

**BEFORE THE WAIPĀ DISTRICT COUNCIL AND WAIKATO REGIONAL
COUNCIL**

**TOKANUI HOSPITAL DEMOLITION, REMEDIATION AND LANDFILL
UPGRADES**

Under the Resource Management Act 1991

In the matter of resource consent applications by Toitū Te Whenua Land
Information New Zealand under section 88 of the Act for
demolition and remediation works, and landfill upgrades, in
respect of the former Tokanui Hospital site

**SUMMARY STATEMENT OF EVIDENCE OF KIMBERLY ANN WEPASNICK
(PROJECT DESIGN AND DELIVERY) ON BEHALF OF THE APPLICANT**

Dated: 29 September 2025

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1. My name is **Kimberly Ann Wepasnick**. I provided evidence dated 12 September 2025 on behalf of Toitū Te Whenua Land Information New Zealand (**LINZ** or **Applicant**) addressing the Project design and delivery.

Project design overview

2. The goal of the Tokanui Hospital Project (**Project**) is to complete demolition works and to return the Site to agreed remedial standards, in accordance with Treaty settlement obligations. Through a combination of strategic planning, cultural engagement and environmental risk management, the scope of the Project, and its goal, was expanded to include repairs and upgrades to the closed landfill also located at the site.
3. The Project was scoped and designed through a phased approach, with early and ongoing engagement with Ngāti Maniapoto and mana whenua hapū. Cultural values were embedded from the outset, including the development of a Cultural Impact Assessment (**CIA**) which informed the procurement of consultants and the design of investigations to ensure cultural competency and respect for waahi tapu.

Remedial option analysis and selection

4. LINZ commissioned a series of technical investigations and feasibility studies to inform the scope and methodology of the demolition and remediation works. A hybrid Multi-Criteria Analysis (**MCA**) was developed to assess options across environmental, economic, social, and cultural dimensions. This approach ensured cultural values were weighted equally with other criteria. A Site-Specific Risk Assessment (**SSRA**) was also undertaken to derive tailored soil contaminant standards for the Site, resulting in more conservative remediation targets.
5. Eight remedial options for managing contaminated soil were assessed, with Option 6 – utilising the existing landfill – emerging as the preferred choice due to its cultural acceptability, environmental benefits, and cost-effectiveness.
6. For the closed landfill, five upgrade options were considered, ranging from minimal intervention to full removal. Option 4 – Advanced Works – was selected for the contaminated soil remediation aspect of the Project, incorporating stream restoration, improved capping, and relocation of refuse to consented areas.

7. These decisions were shaped by feedback from iwi and mana whenua and aimed to address long-term environmental and cultural concerns. There was also an opportunity to maximise funding and resourcing currently available for the Project and avoid future disruption to iwi and mana whenua by doing the work now rather than in the lead up to when the existing land use consents expire.

Project phases

8. The integration of hospital remediation and landfill upgrades was driven by efficiency, environmental protection, and cultural considerations. Coordinated resource consent applications were submitted to Waipā District Council and Waikato Regional Council, marking the completion of Phase 1 of the Project. Currently the Project is in the middle of Phase 2 (Consenting and Permitted Activity Delivery).

Response to submissions

9. Feedback from iwi and mana whenua has directly influenced the scope and methodology of the Project, including the decision to upgrade the landfill to better protect the Wharekōrino Stream.
10. LINZ has committed to appointing certified contaminated land practitioners and preparing detailed erosion and sediment control plans through consent conditions.

16 September 2025 hui

11. Since submitting my evidence, I helped prepare a presentation for and attended a hui on 16 September 2025 with mana whenua and Te Nehenehenui Trust (**TNN**) to discuss cultural aspects of the Project. The hui was led by Mr Bradley and he has spoken to the key discussion points and actions for both the parties in his summary.
12. Following the hui, I updated and finalised the 2025 Iwi Engagement Report – Phase 2 Addendum which had been appended to Mr Bradley's evidence-in-chief as **Appendix MB1** in draft form.
13. The intent of the update initially was to capture feedback from engagement that was undertaken between 12 September 2025 and now; however, there were significant updates to the report in an attempt to better address several matters that were raised by mana whenua in the 16 September hui, such as

clarifications to LINZ's relationship with TNN, mana whenua and TAR Block Ltd. The finalised report now also expands in far greater detail on cultural impacts heard by iwi and mana whenua throughout engagement in both Phase 1 and 2 and provides examples of how effects are intended to be mitigated through project design.

14. The finalised version of **Appendix MB1** has been pre-circulated and replaces the draft version previously provided.