

WRC Conditions 31 October 2025

Clean copy of LINZ's recommended regional consent conditions, based off WRC's s42A condition format. Comments identify areas of remaining disagreement. Condition numbering and cross references have been updated.

AUTH146952.01.01 (Earthworks & Cleanfill for Remediation Application)

Resource Consent: AUTH146952.01.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Land Use Consent

Consent Subtype: Land – Disturbance and Deposit

Activity authorised: To undertake earthworks and cleanfill activities within and outside HREA, including National Environmental Standards for Freshwater regulations in association with site remediation

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on xx Month 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.01.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” and “Schedule Two – Management Plan Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “**Remediation of Former Tokanui Hospital Site, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Erosion and Sediment Control Plan (ESCP)

2. The consent holder must provide Waikato Regional Council with a finalised Erosion and Sediment Control Plan (ESCP) in accordance with the requirements in Schedule Two – Management Plan Conditions. The objective of the ESCP must be to identify measures necessary to minimise soil erosion and sediment discharge and dust discharge from the activities authorised by this consent for compliance with conditions 4-5, 9-10, 28-38 and 42-44 of this consent and conditions 2-14 of AUTH146952.03.01. The ESCP must be prepared in general accordance with the draft ESCP prepared by Fraser Thomas Ltd dated 5 November 2024 and the principles and practices contained within the Waikato Regional Council document titled “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” (Technical Report No. 2009/02 – dated January 2009, including 2014 factsheets).

Advice Note: The “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” can be found on the Waikato Regional Council website: www.waikatoregion.govt.nz/earthworks. Note these guidelines were amended with the inclusion of a series of factsheets in 2014.

Advice Note: If the works are undertaken in stages, then compliance with condition 4 must be undertaken for each works area or stage.

3. The finalised ESCP required by condition 2 must contain sufficient detail to address the following matters:
 - a. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to achieve sediment and dust discharge standard of this consent,
 - b. The design criteria and dimensions of all key erosion and sediment control structures,
 - c. A site plan of a suitable scale to identify:
 - i. The locations of waterways, including drains,
 - ii. The extent of soil disturbance and any vegetation removal,
 - iii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to any watercourses,
 - iv. Areas of cut and fill,
 - v. All locations of topsoil stockpiles,
 - vi. The boundaries and area of catchments contributing to all stormwater impoundment structures,
 - vii. The locations of all specific points of discharge to the environment, and
 - viii. Any other relevant site information.
 - d. Construction timetables for erosion and sediment control works and the cleanfill importation proposed,

- e. Specific dewatering procedures to be followed,
- f. Timetable and nature of progressive site rehabilitation and any re-vegetation proposed,
- g. Maintenance, monitoring and reporting procedures, including contingency measures and remedial actions to be taken if discharge standards are exceeded,
- h. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures
- i. Dry conditions response and contingency measures including dust suppression methods to minimise adverse effects in the event of dust creation from un-stabilised areas,
- j. Procedures and timing for review and/or amendment to the ESCP,
- k. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures, and
- l. Truck access/entry details to the preload area for unloading, including methods of containment to avoid uncontrolled sediment discharge outside of the works area.

Erosion and Sediment Control

4. All disturbed or cut vegetation, soil or debris must be deposited or placed in a position where it will not enter any water body or cause diversion, damming or erosion of any water body/course.
5. The consent holder must ensure that, as far as practicable, all clean water run-off from stabilised surfaces including all catchment areas of the site, shall be diverted away from any exposed areas via a stabilised system to prevent erosion.

Chemical Treatment

6. The implementation of a chemical treatment system must be maintained as a contingency throughout the duration of earthworks, and is to be implemented as soon as practicable in accordance with a certified Chemical Treatment Management Plan (CTMP) when bench testing or pond conditions indicate it would be required to meet condition 9 of this consent, and/or at the request of an agent of the Waikato Regional Council.

Advice Note: The Waikato Regional Council will determine the need to request implementation of chemical treatment based on consideration of:

- The quality of the existing/proposed erosion and sediment controls,
- The compliance history of the site/operator,
- Seasonal/local soil and weather conditions,
- Sensitivity of the receiving environment, and
- Any other relevant factor.

Advice Note: If bench testing indicates that flocculation is not necessary or if there are no Sediment Retention Ponds or Decanting Earth Bunds, a CTMP will not be required.

7. If chemical treatment is required by condition 6, the consent holder must provide the Waikato Regional Council with a Chemical Treatment Management Plan (CTMP), in accordance with the requirements in Schedule Two – Management Plan Conditions. The objective of the CTMP must be to identify and design the requirements for an appropriate chemical treatment system for the activities authorised by this consent in compliance with conditions 9 and 10.
8. The CTMP required by condition 7 must include:
 - a. An analysis identifying which sediment retention ponds and decanting earth bunds require chemical treatment, this analysis taking into account,

- i. The results of flocculant bench testing based on the sites soil reactivity to chemical treatment,
- ii. The size of the contributing catchment that the sediment control device is treating,
- iii. The likely duration a sediment control device will be used,
- b. Specific design details of the chemical treatment system,
- c. Details of monitoring (including pH and any other water testing procedures), maintenance (including pre and post-rainfall event maintenance), recording and reporting procedures,
- d. Contingency measures and remedial actions to be taken if discharge standards are exceeded,
- e. Details of optimum dosage (including assumptions),
- f. Results of any initial chemical treatment trial,
- g. A spill contingency plan and
- h. Identification and contact details of personnel responsible for the operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Discharge Standards

9. The discharge of suspended solids associated with the activities authorised by this consent must not result in the concentration of suspended solids in the Wharekorino Stream exceeding 100 grams per cubic metre, except where the concentration of suspended solids in the Wharekorino Stream, upstream of the activity, already exceeds 100 grams per cubic metre then there must be no more than a 20 percent increase in the concentration of suspended solids in the named water body as a result of activities authorised by this consent.
10. Any discharge from sediment retention ponds or decanting earth bunds which have been subject to any chemical treatment shall have a pH of between 5.5 and 8.5, and soluble aluminium not exceeding 0.150g/m³, subject to the pH being greater than 6.5.

Advice note: Aluminium toxicity varies with pH. Proposed soluble aluminium standard is based on ANZECC guideline for protection of 80% of freshwater species and strictly applies to a water pH >6.5. For pHs below this, there is no specified guideline.

11. To determine compliance with conditions 9 and 10, a minimum of three water samples must be collected, a minimum of once per month, except in any month where there are no discharges. Samples must also be taken within four hours of the consent holder becoming aware of a rainfall event greater than 20 millimetres in any 24-hour period that has created discharge from a device. The samples must be collected from the following locations, shown on the Sampling Locations Plan in Schedule Four:
 - a. upstream at U3 and U4 and
 - b. downstream at S5.
12. Within one (1) working day of taking any samples required by condition 11, the consent holder must have those samples analysed for suspended solids and (if flocculants are being used to treat any sediment retention pond or decanting earth bund) pH, and soluble aluminium. The results of the analysis must be forwarded to the Waikato Regional Council within seven (7) days of analysis by an accredited laboratory.
13. The results of any sampling required by this resource consent must be provided in writing to the Waikato Regional Council within five (5) days of the analysis being completed. The location and frequency of sampling, analyses and reporting may be altered or reduced with the written agreement of the Waikato Regional Council, acting in a technical certification capacity.

14. Should the sampling required by conditions 11 and 12 show that the standards in conditions 9 and 10 are not being met, contingency measures and remedial actions must be undertaken in accordance with the certified ESCP and CTMP.

Cleanfill

15. All cleanfill discharge including imported material-authorised by this consent is limited to natural materials such as clay, soil and rock and other inert materials such as concrete and brick, or mixtures of any of the above that are free of:
- Material that has combustible, putrescible or degradable components,
 - Materials likely to create leachate by means of biological or chemical breakdown,
 - Any products or material derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices,
 - Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health if excavated,
 - Soils or other materials contaminated with hazardous substances or pathogens,
 - Liquid waste,
 - Hazardous substances.

Advice Note: Cleanfill is defined as material that when discharged to the environment will have no adverse effect on people and the environment. There shall be no organic material mixed with the fill and /or placed in a position where it may lead to land instability.

16. The contaminant concentrations of the cleanfill material discharged at the site shall comply with the cleanfill acceptance thresholds below:

Trace Elements	Maximum Acceptance Criteria (mg/kg)
Arsenic	17
Boron	15
Cadmium	0.8
Chromium	56
Copper	120
Lead	78
Mercury	1
Nickel	33
Zinc	175
Organic Compounds	Maximum Acceptance Criteria (mg/kg)
TPH C7-C9	110
TPH C10-C14	58
Benzene	0.11
Ethylbenzene	10
Toluene	19
Total Xylene	25
Benzo[a]pyrene (equivalent)	2.8
Total DDT	2
Dieldrin	0.1

17. Any material that does not meet the definition of cleanfill as per condition 15, or the Acceptance Criteria in condition 16 are not authorised under this consent.
18. All fill material must be of an appropriate size and placed so that it does not result in land instability.

19. The consent holder must maintain a site logbook to identify all cleanfill loads entering the site, recording the number of trucks and estimated volume of cleanfill of each truck, and the source and type of material discharged, compliance with the cleanfill acceptance criteria in condition 16 and the specific location of discharge. This information must be provided to the Waikato Regional Council within five (5) working days of any written request to do so.
20. The consent holder must minimise the opportunity for dumping of unauthorised imported material by maintaining site security at all times.

Demolition, Deconstruction and Remediation Management Plan

21. The consent holder must prepare a final Demolition, Deconstruction & Remediation Management Plan (DDRMP), in general accordance with the draft DDRMP dated 11 November 2024 and in accordance with the requirements in Schedule Two – Management Plan Conditions. The objectives of the DDRMP are to:
 - a. Provide relevant background information on the Site and the nature of the proposed demolition works,
 - b. Describe the proposed demolition works scope and
 - c. Set out the requirements contractors need to follow in relation to the specified demolition works in order to comply with conditions 15-20, 24-26 and 35-41 of this consent.
22. The finalised DDRMP required by condition 21 must include:
 - a. Scope and methodologies for the demolition, deconstruction and remediation works,
 - b. Details of current site constraints,
 - c. Details of the existing infrastructure to be protected on-site,
 - d. Specific requirements for the works to adhere to, including:
 - i. Relevant standards, codes, regulations and guidelines for contractors,
 - ii. Site supervision and health and safety,
 - iii. Quality assurance/control,
 - iv. Cultural and archaeological requirements, including, but not limited to cultural monitoring and an accidental discovery protocol,
 - v. Compliance with final consent conditions,
 - e. Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project,
 - f. Requirement of a complaints register to be developed and maintained by the Contractor,
 - g. Acceptance criteria for cleanfill to be disposed on site,
 - h. Environment and site management measures, including in relation to: dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.

Ecology/Wetlands

23. Prior to earthworks commencing within or within 10m of a Natural Inland Wetland (NIW), the consent holder must provide the Waikato Regional Council with a final Planting and Maintenance Plan (PMP) in general accordance with the Planting and Maintenance Plan prepared by SLR Consulting Ltd and dated 10 September 2025, and in accordance with the requirements in Schedule Two – Management Plan Conditions. The purpose of the PMP is to ensure that all areas of wetland habitat within the site is subject to appropriate and effective wetland re-vegetation ensuring no net loss of wetland habitat occurs within the site. The PMP should set out re-vegetation requirements for all wetland areas impacted by the works, including plant species, size, number and densities, and ongoing monitoring and maintenance regimes.

Advice note: the Planting and Maintenance Plan can be a combined plan with the planting requirements of the other certificates.

24. Works within or within 10m of a NIW must only be undertaken during summer in a period of at least three (3) days forecasted dry weather.
25. Where possible all machinery should remain outside of the wetted area and undertake works from the edge of NIW. If it is necessary for machinery to enter a NIW, swamp maps must be used.
26. Machinery used for NIW works are restricted to a small excavator maximum of thirteen (13) tonnes and a small truck – maximum of six (6) wheels.
27. As soon as practicable and no longer than 3 months after NIW works are complete, any damaged vegetation or areas as a result of the works must be reinstated and revegetated with like-for-like wetland plant species, covering more than 80% of the disturbed land.

Monitoring and Maintenance

28. The consent holder must ensure that all erosion and sediment control structures are inspected on a weekly basis, prior to each forecasted significant rainfall event, and within 24 hours of each rainfall event that is likely to impair the function or performance of the controls.
29. The consent holder must carry out inspection and maintenance of all erosion and sediment controls in accordance with condition 28 and the Waikato Regional Council document titled *"Erosion and Sediment Control – Guidelines for Soil Disturbing Activities"* (Technical Report No. 2009/02 – dated January 2009), and must maintain records detailing:
 - a. The date, time and results of the monitoring undertaken; and
 - b. The erosion and sediment controls that required maintenance; and
 - c. The date and time when the maintenance was completed; and
 - d. The type of maintenance carried out.

These records must be provided to the Waikato Regional Council at all reasonable times and within 72 hours of a written request to do so.

Site Stabilisation and Removal of Controls

30. Each work area must be stabilised against erosion and sediment discharge (including dust discharge) as soon as practicable following completion of works. The consent holder must monitor and maintain the site during the entirety of the works period to prevent sediment from entering any water body or air as dust emissions.
31. If required by the Waikato Regional Council where a breach of condition 9, 10 or 30 has been identified, the consent holder must carry out immediate stabilisation of any specified exposed surfaces using instant stabilisation techniques to the satisfaction of the Waikato Regional Council. (i.e. straw mulching, pinned geotextile or similar).
32. The consent holder must ensure those areas of the site where cleanfill discharge (i.e. backfilling) has been completed, are stabilised as soon as practically possible and within a period not exceeding 14 days after completion of any discharge authorised by this consent.

33. The erosion and sediment controls specified in the Erosion and Sediment Control Plan, must not be disestablished or removed until the Waikato Regional Council's Monitoring Officer confirms in writing that the site is fully stabilised as per condition 32.
34. The re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled "*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*" (Technical Report No. 2009/02 – dated January 2009).

Dust

35. All earthworks and cleanfill activities authorised by this consent must be carried out and managed to ensure that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges that causes an objectionable or offensive effect beyond the boundary of the subject property.

Advice Note: Chapter 6.4 of the Waikato Regional Plan 2012 provides guidance on the assessment of the effect of odour and dust emissions.

36. To achieve condition 35 the consent holder must manage the activities authorised by this consent in such a manner to ensure that dust emissions are kept to a minimum, including:
 - a. The use of water carts or sprays to suppress dust from the cleanfill activity, on an as required basis,
 - b. The use of dust stabilisation systems (water or water plus additives),
 - c. The revegetation or stabilisation of disturbed land, which is currently not being worked,
 - d. The re-grassing or stabilisation of exposed areas including topsoil or cleanfill stockpiles,
 - e. Where practicable, locating stockpiles where they provide wind protection for exposed/excavated areas, and
 - f. Cover loads on vehicles leaving the site which could create a dust nuisance.
37. If the Waikato Regional Council confirms a breach of condition 35, the consent holder must carry out immediate dust suppression or remedial measures on any problematic dust generating surfaces within the site. This will be achieved by using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control or suppression product to provide instant remediation of dust effects to the extent that there are no dust discharges beyond the boundary of the site that cause an objectionable effect.
38. The consent holder must ensure that an adequate supply of water for dust control (sufficient to apply a minimum of 5 mm/m²/day or 50m³/ha/day to all exposed areas of the site), and an effective means for applying that quantity of water, is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed with the Waikato Regional Council.

Machinery

39. The consent holder must ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has being removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from [Keep it clean - machinery cleaning guidelines and handbook | Waikato Regional Council](#).

Advice Note: For the purposes of this condition, 'containment' and 'eradication' plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 - 2024, or any subsequent version of that publication that is published after the granting of this resource consent.

40. All machinery must be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are minimised, and prevented during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body or overland flowpath such that any spillage can be contained so that it does not enter natural waters.
41. Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any water course.

Winter Works

42. Earthworks and soil disturbance activities within the High Risk Erosion Area authorised by this resource consent (shown in Schedule Five attached to this authorisation) must not be carried out during the period 1 May to 30 September inclusive in any year that this consent is current, apart from necessary maintenance works, unless approved in writing by the Waikato Regional Council.
43. The consent holder must ensure that areas of the site within a High Risk Erosion Area are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the Waikato Regional Council. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including geo-textile, mulching, re-vegetation and metalling) that will minimise erosion of exposed soil.
44. Requests to undertake earthworks within a High Risk Erosion Area during the period 1 May to 30 September inclusive must be submitted in writing to the Waikato Regional Council by 1 April each year that this consent is current and will be in the form of an amendment to the certified Erosion and Sediment Control Plan (ESCP).

Advice Note: In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider the following:

- the nature of the site and the winter soil disturbance works proposed;
- the quality of the existing/proposed erosion and sediment controls;
- the compliance history of the site/operator;
- seasonal/local soil and weather conditions;
- the monitoring/sampling proposed to demonstrate compliance with the relevant discharge standards during the winter works period;
- sensitivity of the receiving environment; and
- any other relevant factor.

Archaeological/Accidental Discovery

45. 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.
46. 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.

47. 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.

AUTH146952.02.01 (Water diversion, take, discharge for remediation application)

Resource Consent: AUTH146952.02.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Water Permit

Consent Subtype: Surface Water Take and Diversion

Activity authorised: Temporary diversion, take and discharge of surface water (dewatered groundwater daylighting as surface water) in association with site remediation

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on xx Month 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.02.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged APP146952 and titled “**Remediation of Former Tokanui Hospital Site, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in  condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Surface Water Take Limits

2. The applicant is required to advise Waikato Regional Council in writing of the date the works will be undertaken at least ten (10) days prior to the commencement of earthworks that may require dewatering.
3. Surface water must only be taken from pooled groundwater (daylighting as surface water) in trenches and excavations for construction dewatering purposes associated with the earthworks for Tokanui Site Remediation works as consented under AUTH146952.01.01. The take via a pump is only for the purpose of removing building foundations and underground infrastructure.
4. The combined daily water take volume authorised by this consent must not exceed 100 cubic metres as measured on a monthly rolled average.
5. The rate of take must not exceed five (5) litres per second.



Discharge

6. All water taken pursuant to this resource consent must be lawfully and synchronously discharged to grassed or vegetated areas within 100 metres of the take location and within the site boundaries. No discharge may occur within 10m of a natural inland wetland or within 100m of a natural inland wetland if it will change the hydrological function of the wetland. The rate and manner must avoid causing scour and erosion. As such the activity is categorised as a zero net take in the Waikato Regional Council’s water allocation calculator.

Advice Note: A separate resource consent will be required under the Waikato Regional Plan for any discharge of contaminants onto or into land.

7. At no time will the dewatering discharge to the environment have a total petroleum hydrocarbon (TPH) sheen and/or odour.
8. At no point during the duration of the consent shall the discharge cause an objectionable odour beyond the boundary of the site.
9. If the discharge requirements specified in conditions 6, 7, 8 and 10 are not met, the discharge shall cease immediately, and Waikato Regional Council must be notified. The discharge to land

shall only recommence once amendments have been made to the treatment process such that the discharge requirements specified in this consent are met, and with the agreement from Waikato Regional Council.

10. There shall be no overland flow beyond the boundary of the site or significant ponding of water from any part of the system or disposal area at any time.

Machinery

11. The ongoing use and operation of machinery for construction dewatering and discharge, including fuels and hazardous substances, is required to comply with conditions 39-41 of AUTH146952.01.01.

AUTH146952.03.01 (Damming & Diversion for Remediation Application – Culvert 2 and stormwater pipe works)

Resource Consent: AUTH146952.03.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Water Permit

Consent Subtype: Damming and Diversion

Activity authorised: To temporarily dam and divert water to remove a culvert and maintain a stormwater pipeline in association with site remediation

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on xx Month 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.03.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” and “Schedule Two – Management Plan Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application for this resource consent APP146952 and titled “**Remediation of Former Tokanui Hospital Site, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below.. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions shall prevail.

Timing, Damming and Diversion

2. The temporary dams authorised under this resource consent must not be in place for more than four (4) weeks each, unless otherwise approved in writing by Waikato Regional Council.
3. The installation of the temporary dams must be during a period of at least three (3) days forecast dry weather and in a period of low hydrological flow.
4. During the installation and removal of temporary dams authorised by this consent, the consent holder must seek to keep the area of in-stream disturbance to a practicable minimum.
5. Construction and removal of the temporary dams authorised by this consent must be undertaken without the requirement for machinery to enter the water body and must be undertaken in a manner that minimises any increase in sediment levels resulting from these works.
6. The consent holder must maintain the temporary dams and waterway channel in the immediate vicinity of the dam, clear of debris and other obstructions at all times.
7. The consent holder must maintain the integrity/stability of each temporary dam and ensure that no part of the structure is dislodged (e.g. breaks loose due to wind or water processes). Any material that is lost from the structure shall be immediately retrieved by the consent holder.
8. The consent holder must monitor the dam/s and undertake any works that become necessary to preserve the integrity/stability of these structures and/or to control erosion as a result of the exercise of this resource consent.
9. The dam/s must be inspected after each extreme weather event for compliance with conditions 6, 7 and 8.

Advice note: For the purposes of this condition an extreme weather event will be considered to be >100 mm rainfall in 24 hours.

10. On completion of the works, the consent holder must ensure that the dam structures including any additional materials used, are removed from the water body as soon as practicable and the bed must be reinstated to its original state. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (WRC Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document.

Hydrology and Flow Management

11. During use of any temporary dam/s, the consent holder must maintain residual flows in the stream reach downstream of the isolated work area that are equivalent in quality and rate to those immediately upstream of the dam.
12. All water taken must be discharged downstream of the works area without delay, and no water shall be taken or used for any other purpose.
13. The activities authorised by this consent must be undertaken in such a manner to avoid creating flooding effects on adjacent land.
14. Any pumps used during activities authorised by this consent must be screened with a mesh aperture size not exceeding 3 millimetres in diameter. If requested by the Waikato Regional Council in writing, the consent holder must provide evidence on this aperture size.

Ecology

15. Prior to earthworks commencing the consent holder must provide the Waikato Regional Council with a Fish Management Plan (FMP) in general accordance with the Fish Management Plan prepared by SLR Consulting Ltd and dated 18 November 2024, and in accordance with the requirements in Schedule Two – Management Plan Conditions. The purpose of the FMP is to set out management measures to avoid injury and/or mortality of native fish species during instream works.
16. The capture and transfer of fish must be undertaken in accordance with the protocols outlined in the certified Fish Management Plan.

AUTH146952.04.01 (Diversion & Discharge of Stormwater for Landfill Application)

Resource Consent: AUTH146952.04.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Discharge Permit

Consent Subtype: Water – Stormwater

Activity authorised: To temporarily divert & discharge stormwater into the Wharekōrino Stream
in association with landfill upgrade (LF)

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and will expire on **date month** 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.04.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “**Tokanui Landfill Upgrade, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Stormwater Quantity and Receiving Environment

2. The consent holder must manage stormwater diversions and discharge during construction to avoid the following stormwater quantity effects:
 - a. Adverse scour, erosion and sediment deposition on land, property, and the beds/banks of the downstream Wharekōrino Stream,
 - b. Adverse flooding of land, property and downstream water bodies and
 - c. Adverse effects on aquatic ecosystems.

All such adverse effects that are assessed by a suitably qualified person appointed by the consent holder as more than minor shall be addressed in the manner provided for in condition 3, where they have been caused by the stormwater diversion and discharge activities authorised by this resource consent.

3. As soon as practicable after becoming aware of any of more than minor adverse effects of the nature specified in Condition 2, the consent holder shall submit a report to the Waikato Regional Council in relation to the adverse effects. As a minimum, the report shall include:
 - a. A description of the adverse effects,
 - b. A description of the cause of the adverse effects,
 - c. An explanation of any measures taken to remedy or mitigate the adverse effects, the outcome of those measures, and whether further measures are necessary and reasonably practicable and
 - d. If no measures have been taken in accordance with (c), a description of any reasonably practicable measures that could be taken to remedy or mitigate the adverse effects and a recommendation as to whether those measures are necessary.

The consent holder must liaise with the Waikato Regional Council with a view to determining any reasonably practicable measures which should be taken to remedy or mitigate the adverse effects.

Advice Note: *Separate resource consents may be required to undertake remedial, or mitigation works. The consent holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken.*

Stormwater Quality and Receiving Environment

4. The consent holder must manage the stormwater discharge to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in downstream waterbodies after reasonable  mixing.

AUTH146952.05.01 (Discharge of Leachate for Landfill Application)

Resource Consent: AUTH146952.05.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Discharge Permit

Consent Subtype: Land – Other

Activity authorised: Discharge leachate from a closed contaminated material landfill into land where contaminants may enter groundwater or surface water (LF)

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on **date** month 2060
[date to be inserted, being 35 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS AUTH146952.05.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” and “Schedule Two – Management Plan Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “**Tokanui Landfill Upgrade, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.
2. This consent authorises the encapsulation of contaminated material within the “subject site” that is legally described as SEC 1 SO 44852 with the upgraded Disposal Site being shown in Schedule Three attached to this authorisation.

Disposal Volumes

3. A maximum of 7,800m³ of contaminated material from the hospital demolition works may be disposed of into Areas E and F of the upgraded Disposal Site including contingency for 1,400m³ of contaminated material, if found through unexpected discovery. This excludes capping material. Material disposed of into Areas E and F must only be sourced from the Tokanui hospital remediation works area and must not exceed the following adopted “high level” soil contamination criteria:
 - a. BRANZ Class B criteria for asbestos contamination (<0.01% for asbestos fines/fibrous asbestos and <1% Asbestos containing material); and
 - b. The Class 1 Landfill TCLP (toxicity characteristic leaching procedure) acceptance limits contained in the table below for other heavy metal contaminants, where the site-specific managed fill standards for these contaminants (also contained in the table below) are exceeded;
 - c. Adopted SPLP (Synthetic Precipitation Leaching Procedure) criteria for boron of 0.34g/m³; and
 - d. Contain no more than 5% construction and demolition materials per truckload.

Contaminant	Site Specific Managed Fill Standards (mg/kg)	Class 1 Landfill TCLP (g/m ³)
Arsenic	70	5
Boron	Not specified	20
Cadmium	10	1
Chromium	150	5
Copper	280	5
Lead	460	5
Mercury	3	0.2
Zinc	450	10

4. 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.

5. The consent holder must provide Waikato Regional Council with a Contaminated Site Management Plan (CSMP) and Remedial Action Plan (RAP). The objective of the CSMP and RAP is to demonstrate the works comply with the Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, Wellington, NZ, updated October 2003). The CSMP / RAP must as a minimum include:
 - a. Management of risks to human health and the environment during contaminated land disturbance;
 - b. Site validation testing requirements for Areas where refuse has been entirely removed;
 - c. Requirements for validation report to confirm the landfill cap thickness and permeability has been achieved as required by conditions 7 and 8;
 - d. Requirements for validation report to confirm the landfill cap and topsoil comply with the site specific remedial standards.
 - e. Validation reporting for Area F to confirm removal of medical waste.
6. The upgraded Disposal Site must be upgraded and maintained in accordance with the design in the certified RAP and CSMP.

Note: The CMP required by condition 7 of AUTH146952.06.01 can be a combined document with the RAP and CSMP.

Landfill Cap

7. The final cover over the filled areas described as Areas D, E, and F must consist of a 600mm minimum compacted thickness of earth cover comprising:
 - A Geosynthetic clay liner
 - underlain by a minimum 150mm bedding/protection layer,
 - overlain by a minimum 150mm thick protection layer,
 - 300mm thick agricultural layer,Followed by 150mm thick topsoil, and re-grassing.
8. The final cover over the filled areas described as Areas A1, A2, B and C must consist of either:
 - A minimum 150mm thick base layer, comprising compacted cohesive soils of permeability $1 \times 10^{-7} \text{m/s}$ with no sharps/abrasive material, and
 - a low permeability cap comprising a geosynthetic clay liner or similar,
 - overlain by a 150mm thick protection layer,
 - 300mm thick agricultural layer, and
 - 150mm of topsoil,
 - followed by re-grassing.

OR

 - A 600mm minimum compacted clay cap, followed by 150mm of topsoil and re-grassing.
9. The structural integrity of the encapsulation cap must be maintained at all times to promote surface water quality runoff and minimise the infiltration of water into the landfill.

Management and Monitoring

10. The consent holder must prepare a final Aftercare and Monitoring Plan (AMP), in general accordance with the draft AMP dated 15 November 2024 and the requirements in Schedule Two – Management Plan Conditions. The objective of the AMP is to ensure appropriate ongoing

monitoring and maintenance of the landfill and any ongoing discharges following upgrade and repair works, so that compliance with conditions 9, 11, 14, 16 and 19-20 is achieved. The AMP must include:

- a. Methods to manage effects of stormwater and leachate, and preventing stormwater infiltration into the upgraded Disposal Site,
- b. Design concepts and final contours,
- c. Any restoration works,
- d. Landfill site aftercare,
- e. Maintenance and capping and revegetation,
- f. Monitoring and record keeping including:
 - i. Annual inspection of the landfill surface and capping in accordance with conditions 7-9 and 16-17,
 - ii. Ongoing surface and groundwater monitoring in accordance with conditions 11-15,
 - iii. Recording local rainfall data at the time monitoring samples are taken, subject to availability,
 - iv. Responsibilities for undertaking the monitoring,
- g. Quality assurance and control measures.
- h. Limitations on weight bearing capacity, plant and equipment that can be used on top of the cap in the future,
- i. Methods for restricting inappropriate use including vehicular movements and recreational use,
- j. Responsibility and procedures for reporting to the WRC, and
- k. Frequency and procedures for reviewing and updating the AMP.

11. The consent holder must undertake monitoring as detailed in the certified AMP as required by condition 10 in consultation with Waikato Regional Council. This will monitor the quality of groundwater and the water quality of Wharekōrino Stream (upstream and downstream of the landfill). This monitoring plan must include the following sampling programme as a minimum:

Source	Frequency	Location	Parameters
Wharekōrino Stream	At least twice a year to coincide with high and low groundwater levels (generally September and April). The samples must be taken when no surface water runoff is occurring	All parameters must be taken at locations detailed in the final and certified Aftercare and Monitoring Plan	- field and laboratory pH - field and laboratory conductivity - total suspended solids - total ammoniacal nitrogen - nitrate nitrogen - potassium - sulphate - total iron - total boron - chloride

Source	Frequency	Location	Parameters
Groundwater	At least twice a year to coincide with high and low groundwater levels (generally September and April)	Monitoring wells as detailed in the final certified Aftercare and Monitoring Plan	- water level - field and laboratory pH - field and laboratory conductivity - alkalinity

			• sulphate • total ammoniacal nitrogen • nitrate nitrogen • soluble boron • soluble iron
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12. The consent holder must use a suitably experienced person for the collection and analysis of all water samples that are required by the monitoring of this consent.
13. The laboratory undertaking the sample analysis must be accredited by International Accreditation New Zealand (IANZ).
14. The consent holder must undertake the monitoring programme specified in the AMP or any amendments that have been certified by the Waikato Regional Council. The consent holder must forward the results of the monitoring to the Waikato Regional Council within two (2) months of sampling.
15. After two (2) years of monitoring, including at least four (4) sampling rounds the consent holder must prepare a report detailing and analysing the results of all monitoring undertaken at the site. This report must include proposals for additional remediation works or monitoring requirements that the consent holder's SQEP recommends as necessary to address more than minor adverse effects and/or exceedances of trigger levels in the certified AMP. This report must be submitted to the Waikato Regional Council no later than three (3) years after the granting of this consent. Any additional remediation works or monitoring requirements recommended by the SQEP must be incorporated into an updated AMP and be submitted to the Waikato Regional Council for re-certification at the same time as the monitoring report is submitted.

Aftercare

16. The Consent Holder must undertake a formal inspection of the surface and capping of the landfill site, as well as the Toe Bund between Area A2 and Wharekōrino Stream, in accordance with the certified AMP on at least an annual basis to check for the following:
 - a. poor pasture establishment,
 - b. vegetation die off,
 - c. refuse protruding through the cap,
 - d. damage to capping materials,
 - e. differential settlement and ponding,
 - f. subsidence or erosion,
 - g. leachate springs,
 - h. visual surface water quality,
 - i. erosion at or near the Wharekōrino Stream bank and
 - j. integrity of the toe bund.
17. Any defects noticed during the inspection shall be remedied immediately. A report on the inspection, including any remedial actions taken, shall be forwarded to the Waikato Regional Council within two months of each inspection.
18. The groundwater interceptor trench shall be maintained so that it continues to function effectively, in accordance with the approved Landfill Plans prepared by Fraser Thomas Limited and dated 8 October 2025 (ref 33097/LF250).

Odour

19. At no point during the duration of the consent shall the landfill activity cause an objectionable effect beyond the boundary of the landfill site.
20. Should an emission of odour occur that has an objectionable effect beyond the boundary of the upgraded Disposal Site, the Consent Holder must provide a written report to WRC within five (5) days of being notified of such by the WRC. The report must specify:
 - a. The cause or likely cause of the event and any factors that influenced its severity,
 - b. The nature and timing of any measures implemented by the Consent Holder to avoid, remedy, or mitigate any adverse effects; and
 - c. The steps to be taken in future to prevent recurrence of similar events.

Planting and Maintenance Plan

21. The Consent Holder must provide the Waikato Regional Council with a final Planting and Maintenance Plan (PMP) in general accordance with the Planting and Maintenance Plan prepared by SLR Consulting Ltd and dated 10 September 2025, and in accordance with the requirements in Schedule Two – Management Plan Conditions. The purpose of the PMP is to set out the planting and management measures that need to be undertaken to ensure successful establishment of the proposed planting. The PMP must contain:
 - a. Site planting plans including species, size, number, density and sourcing of plants to be planted. The plans may also include planting zones/areas,
 - b. Site preparation including weed and pest control, clearing, mulching and fertilizing, and
 - c. Ongoing monitoring and maintenance regimes (hydration, fertilising, infill planting, weed and pest control), including a schedule of inspections and supplementary/replacement plant specifications.
22. In the next planting season following completion of the works authorised by this consent, the Consent Holder must undertake planting in accordance with the certified Planting and Maintenance Plan.
23. The Consent Holder must undertake ongoing maintenance of planted areas until native cover reaches 90%, and ongoing stock exclusion from planted areas, in accordance with the certified Planting and Maintenance Plan.

Advice note: the Planting and Maintenance Plan can be a combined plan with the planting requirements of the other certificates.

AUTH146952.06.01 (Earthworks & Cleanfill for Landfill Application)

Resource Consent: AUTH146952.06.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Land Use Consent

Consent Subtype: Land – Disturbance and Deposit

Activity authorised: To undertake earthworks and cleanfill activities within and outside HREA and within 10 metres of the Wharekōrino Stream, including National Environmental Standards for Freshwater regulations in association with landfill upgrade (LF)

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on **date** month 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.06.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” and “Schedule Two – Management Plan Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “**Tokanui Landfill Upgrade, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Erosion and Sediment Control Plan (ESCP)

2. The consent holder must provide Waikato Regional Council with a finalised Erosion and Sediment Control Plan (ESCP) in accordance with the requirements in Schedule Two – Management Plan Conditions. The objective of the ESCP must be to identify measures necessary to minimise soil erosion and sediment discharge and dust discharge from the activities authorised by this consent for compliance with conditions 4-6, 12-17, 24-34 and 38-40. The ESCP must be prepared in general accordance with the draft ESCP prepared by Fraser Thomas Ltd dated 21 November 2024 and the principles and practices contained within the Waikato Regional Council document titled “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” (Technical Report No. 2009/02 – dated January 2009, including 2014 factsheets).

Advice Note: The “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” can be found on the Waikato Regional Council website: www.waikatoregion.govt.nz/earthworks. Note these guidelines were amended with the inclusion of a series of factsheets in 2014.

Advice Note: If the works are undertaken in stages, then compliance with condition 4 must be undertaken for each works area or stage.

3. The finalised ESCP required by condition 2 must contain sufficient detail to address the following matters:
 - a. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to achieve sediment and dust discharge standard of this consent,
 - b. The design criteria and dimensions of all key erosion and sediment control structures,
 - c. A site plan of a suitable scale to identify:
 - i. The locations of waterways, including drains,
 - ii. The extent of soil disturbance and any vegetation removal,
 - iii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to any watercourses,
 - iv. Areas of cut and fill,
 - v. All locations of topsoil stockpiles,
 - vi. The boundaries and area of catchments contributing to all stormwater impoundment structures,
 - vii. The locations of all specific points of discharge to the environment, and
 - viii. Any other relevant site information.

- d. Construction timetables for erosion and sediment control works and the cleanfill importation proposed,
- e. Specific dewatering procedures to be followed,
- f. Timetable and nature of progressive site rehabilitation and any re-vegetation proposed,
- g. Maintenance, monitoring and reporting procedures, including contingency measures and remedial actions to be taken if discharge standards are exceeded,
- h. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures,
- i. Dry conditions response and contingency measures including dust suppression methods to minimise adverse effects in the event of dust creation from un-stabilised areas,
- j. Procedures and timing for review and/or amendment to the ESCP,
- k. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures, and
- l. Truck access/entry details to the preload area for unloading, including methods of containment to avoid uncontrolled sediment discharge outside of the works area.

Erosion and Sediment Control

4. All disturbed or cut vegetation, soil or debris must be deposited or placed in a position where it will not enter any water body or cause diversion, damming or erosion of any water body/course.
5. The consent holder must ensure that, as far as practicable, all clean water run-off from stabilised surfaces including all catchment areas of the site, shall be diverted away from any exposed areas via a stabilised system to prevent erosion.
6. The consent holder shall ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised during the duration of the works and during the term of this consent. In this regard, erosion and sediment control measures shall be established and maintained in accordance with the document titled *"Erosion and Sediment Control – Guidelines for Soil Disturbing Activities"* (Technical Report No. 2009/02 – dated January 2009).

Construction Management Plan

7. The consent holder shall provide the Waikato Regional Council with a final Construction Management Plan (CMP) for the landfill works in general accordance with the draft Existing Disposal Site Repair and Upgrade Works Report prepared by Fraser Thomas Ltd dated 21 November 2024, the Fish Management Plan prepared by SLR Consulting dated 18 November 2024 and in accordance with the requirements in Schedule Two – Management Plan Conditions. The objectives of the CMP are to describe the proposed upgrade and repair works scope and document the measures by which the consent holder intends to comply with conditions 18-23 35-37 and 44 of this resource consent, conditions 5-8 and 11-15 of AUTH146952.07.01 and conditions 3-15 of AUTH146952.08.01 during construction. The CMP shall include, but not be limited to, the following:
 - a. A construction methodology including construction, design details and culvert location preparation,
 - b. Timing of works and contingency plan,
 - c. Location plan of proposed works and structures,
 - d. A schedule of construction activities,
 - e. Acceptance criteria for cleanfill to be disposed on site,
 - f. Fish recovery and relocation protocols,
 - g. Proposed spill prevention and response measures,

- h. Site remediation, rehabilitation and stabilisation of banks including rock riprap design and installation at the culvert outlet,
 - i. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures.
8. The design and construction of the works associated with this resource consent shall be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.

Chemical Treatment

5. The implementation of a chemical treatment system must be maintained as a contingency throughout the duration of earthworks, and is to be implemented as soon as practicable in accordance with a certified Chemical Treatment Management Plan (CTMP) when bench testing or pond conditions indicate it would be required to meet the sediment discharge standards in condition 12, and/or at the request of an agent of the Waikato Regional Council.

Advice Note: The Waikato Regional Council will determine the need to request implementation of chemical treatment based on consideration of:

- The quality of the existing/proposed erosion and sediment controls,
- The compliance history of the site/operator,
- Seasonal/local soil and weather conditions,
- Sensitivity of the receiving environment, and
- Any other relevant factor.

Advice Note: If bench testing indicates that flocculation is not necessary or there are no Sediment Retention Ponds or Decanting Earth Bunds, a CTMP will not be required.

6. If chemical treatment is required by condition 9 to occur, the consent holder must provide the Waikato Regional Council with a Chemical Treatment Management Plan (CTMP), in accordance with the requirements in Schedule Two – Management Plan Conditions. The objective of the CTMP must be to identify and design the requirements for an appropriate chemical treatment system for the activities authorised by this consent in compliance with conditions 12 and 13.
7. The CTMP required by condition 10 must include:
 - a. An analysis identifying which sediment retention ponds and decanting earth bunds require chemical treatment, this analysis taking into account:
 - i. The results of flocculant bench testing based on the sites soil reactivity to chemical treatment,
 - ii. The size of the contributing catchment that the sediment control device is treating,
 - iii. The likely duration a sediment control device will be used,
 - b. Specific design details of the chemical treatment system,
 - c. Details of monitoring (including pH and any other water testing procedures), maintenance (including pre and post-rainfall event maintenance), recording and reporting procedures,
 - d. Contingency measures and remedial actions to be taken if discharge standards are exceeded,
 - e. Details of optimum dosage (including assumptions),
 - f. Results of any initial chemical treatment trial,
 - g. A spill contingency plan, and
 - h. Identification and contact details of personnel responsible for the operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Discharge Standards

8. The discharge of suspended solids associated with the activities authorised by this consent must not result in the concentration of suspended solids in the Wharekorino Stream exceeding 100 grams per cubic metre except where the concentration of suspended solids in the Wharekorino Stream, unaffected by the activity, already exceeds 100 grams per cubic metre then there must be no more than a 20 percent increase in the concentration of suspended solids in the named water body as a result of activities authorised by this consent.
9. Any discharge from sediment retention ponds or decanting earth bunds which have been subject to any chemical treatment shall have a pH of between 5.5 and 8.5, and soluble aluminium not exceeding 0.150g/m3, subject to the pH being greater than 6.5.

Advice note: Aluminium toxicity varies with pH. Proposed soluble aluminium standard is based on ANZECC guideline for protection of 80% of freshwater species and strictly applies to a water pH >6.5. For pHs below this, there is no specified guideline.

10. To determine compliance with condition 12 and 13 a minimum of three water samples must be collected, a minimum of once per month, except in any month where there are no discharges. Samples must also be taken within four hours of the consent holder becoming aware of a rainfall event greater than 20 millimetres in any 24-hour period that has created discharge from a device. The samples must be collected from the following locations, shown on the Sampling Locations Plan in Schedule Four:
 - a. upstream at S1, and
 - b. downstream at S5.
11. Within one (1) working day of taking any samples required by condition 14, the consent holder must have those samples analysed for suspended solids and (if flocculants are being used to treat any sediment retention pond or decanting earth bund) pH, and soluble aluminium. The results of the analysis must be provided to the Waikato Regional Council within seven days of analysis by an accredited laboratory.
12. The results of any sampling required by this resource consent must be provided in writing to the Waikato Regional Council within five (5) days of the analysis being completed. The location and frequency of sampling, analyses and reporting may be altered or reduced with the written agreement of the Waikato Regional Council, acting in a technical certification capacity.
13. Should the sampling required by conditions 14 and 15 show that the standards in condition 12 and 13 are not being met, contingency measures and remedial actions shall be undertaken in accordance with the certified ESCP and CTMP.

Cleanfill

14. All cleanfill discharge (imported material) authorised by this consent is limited to natural materials such as clay, soil and rock and other inert materials such as concrete and brick, or mixtures of any of the above that are free of:
 - 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 material 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 if excavated,
 - e. Soils or other materials contaminated with hazardous substances or pathogens,

- f. Liquid waste,
- g. Hazardous substances.

Advice Note: Cleanfill is defined as material that when discharged to the environment will have no adverse effect on people and the environment. There shall be no organic material mixed with the fill and /or placed in a position where it may lead to land instability.

15. The contaminant concentrations of any imported cleanfill material discharged at the site shall comply with the cleanfill acceptance thresholds below:

Trace Elements	Maximum Acceptance Criteria (mg/kg)
Arsenic	17
Boron	15
Cadmium	0.8
Chromium	56
Copper	120
Lead	78
Mercury	1
Nickel	33
Zinc	175
Organic Compounds	Maximum Acceptance Criteria (mg/kg)
TPH C7-C9	110
TPH C10-C14	58
Benzene	0.11
Ethylbenzene	10
Toluene	19
Total Xylene	25
Benzo[a]pyrene (equivalent)	2.8
Total DDT	2
Dieldrin	0.1

16. Any imported material that does not meet the definition of cleanfill as per condition 18, or the Acceptance Criteria in condition 19 are not authorised under this consent.
17. All fill material must be of an appropriate size and placed so that it does not result in land instability.
18. The consent holder must maintain a site logbook to identify all loads entering the site, recording the number of trucks and estimated volume of cleanfill of each truck, and the source and type of material discharged, compliance with the cleanfill acceptance criteria in condition 19 and the specific location of discharge. This information must be provided to the Waikato Regional Council within 5 working days of any written request to do so.
19. The consent holder must minimise the opportunity for dumping of unauthorised imported material by maintaining site security at all times.

Monitoring and Maintenance

20. The consent holder must ensure that all erosion and sediment control structures are inspected on a weekly basis, prior to each forecasted significant rainfall event, and within 24 hours of each rainfall event that is likely to impair the function or performance of the controls.
21. The consent holder must carry out inspection and maintenance of all erosion and sediment controls in accordance with condition 24 and the Waikato Regional Council document titled

“Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009), and must maintain records detailing:

- a. The date, time and results of the monitoring undertaken; and
- b. The erosion and sediment controls that required maintenance; and
- c. The date and time when the maintenance was completed; and
- d. The type of maintenance carried out.

These records must be provided to the Waikato Regional Council at all reasonable times and within 72 hours of a written request to do so.

Site Stabilisation and Removal of Controls

22. Each work area must be stabilised against erosion and sediment discharge (including dust discharge) as soon as practicable. The consent holder must monitor and maintain the site during the entirety of the works period to prevent sediment from entering any water body or air as dust emissions.
23. If required by the Waikato Regional Council where a breach of condition 26, 12 or 13 has been identified, the consent holder must carry out immediate stabilisation of any specified exposed surfaces using instant stabilisation techniques to the satisfaction of the Waikato Regional Council. (i.e. straw mulching, pinned geotextile or similar).
24. The consent holder must ensure those areas of the site where cleanfill discharge has been completed, are stabilised as soon as practically possible and within a period not exceeding 14 days after completion of any discharge authorised by this consent.
25. The erosion and sediment controls specified in the Erosion and Sediment Control Plan, must not be disestablished or removed until the Waikato Regional Council’s Monitoring Officer confirms in writing that the site is fully stabilised as per condition 28.
26. The re-vegetation and/or stabilization of all disturbed areas is to be completed in accordance with the measures detailed in the document titled *“Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009)*.

Dust

27. All earthworks and cleanfill activities authorised by this consent must be carried out and managed to ensure that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges that causes an objectionable or offensive effect beyond the boundary of the subject property.

Advice Note: Chapter 6.4 of the Waikato Regional Plan 2012 provides guidance on the assessment of the effect of odour and dust emissions.

28. To achieve condition 31 the consent holder must manage the activities authorised by this consent in such a manner to ensure that dust emissions are kept to a minimum, including:
 - a. The use of water carts or sprays to suppress dust from the cleanfill activity, on an as required basis,
 - b. The use of dust stabilisation systems (water or water plus additives),
 - c. The revegetation or stabilisation of disturbed land, which is currently not being worked,

- d. The re-grassing or stabilisation of exposed areas including topsoil or cleanfill stockpiles,
 - e. Where practicable, locating stockpiles where they provide wind protection for exposed/excavated areas, and
 - f. Cover loads on vehicles leaving the site which could create a dust nuisance.
29. If the Waikato Regional Council confirms a breach of condition 32, the consent holder must carry out immediate dust suppression or remedial measures on any problematic dust generating surfaces within the site. This will be achieved by using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control or suppression product to provide instant remediation of dust effects to the extent that there are no dust discharges beyond the boundary of the site that cause an objectionable effect.
30. The consent holder must ensure that an adequate supply of water for dust control (sufficient to apply a minimum of 5 mm/m²/day or 50m³/ha/day to all exposed areas of the site), and an effective means for applying that quantity of water, is available at all times during construction, and until such time as the site is fully stabilised unless otherwise agreed with the Waikato Regional Council.

Machinery

31. The consent holder must ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from [Keep it clean – machinery cleaning guidelines and handbook | Waikato Regional Council](#).

Advice Note: For the purposes of this condition, 'containment' and 'eradication' plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 – 2024, or any subsequent version of that publication that is published after the granting of this resource consent.

32. All machinery must be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are minimised, and prevented during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body or overland flowpath such that any spillage can be contained so that it does not enter natural waters.
33. Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any water course.

Winter Works

34. Earthworks and soil disturbance activities within the High Risk Erosion Area authorised by this resource consent (shown in Schedule Five attached to this authorisation) must not be carried out during the period 1 May to 30 September inclusive in any year that this consent is current, apart from necessary maintenance works, unless approved in writing by the Waikato Regional Council.
35. The consent holder must ensure that areas of the site within the High Risk Erosion Area are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the Waikato Regional Council. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including geo-textile, mulching, re-vegetation and metalling) that will minimise erosion of exposed soil.

36. Requests to undertake earthworks within the High Risk Erosion Area during the period 1 May to 30 September inclusive must be submitted in writing to the Waikato Regional Council by 1 April each year that this consent is current and will be in the form of an amendment to the certified Erosion and Sediment Control Plan (ESCP).

Advice Note: *In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider the following:*

- *the nature of the site and the winter soil disturbance works proposed;*
- *the quality of the existing/proposed erosion and sediment controls;*
- *the compliance history of the site/operator;*
- *seasonal/local soil and weather conditions;*
- *the monitoring/sampling proposed to demonstrate compliance with the relevant discharge standards during the winter works period;*
- *sensitivity of the receiving environment; and*
- *any other relevant factor.*

Archaeological/Accidental Discovery

37. 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.
38. 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.
39. 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.

Record of works

40. Within three months of completion of the earthworks and cleanfill activity, the Consent Holder must provide a copy of As-built plans and QA/QC records for the landfill cap to Waikato Regional Council.

AUTH146952.07.01 (Bed disturbance/structure for Landfill Application – Culvert 3)

Resource Consent: AUTH146952.07.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Land Use Consent

Consent Subtype: Bed – Structure

Activity authorised: To install a permanent culvert structure and permanently divert the Wharekōrino Stream including bed disturbance and National Environmental Standards for Freshwater regulations in association with landfill upgrade (LF)

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on **date** month 2060
[date to be inserted, being 35 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.07.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “**Tokanui Landfill Upgrade, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand**”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Pre-start

2. The consent holder shall be responsible for the design, structural integrity and maintenance of the works authorised by this consent and for any erosion control works that become necessary to preserve the integrity and stability of the stream channel and/or to control erosion as a result of the exercise of this resource consent.
3. All earthworks carried out during the construction and completion of this stream diversion structure (culvert 3) shall be undertaken in accordance with AUTH146952.06.01. This includes all methodology, certification or changes to the ESCP to enable installation of the culvert, and new streambed creation and associated earthworks within a High Risk Erosion Area.
4. All works carried out during the construction and completion of this stream diversion structure (culvert 3) and permanent stream diversion (Wharekōrino Stream) shall be undertaken in accordance with the Construction Management Plan as conditioned under AUTH146952.06.01 condition 7 and Schedule Two.

Construction and Timing of Works

5. The works within the stream bed associated with culvert installation shall occur within a window of works of twenty (20) working days duration per site and only be undertaken during periods of lower hydrological flow.
6. The consent holder must ensure that any cement or similar contaminant used in the culvert embedment is not exposed to flowing water for at least 48 hours and the area is cleaned of sediment/contaminants including dust before the stream flow is reinstated.
7. The consent holder shall be responsible for the design, structural integrity, and maintenance of the culvert structure and for any erosion control works that become necessary to preserve the integrity and stability of the upstream and downstream stream channel and/or to control erosion as a result of the exercise of this resource consent. The waterway channel in the immediate vicinity of the culvert shall be kept clear of debris and other obstructions.
8. All disturbed or cut vegetation, soil or debris must be deposited or placed in a position where it will not enter any water body or cause diversion, damming or erosion of any waterway.

National Environmental Standards for Freshwater Regulations 2020

9. The information specified in National Environmental Standards for Freshwater (NES-F) Regulation 62 – information about structures and passage of fish, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within 20 working days after the activity (culvert installation) is finished. The information is:
 - a. the type of structure,
 - b. the geographical co-ordinates of the structure,
 - c. the flow of the river or connected area (whether none, low, normal, or high),
 - d. whether the water is tidal at the structure's location,
 - e. at the structure's location –
 - i. the width of the river or connected area at the water's surface; and
 - ii. the width of the bed of the river or connected area,
 - f. whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish,
 - g. whether the structure protects particular species, or prevents access by particular species to protect other species,
 - h. the likelihood that the structure will impede the passage of fish,
 - i. visual evidence (for example, photographs) that shows both ends of the structure, viewed upstream and downstream.
10. The information specified in National Environmental Standards for Freshwater Regulation (NES-F) 63 – culvert activities – information about culverts, must be collected and provided to Waikato Regional Council, together with the time and date of its collection, within twenty (20) working days after the activity (culvert installation) is finished. The information is:
 - a. the culvert's asset identification number, if known,
 - b. whether the culvert's ownership is—
 - i. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
 - ii. held publicly by another person or organisation; or
 - iii. held privately; or
 - iv. unknown,
 - c. the number of barrels that make up the culvert,
 - d. the culvert's shape,
 - e. the culvert's length,
 - f. the culvert's diameter or its width and height,
 - g. the height of the drop (if any) from the culvert's outlet,
 - h. the length of the undercut or erosion (if any) from the culvert's outlet,
 - i. the material from which the culvert is made,
 - j. the mean depth of the water through the culvert,
 - k. the mean water velocity in the culvert,
 - l. whether there are low-velocity zones downstream of the culvert,
 - m. the type of bed substrate that is in most of the culvert,
 - n. whether there are any remediation features (for example, baffles or spat rope) in the culvert,
 - o. whether the culvert has wetted margins,
 - p. the slope of the culvert,
 - q. the alignment of the culvert,
 - r. the numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culvert,
 - s. if there is any apron or ramp on the culvert, the information required by regulation 68 for each of them.

Site Restoration and Rehabilitation

11. The re-vegetation and/or stabilisation of all disturbed areas caused by the construction of culvert 3 is to be completed in accordance with the measures detailed in the document titled “*Erosion and Sediment Control – Guidelines for Soil Disturbing Activities*” (Technical Report No. 2009/02 – dated January 2009). This must include monitoring the site until vegetation is established so that erosion is prevented and sediment is prevented from entering any water body. The area will exclude stock until fully stabilised.

Machinery

12. The consent holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to and from the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from [Keep it clean – machinery cleaning guidelines and handbook | Waikato Regional Council](#).

Advice Note E: For the purposes of this condition, ‘containment’ and ‘eradication’ plant pest species are those species that are listed as such in the Waikato Regional Pest Management Strategy 2014 – 2024, or any subsequent version of that publication that is published after the granting of this resource consent.

13. There shall be no vehicles or earthmoving machinery operating in the bed of any flowing water body at any time, including within any identified wetted area within the works area, including the Wharekōrino Stream.
14. All machinery shall be operated in a manner which ensures that spillage of fuel, oil and similar contaminants are minimised, and prevented during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so that it does not enter natural waters.
15. Any storage of fuel, oil or other hazardous substances shall be fully contained within areas where any accidental spillages are unable to discharge to any watercourse.

Archaeological

16. All bed disturbance 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.
17. 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.
18. 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.

AUTH146952.08.01 (Damming & Diversion for landfill application – Culvert 3)

Resource Consent: AUTH146952.08.01

File Number: 60 56 12A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Toitū Te Whenua Land Information New Zealand (LINZ)
PO Box 5501, Wellington 6145

(hereinafter referred to as the consent holder)

Consent Type: Water Permit

Consent Subtype: Diversion

Activity authorised: To temporarily dam and divert water to through stream diversion for culvert installation under area A1 in association with landfill upgrade and temporary diversion, take and discharge of surface water (dewatered groundwater daylighting as surface water) in association with areas H & A2 (LF)

Location: 149 Te Mawhai Road, Tokanui, Te Awamutu

Map reference: NZTM 1803974.E 5784400.N

Consent duration: This consent will commence in accordance with section 116 of the Resource Management Act 1991 and will expire on **date** month 2032
[date to be inserted, being 7 years following commencement of consent]

Subject to the conditions overleaf:

CONDITIONS – AUTH146952.08.01

This consent is subject to the conditions shown below and the conditions as listed in “Schedule One – General Conditions” and “Schedule Two – Management Plan Conditions” attached to this consent.

General

1. The activity authorised by this resource consent must be undertaken in general accordance with the application lodged under APP146952 and titled “***Tokanui Landfill Upgrade, Assessment of Environmental Effects, Toitū Te Whenua Land Information New Zealand***”, the plans listed in condition 4 of Schedule One, and all other supporting documentation submitted except where otherwise required in the resource consent conditions below. Where there is any inconsistency between the application documentation and the resource consent conditions, the resource consent conditions prevail.

Construction Management Plan

2. Works must be undertaken in accordance with the construction management plan as required by condition 7 of AUTH146952.06.01 and Schedule Two.

Timing, Damming and Diversion

3. The temporary dams authorised under this resource consent must not be in place for more than four (4) weeks each, unless otherwise approved in writing by Waikato Regional Council.
4. The installation of the temporary dams must be during a period of at least three (3) days forecast dry weather and in a period of low hydrological flow.
5. During the installation and removal of temporary dams authorised by this consent, the consent holder must seek to keep the area of in-stream disturbance to a practicable minimum.
6. Construction and removal of the temporary dams authorised by this consent must be undertaken without the requirement for machinery to enter the water body and must be undertaken in a manner that minimises any increase in sediment levels resulting from these works.
7. The consent holder must maintain the temporary dams and waterway channel in the immediate vicinity of the dam, clear of debris and other obstructions at all times.
8. The consent holder must maintain the integrity/stability of the temporary dam and ensure that no part of the structure is dislodged (e.g. breaks loose due to wind or water processes). Any material that is lost from the structure shall be immediately retrieved by the consent holder.
9. The consent holder must monitor the dam/s and undertake any works that become necessary to preserve the integrity/stability of these structures and/or to control erosion as a result of the exercise of this resource consent.
10. The dam/s must be inspected after each extreme weather event for compliance with conditions 7, 8 and 9.
11. On completion of the works, the consent holder must ensure that the dam structures including any additional materials used, are removed from the water body as soon as practicable and the bed must be reinstated to its original state.

Hydrology and Flow Management

12. During use of any temporary dams, the consent holder must maintain residual flows in the stream reach downstream of the isolated work area that are equivalent in quality and rate to those immediately upstream of the dam.
13. All water taken must be discharged downstream of the works area without delay, and no water shall be taken or used for any other purpose.
14. The activities authorised by this consent must be undertaken in such a manner to avoid creating flooding effects on adjacent land.
15. Any pumps used during activities authorised by this consent must be screened with a mesh aperture size not exceeding 3 millimetres in diameter. If requested by the Waikato Regional Council in writing, the consent holder must provide evidence on this aperture size.

Ecology

16. Prior to earthworks commencing the consent holder must provide the Waikato Regional Council with a Fish Management Plan (FMP) in general accordance with the Fish Management Plan prepared by SLR Consulting Ltd and dated 18 November 2024, and in accordance with the requirements in Schedule Two – Management Plan Conditions. The purpose of the FMP is to set out management measures to avoid injury and/or mortality of native fish species during instream works.
17. The capture and transfer of fish must be undertaken in accordance with the protocols outlined in the certified FMP.

Surface Water Take Limits

18. The applicant is required to advise Waikato Regional Council in writing of the date the works will be undertaken at least ten (10) days prior to the commencement of earthworks in areas H and A2 that may require dewatering.
19. Surface water must only be taken from pooled groundwater (daylighting as surface water) in excavations for construction dewatering purposes associated with the landfill upgrade works as consented under AUTH146952.06.01. The take via a pump is only for the purpose of relocating landfill material in the vicinity of culvert 3.
20. The combined daily water take volume authorised by this consent must not exceed 100 cubic metres as measured on a monthly rolled average.
21. The rate of take must not exceed five (5) litres per second.

Volume Measurement, Verification and Recording

22. The consent holder must maintain a record of water taken with daily values of net take volume in units of cubic metres. The data must be reported weekly to Waikato Regional Council. When no water is being taken the data must specify the net take volume as zero. The data collected should include:
 - a. The date on which the record was taken
 - b. Total daily volume of water abstracted (m³)
 - c. Cumulative total of water abstracted in cubic metres (m³)

- d. Specify zero values when no water is being taken
- e. Pumping hours per day.

Discharge

23. All water taken to dewater areas A2 and H must be lawfully and synchronously discharged to grassed or vegetated areas within 100 metres of the take location and within the site boundaries. No discharge may occur within 10m of a natural inland wetland or within 100m of a natural inland wetland if it will change the hydrological function of the wetland. The rate and manner must avoid causing scour and erosion. As such the activity is categorised as a zero net take in the Waikato Regional Council's water allocation calculator.

Advice Note: *A separate resource consent will be required under the Waikato Regional Plan for any discharge of contaminants onto or into land.*

24. At no time will the dewatering discharge to the environment have a total petroleum hydrocarbon (TPH) sheen and/or odour.
25. At no point during the duration of the consent shall the discharge cause an objectionable odour beyond the boundary of the site.
26. If the discharge requirements specified in conditions 20, 21 and 22 are not met, the discharge shall cease immediately, and Waikato Regional Council must be notified. The discharge to land shall only recommence once amendments have been made to the treatment process such that the discharge limits specified in this consent are met, and with the agreement from Waikato Regional Council.
27. There shall be no overland flow beyond the boundary of the site or significant ponding of water from any part of the system or disposal area at any time.

Machinery

28. The ongoing use and operation of machinery for construction dewatering and discharge, including fuels and hazardous substances, is required to comply with conditions 60-62 of AUTH146952.06.01.

Schedule One – General Conditions

The granting of resource consent certificates AUTH146952.01.01, AUTH146952.02.01, AUTH146952.03.01, AUTH146952.04.01, AUTH146952.05.01, AUTH146952.06.01, AUTH146952.07.01 and AUTH146952.08.01 are subject to the following general conditions that apply to each individual consent:

General

1. The consent holder is responsible for the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
2. A copy of this resource consent must be kept onsite at all times that physical works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from an agent of the Waikato Regional Council.
3. The consent holder must inform the Waikato Regional Council in writing at least five (5) working days prior to the commencement of activities of the start date of the works authorised by this resource consent.
4. Except as modified by the conditions in this consent, the Project must be undertaken in general accordance with the application lodged under APP146952 and saved as WRC document Ref #30833045, and subsequent information provided to the application - WRC folder Ref #31654561, and the plans and documents detailed 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
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

Documents	Author	Revision	Date
Draft Demolition, Deconstruction and Remediation Management Plan	Fraser Thomas Limited	6	18 March 2025
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	3.0	10 September 2025
Tokanui Hospital Remediation Fish Management Plan	SLR Consulting New Zealand Ltd	-	18 November 2024
Remedial Action Plan	Fraser Thomas	4	7 April 2025
Draft Erosion and Sediment Control Plan – Demolition Works	Fraser Thomas	3	8 November 2024
Erosion and Sediment Control Plan (ref 33097) (Landfill)	Fraser Thomas Limited	2	21/11/2024
Existing Disposal Site Repair and Upgrade Works Report (ref 33097)	Fraser Thomas Limited	5	21/11/2024
Landfill (and Culvert 3) Plans (ref 33097/LF310-551)	Fraser Thomas Limited	Issue Set 7	8 October 2025
Closed Landfill - Aftercare and Monitoring Plan (ref 33097)	Fraser Thomas Limited	2	15/11/2024
Draft Pumping and Dewatering Management Plan	Fraser Thomas Limited	-	12 March 2025

Cultural Monitoring

- The consent holder must invite Ngāti Paretekawa, Ngāti Paia, Ngāti Ngutu and Ngāti Huiao to appoint up to four (4) cultural monitor(s) to undertake cultural monitoring of 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.
The consent holder must cover agreed costs associated with cultural monitoring.

Administrative

- The consent holder must pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).

Complaints

7. If any complaints are received by the consent holder regarding the effects of activities authorised by this consent, the consent holder must notify the Waikato Regional Council of those complaints as soon as practicable and within no longer than one working day. When complaints are received, the consent holder must record the following details in a Complaints Log:
 - a. Time and type of complaint, including details of the incident, e.g. duration, any effects noted;
 - b. Name, address and contact phone number of the complainant (if provided);
 - c. Location from which the complaint arose;
 - d. The weather conditions and wind direction at the time of any dust complaint;
 - e. The likely cause of the complaint;
 - f. The response made by the consent holder including any corrective action undertaken by the consent holder in response to the complaint; and
 - g. Future actions proposed as a result of the complaint.

Pre Start

8. The consent holder must appoint a representative prior to commencement of construction works authorised by these resource consents, who shall be the Waikato Regional Council's principal contact person regarding matters relating to this consent. The consent holder must inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this consent being exercised. Should that person change during the term of this resource consent, the consent holder will immediately inform the Waikato Regional Council and must also give written notice to the Waikato Regional Council of the new representative's name and how they can be contacted.
9. Prior to the commencement of activities authorised by these consents, 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) Waikato Regional Council monitoring officer(s)
 - ii) the consent holder's representative,
 - iii) the appointed cultural monitor(s) (if any), and
 - iv) the confirmed onsite contractor.
10. The pre-construction meeting must ensure 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 consent holder's representative does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.*

Advice Note: *Notification can be provided to the Waikato Regional Council monitoring officer by emailing consentmonitoringqueries@waikatoregion.govt.nz and including site detail and the resource consent reference number AUTH146952.01.01.*

Review Clause

11. The Waikato Regional Council may at any time two months either side of September in each of these years - 2030, 2035, 2040, 2045, 2050, 2055, serve notice on the consent holder under section 128(1) of the Resource Management Act (1991) and commence a review of the conditions of resource consents AUTH146952.05.01 and AUTH146952.07.01 for the following purposes:

- a. To review the effectiveness of the conditions of this resource consent in avoiding, remedying or mitigating any adverse effects on the environment and, if necessary, to address such effects by way of further or amended conditions,
- b. To require the consent holder to adopt the Best Practicable Option or other specific measures to avoid, remedy or mitigate any adverse effects on the environment,
- c. To review the adequacy and necessity for the monitoring and reporting undertaken by the consent holder and, if necessary, to amend or introduce new monitoring conditions.

Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act (1991).

Schedule Two – Management Plan Conditions

Management Plans required by individual consent conditions

1. All Management Plans required by these resource consent conditions must be prepared by a suitably qualified person. The Contaminated Site Management Plan (CSMP) and Remedial Action Plan (RAP) for the Landfill must be prepared by a suitably qualified and experienced practitioner (SQEP).

Advice Note: Guidance for the definition of a SQEP is provided in the Ministry for the Environments User's Guide for the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES SCS) (Section 2.1.1).

2. The Consent Holder must submit the below Management Plans to WRC for certification in a technical capacity, in accordance with the timeframes specified:

Management Plan	Condition References – objectives and required contents of management plans	Condition References – parameters which the management plan is to demonstrate will be met	Documents to Council for certification – minimum timeframe
Demolition, Deconstruction and Remediation Management Plan (DDRMP)	AUTH146952.01.01 conditions 32-33	AUTH146952.01.01 conditions 20-31, 42-44, 52-58	20 working days prior to commencement of works authorised by consent AUTH146952.01.01 (excluding enabling works).
Erosion and Sediment Control Plan (ESCP) – Demolition Works	AUTH146952.01.01 conditions 4 & 5	AUTH146952.01.01 conditions 9-13, 45-51, 59-61, DS1, DS2	20 working days prior to commencement of works authorised by consent AUTH146952.01.01 (excluding enabling works).
Erosion and Sediment Control Plan (ESCP) – Landfill Works	AUTH146952.06.01 conditions 4 & 5	AUTH146952.06.01 conditions 9-12, 18-19, 26-32, 49-59, 63-65	20 working days prior to commencement of works authorised by consent AUTH146952.06.01 (excluding enabling works).

Chemical Treatment Management Plan (CTMP)	AUTH146952.01.01 conditions 15-16 AUTH146952.06.01 conditions 21-22	AUTH146952.01.01 conditions DS1, DS2 AUTH146952.06.01 conditions 26, 27	10 working days prior to construction of any sediment retention pond / decanting earth bund requiring flocculation
Construction Management Plan (for Landfill)	AUTH146952.06.01 condition 13	AUTH146952.06.01 conditions 33-36, 43-44, 60-62, 67 AUTH146952.07.01 conditions 7-11, 17-22 AUTH146952.08.01 conditions 4-16	10 working days prior to commencement of works authorised by consent AUTH146952.06.01 (excluding enabling works).
Contaminated Site Management Plan (CSMP) and RAP for Landfill	AUTH146952.05.01 condition 4	AUTH146952.05.01 conditions 3, 9, 10	10 working days prior to commencement of works authorised by consents AUTH146952.05.01 and AUTH146952.06.01 (excluding enabling works)
Aftercare and Monitoring Plan (for Landfill)	AUTH146952.05.01 Condition 11A	AUTH146952.05.01 conditions 11, 18, 21, 23, 26-29	20 working days following completion of works authorised by consent AUTH146952.06.01 (excluding enabling works)
Fish Management Plan (FMP)	AUTH146952.03.01 condition 17 AUTH146952.08.01 condition 17		10 working days prior to commencement of works authorised by consents AUTH146952.03.01 and AUTH146952.08.01 (excluding enabling works)

Planting and Management Plan (PMP)	AUTH146952.01.01 condition 37 AUTH146952.05.01 condition 28	AUTH146952.01.01 condition 44A AUTH146952.05.01 condition 29 & 30	10 working days prior to commencement of works authorised by consents AUTH146952.01.01 and AUTH146952.05.01 (excluding enabling works)
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3. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the Management Plan.
4. If WRC refuses to certify the Management Plan, the Consent Holder must submit a revised Management Plan for certification as soon as practicable.
5. Works authorised by this consent must not commence until all Management Plans identified in the individual consents which are required to be submitted prior to works authorised by this consent have been certified by WRC.
6. All personnel involved with the works authorised by the consents for the project must be made aware of, and have access to, all conditions and Management Plans applicable to the works authorised by this consent, including any amendments to the management plans. Copies of these documents must be kept on site at all times.

Amendments to Management Plans

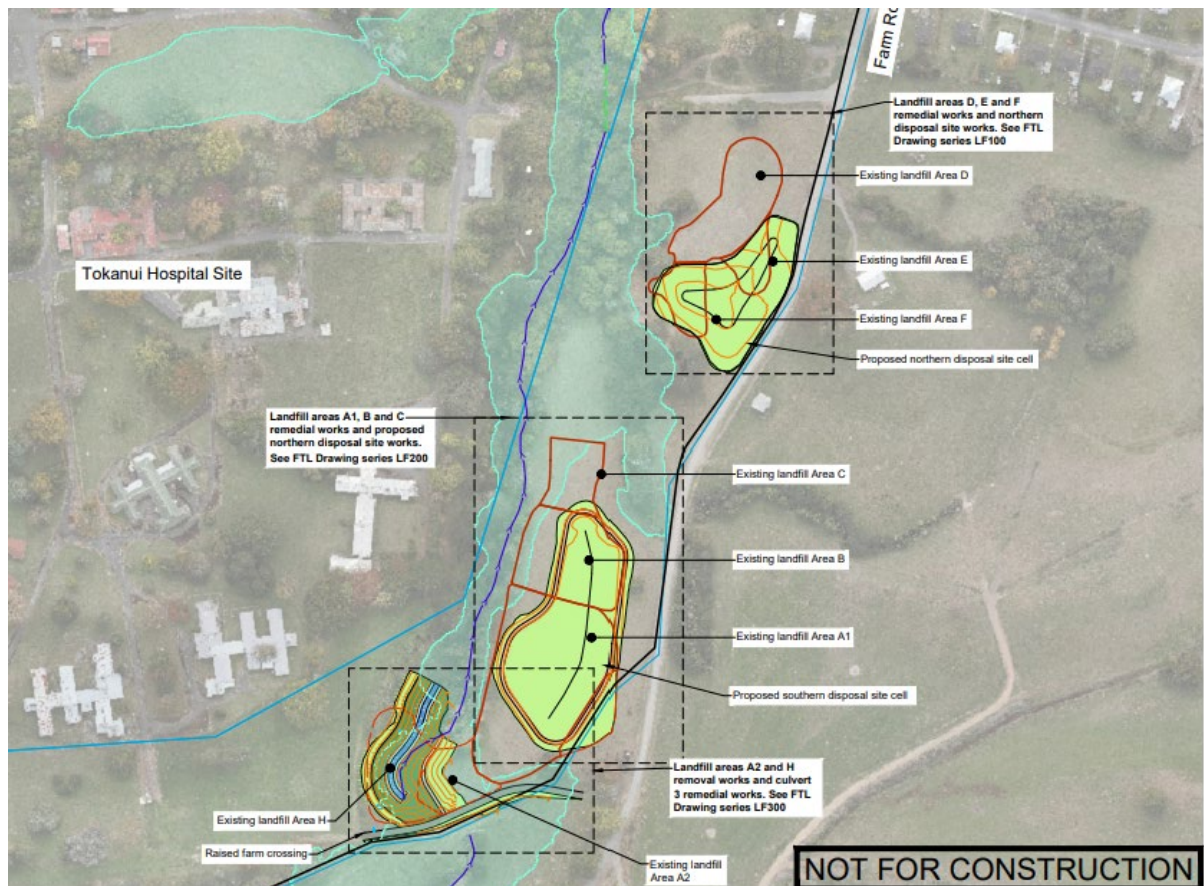
7. The Consent Holder may make amendments to a certified Management Plan before the relevant works (or relevant portion of works) are undertaken, subject to certification by the Waikato Regional Council, prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the Management Plan and relevant consent conditions. The existing certified plan will continue to apply until a revised plan has been certified.
8. If Waikato Regional Council's response is that it is not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WRC and resubmit an amended Management Plan for certification, or revert to the previously certified Management Plan.

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

Implementation / Compliance

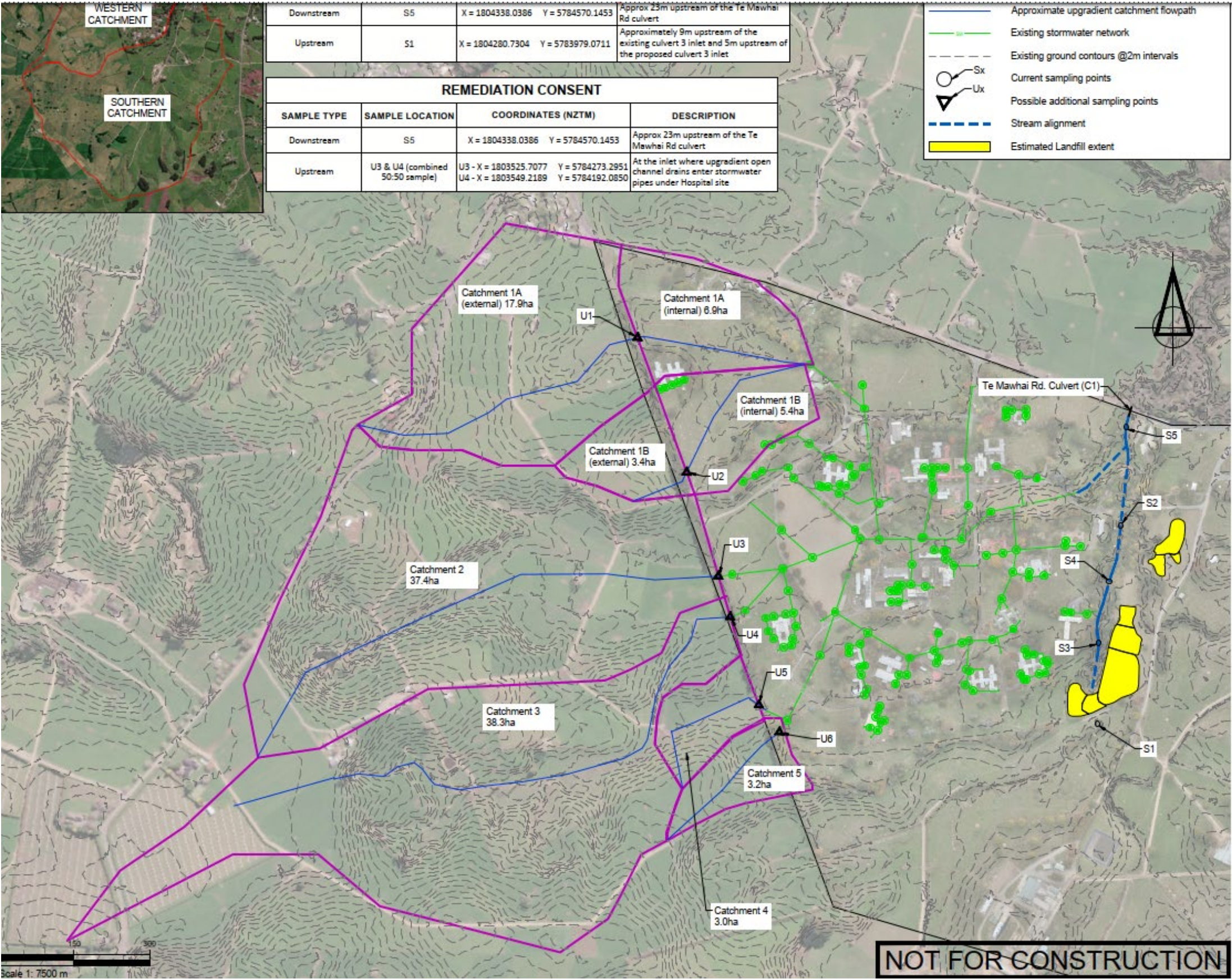
9. The Consent Holder must implement and comply with the certified Management Plans at all times, including any certified amendments.

Schedule Three – Upgraded Disposal Site Location



Proposed Landfill Remedial Works Site Overview Plan, source *Fraser Thomas Limited, 33097/LF010, Rev A*

Schedule Four – Sampling Location Plan





Advice Notes – ALL resource consent certificates

1. In accordance with section 125 RMA, all consents shall lapse five (5) years after the date on which they was granted unless the consent has been given effect to before the end of that period.
2. This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
3. This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
4. The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
5. The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
6. Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
7. If at any time during the resource consent period, you no longer require your consent, it may be surrendered, in whole or part, by giving written notice of such to the consent authority. Alternatively, please contact Resource Use staff on 0800 800 402 and we can provide you with a surrender form. Note that the surrender takes formal effect when you receive a notice of acceptance of the surrender from the Council.
8. AUTH102269.01.01 and AUTH102270.01.01 should be surrendered after giving effect to consents AUTH146952.04.01 and AUTH146952.05.01.