

**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 SEAN MATTHEW FINNIGAN
(ENGINEERING, CONTAMINATED LAND AND ENVIRONMENTAL EFFECTS)
ON BEHALF OF THE APPLICANT**

Dated: 25 September 2025

BUDDLE FINDLAY

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1. My name is **Sean Matthew Finnigan**. I provided evidence dated 12 September 2025 on behalf of Toitū Te Whenua Land Information New Zealand (**LINZ** or **Applicant**) addressing the environmental, contamination and engineering aspects of both applications.

REMEDIATION APPLICATION

Site investigations

2. Extensive investigations have been undertaken since 2017 by multiple parties to determine the horizontal and vertical extent of any soil contamination at the former Tokanui Hospital Site (**Site**). These investigations have found that overall, the Site is generally **not contaminated**. The principal contamination issues are limited to asbestos and lead from building materials in localised areas around building halos and some additional, localised non-building areas, all of which can readily be remediated or managed.

Summary of assessment of effects

3. The contaminated soil has been classified as low-moderate level. This soil has a very low risk to human health and the environment, based on the soil sampling and leaching testing undertaken.
4. It is proposed to transfer these soils to the onsite landfill (**Disposal Site**) and place them in the northern Disposal Site area, in a landfill cell above the groundwater table, and with encapsulation under a low permeability cover. In addition, cleanfill soil removed to create this cell will be transferred to other parts of the Site for use as backfill material.
5. Collectively the remediation works will restore the Site to farmland, in pasture, and with a reasonable network of gravel access tracks. The Site will be fit for purpose for future rural residential and productive land use, including growing up to 25% of your own produce for personal consumption.

LANDFILL UPGRADE APPLICATION

Overview of Project works

6. The existing Disposal Site has been found to have some significant issues, including some areas with non-compliant capping, no leachate collection system, groundwater ingress, an old large culvert (Culvert 3) that passes

directly through it, while the Disposal Site is subject to flooding in severe storm events.

7. Proposed Disposal Site repair and upgrade works comprise:
 - (a) improved capping of the entire landfill;
 - (b) removal of Culvert 2 downstream of the landfill to reduce the flood risk to the landfill;
 - (c) transfer of low/moderate level contaminated soil from hospital demolition works into the northern area as explained above;
 - (d) isolated medical waste removal;
 - (e) shifting of fill/refuse material from a small area located on AgResearch land into the main body of the landfill;
 - (f) shifting of fill/refuse material from an area close to the stream into the main body of the landfill;
 - (g) grout filling of Culvert 3, plus a new shorter culvert running to the northwest and stream reinstatement, with a new embankment on the eastern side of the stream to separate the reclaimed area from existing landfill area;
 - (h) installation of a groundwater diversion drain; and
 - (i) maintenance of the existing southern farm track crossing embankment, raising it slightly to assist with flood mitigation.

Mitigation and monitoring

8. Collectively these works will ensure that the Disposal Site is upgraded to a high standard and will effectively eliminate the risk of Culvert 3 failure, whilst significantly reducing landfill flooding risks, and further reducing potential human health and environmental risks. These risks are already low, and in relation to leachate volumes, boron and other contaminant levels, are all estimated to decrease further, by somewhere in the range of 72-92%, with these reductions taking between just over one month to seven years to be reflected in stream water quality improvements.
9. Post-works, LINZ retains responsibility for the landfill in perpetuity and new landfill resource consents will be in place, replacing the existing consents.

The Closed Landfill Aftercare and Monitoring Plan submitted with the Landfill Application sets out ongoing inspection and monitoring requirements for the landfill. No other post-works monitoring is proposed across the rest of the Site.

Overall assessment of the consent application

10. Overall, I consider that the Disposal Site repair and upgrade works will go a long way to making the landfill safe and secure for many decades into the future. Without them, there are significant environmental risks, whilst similar works to what have been proposed will likely be required within the next 10 years in any case, due to the current landfill consents coming up for renewal in 2035.

Conditions

11. I have reviewed Ms Buckingham's tracked changes to the conditions (**Appendix EB7** and **Appendix EB8**) and I am comfortable with them, and happy to answer questions from the Panel related to those conditions.