commencement of activities authorised by this consent, the Consent Holder must hold a pre-construction meeting that:
- a) is scheduled with a minimum of ten (10) working days' notice, and
 - b) includes invitations to representatives from:
 - i) Council's Development Engineering Team Leader (or nominee),
 - ii) the Consent Holder's representative,
 - iii) the appointed cultural monitor(s) (if any), and
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- iv) the confirmed onsite contractor.
- c) is for the purpose of ensuring that all relevant parties are aware of cultural monitoring protocols, consent conditions, certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

Advice Note: *In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met. The pre-construction meeting may be combined with the Waikato Regional Council pre-construction meeting.*

Planting and Maintenance Plan

- 19 In the next planting season following completion of the works authorised by this consent, the Consent Holder must undertake native planting in accordance with the Planting and Maintenance Plan prepared by SLR Consulting and dated 10 September 2025.
- 20 The Consent Holder must undertake ongoing maintenance of planted areas until native cover reaches 90%, in accordance with the Planting and Maintenance Plan.

Earthworks Completion Report

- 21 The Consent Holder must submit an Earthworks Completion Report to Council within three months of earthworks being completed. The Report must be prepared by a suitability qualified geotechnical professional, and cover the following matters:
 - a) The location, staging and depths of the respective final cut and fill areas;
 - b) The final cover cap depths and materials;
 - c) The location of identified and any additional medical waste that was removed, and confirmation of its disposal at an offsite facility as required by Condition 15 above; and
 - d) Confirmation of compliance with relevant standards and technical specifications for the contract work, including any compaction testing and producer statement(s).
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Proposed Advice Notes

- 1 The application was supported by:
 - a) An Assessment of Environmental Effects prepared by SLR Consulting New Zealand, dated 22 November 2024;
 - b) Landfill Upgrade and Repair Plans prepared by Fraser Thomas Ltd, dated 21 November 2024;
 - c) Existing Disposal Site Repair and Upgrade Works Report prepared by Fraser Thomas Ltd, dated 21 November 2024;
 - d) Intrusive Investigation Report prepared by Fraser Thomas Ltd, dated 28 June 2024;
 - e) Preliminary Site Investigation ('PSI') prepared by GHD Ltd (2023), dated 12 May 2022;
 - f) Draft Erosion and Sediment Control Plan prepared by Fraser Thomas Ltd, dated 21 November 2024;
 - g) Ecological Impact Assessment prepared by SLR Consulting New Zealand dated 19 November 2024;
 - h) An archaeological assessment, prepared by CFG Heritage, dated 22 July 2024;
 - i) An Archaeological Authority under Heritage New Zealand Pouhere Taonga Act 2014: Authority no. 2024/018, dated 14 August 2023;
 - j) Flood Risk Assessment prepared by Fraser Thomas Ltd, dated 1 November 2024;
 - k) Written Approval from AgResearch Limited, dated 12 November 2024;
 - l) A Cultural Impact Assessment, prepared by Kaawhia Te Muraahi and Maria Maniapoto, approved by TAR Block Ltd., dated December 2021;
 - m) Waahi Tapu Investigation and Cultural Induction Summary – Phase 1: Site Investigations, prepared by TAR Block Ltd, dated June 2023;
 - n) Acoustic Assessment prepared by SLR Consulting New Zealand dated 13 November 2024;
 - o) Transportation Assessment prepared by CKL dated 21 August 2024;
 - p) Tokanui Closed Landfill, Wharekōrino Stream & Bore Water Sampling, Water Quality Annual Report 2022 – 2024;
 - q) Draft Aftercare & Monitoring Plan, prepared by Fraser Thomas Ltd, dated 15 November 2024;
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- r) Consent Compliance Report 2012 prepared by Waikato Regional Council, dated 5 March 2013;
 - s) Section 92 Request Response prepared by SLR Consulting New Zealand, dated 19 March 2025, including an updated Demolition, Deconstruction and Remediation Management Plan, prepared by Fraser Thomas Ltd, dated 18 March 2025.
 - t) Attachments to the applicant's hearing evidence as follows:
 - i) Comparative Water Quality Standards for Boron dated 11 August 2025;
 - ii) Addendum Targeted Detailed Site Investigation – AgResearch area, prepared by Fraser Thomas Ltd, dated 12 September 2025;
 - iii) Updated landfill plans, prepared by Fraser Thomas Ltd, dated 20 August 2025;
 - iv) Evaluation of Fish Passage for Proposed Culvert 3 (V4) memo, prepared by Fraser Thomas Ltd, dated 21 August 2025;
 - v) Estimated Effect of Landfill Upgrade Works on Boron Discharges memo, prepared by Fraser Thomas Ltd, dated 20 August 2025;
 - vi) Additional maps 33097/M08 and M09 for Flood Risk & Mitigation Assessment, prepared by Fraser Thomas Ltd, dated 11 November 2024;
 - vii) Fish passage evaluation memo, prepared by SLR Consulting New Zealand, dated 20 August 2025;
 - viii) Updated AgResearch written approval;
 - ix) Updated Planting and Management Plan (V3), prepared by SLR Consulting New Zealand, dated 10 September 2025;
 - x) An Archaeological Authority under Heritage New Zealand Pouhere Taonga Act 2014: Authority no. 2025/381, dated 25 February 2025;
 - xi) Iwi Engagement Report – Phase 2 Addendum prepared by Toitū Te Whenua Land Information New Zealand, dated 26 September 2025.
- 2 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.
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- 4 This consent does not absolve any responsibility of the Consent Holder to comply with the provisions of the Waikato Regional Plan. A copy of any consents approved by the Waikato Regional Council should be supplied to Waipā District Council.
 - 5 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological authority has been issued for the site under this Act and this consent does not absolve any responsibility of the Consent Holder to comply with the provisions of the authority. A copy of any further authorities issued for the site should be supplied to Waipā District Council.
 - 6 All construction noise must be in accordance with NZS6803:1999 Acoustics - Construction Noise.
 - 7 Construction vibration should comply with the limits in Tables 1 and 3 of the German Standard DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of Vibration on Structures.
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NES-CS Final Proposed Conditions of Consent

Activity: Soil disturbance as a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- 1) At least 20 working days prior to any earthworks at the site, the Consent Holder must submit to Council, for technical review and certification the following management plans:
 - a) Asbestos removal control plan (ARCP)
 - b) Contaminated Site management plan (CSMP)
 - c) Construction management plan (CMP)

All of the above-listed plans may be incorporated into the CMP or submitted separately.

Any changes to any of the above plans during construction shall be completed in accordance with the process in conditions 6 and 7 of LU/0232/24.

- 2) A site validation report (SVR) must be provided to WDC's Environmental Health Team Leader for certification within 3 months of completion of the landfill works. The SVR must confirm that remedial objectives and goals for the site have been achieved, or document and justify why they have not been achieved (including records of consultation with WDC regarding these matters, if applicable). The SVR must include, but is not limited to:
 - a) A summary of all enabling works completed
 - b) A summary of all remedial work undertaken
 - c) Details of all soil samples taken, tabulated analytical results, and interpretation of results
 - d) Details of soil removed from the site for offsite disposal, including volumes, disposal facility, type of waste, and disposal facility receipts/dockets
 - e) Details of locations where soil has been re-used on site
 - f) Details of any unexpected discoveries and any soil sampling undertaken associated with unexpected discoveries
 - g) Details of the validation sampling undertaken and interpretation of the results in the context of the NESCS
 - h) Site figures and plans
 - i) Evidence that fill imported to the site is clean fill
 - j) Comment on the general suitability of the site for the future land use
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WDC Conditions - Clean

- 3) Any soil removed from the site must be disposed of at a facility consented to accept the waste.
 - 4) The Consent Holder must ensure that any importation of cleanfill from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan (Operative 2007 – Glossary of Terms). Cleanfill deposition authorised by this consent shall exclude:
 - a) Material that has combustible, putrescible, or degradable components;
 - b) Materials likely to create leachate by means of biological or chemical breakdown;
 - c) Any products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;
 - d) Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health; and
 - e) Soils or other materials contaminated with hazardous substances or pathogens.
 - 5) Any hardfill imported to the site must be sourced from a consented quarry.
 - 6) A record of all soils imported to site must be kept, including source, description, volumes, and appropriate dockets.
 - 7) If any previously unidentified contamination is discovered in any exposed or excavated soil during the soil disturbance:
 - a) Works in the area where contamination is identified must cease and the area isolated.
 - b) The unexpected discovery protocol must be implemented.
 - c) Should any discovery require remediation WDC will be advised of the remediation approach in writing. WDC must provide written approval of the method before commencement.
 - d) All unexpected discoveries will be documented as part of the SVR.
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