

Date:	6 May 2025	App Number:	LU/0231/24
Reporting Planner:	Hayley Thomas	Site Visit on:	9 December 2024

Applicant:	Toitū Te Whenua Land Information New Zealand
Agent:	SLR Consulting New Zealand – Emily Buckingham
Property Address:	149 Te Mawhai Road, Tokanui
Legal Description:	Block X and XI Puniu SD being Sections 1 and 3 SO44852 and Section 1 SO59771 (RT SA56A/866)
Site Area:	79.0174ha
Activity Status:	Discretionary
Zoning:	Rural
Policy Area(s):	Nil
Designation(s):	Nil
Proposal:	Below Ground Works for the remediation of the former Tokanui Hospital Site as a Discretionary Activity under the Waipā District Plan; and Soil disturbance and change of use as a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

1 INTRODUCTION

SLR Consulting NZ have applied, on behalf of their client Toitū Te Whenua Land Information New Zealand, for a landuse consent for the remediation of the former Tokanui Hospital Site as Stage Two of remediating the site. The Tokanui Hospital Site is located within the Rural Zone under the Waipā District Plan in which the proposed works are a discretionary activity. Additionally, the site is identified as a HAIL site under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health requiring assessment for the soils disturbance and change of use as a Restricted Discretionary Activity.

1.1 Description of Site

The subject site is located south of Te Mawhai Road, west of Otorohanga Road (State Highway 3), approximately 3km south of Kihikihi, 10km south of Te Awamutu, 6km northwest of Waikeria Prison and 6km east of Mt Kakepuku. The subject site is occupied by the Tokanui Hospital which was closed in 1998. The Wharekōrino Stream runs through the centre of the site in a north/south direction.

The hospital site contains approximately 80ha and *“contains 84 buildings/structures, a now decommissioned wastewater treatment plant (WWTP), a swimming pool, eight substations, substantial underground services, a closed landfill and substantial roading infrastructure.” “Many of the buildings are dilapidated and contain some hazardous materials, including friable asbestos and lead based paint. Former uses of the buildings include wards, dentist, pharmacy, workshops, a laundry, kitchen, fuel station and boiler house. A few of the buildings have already been demolished (nurses’ home, G Ward and H Ward). The Site is in dangerous condition and unsafe for human occupation.”* The buildings are to be removed pursuant to PG/0067/24 – Certificate of Compliance issued in June 2024.

There is an existing dwelling located on the eastern side of the Wharekōrino Stream accessed off Farm Road. There are also six existing dwellings located along the northern edge of the site along Te Mawhai Road (183, 187, 193, 197, 203 and 207 Te Mawhai Road). These buildings are not part of the former hospital, are occupied, and are to remain as are the dwellings to the east of Farm Road. Refer Figure 1.

Under the Operative Waipā District Plan, the site is located in the Rural Zone with a small portion of the eastern part of the site subject to Significant Natural Area WP333 which is described as indigenous secondary forest. It is noted west of the site is an area of Large Lot Residential Zone, and north of the site is Significant Natural Area WP330, and an area subject to the Flood Hazard Policy Overlay. Further north is an area of Marae Development Zone. Southeast of the site the farm is subject to the Tokanui Dairy Research Centre and Core Campus Areas. Refer Figure 2.

Council’s Special Features Map also identify parts of the site as being subject to ‘Filled Ground’ (shown in khaki), ‘unstable land’ (shown in orange), a ‘landfill’ (shown in yellow), a ‘Potential HIAL Site Location’ (shown with brown dot) and a ‘Potential HAIL Site Area’ (shown in brown). Refer Figure 3.

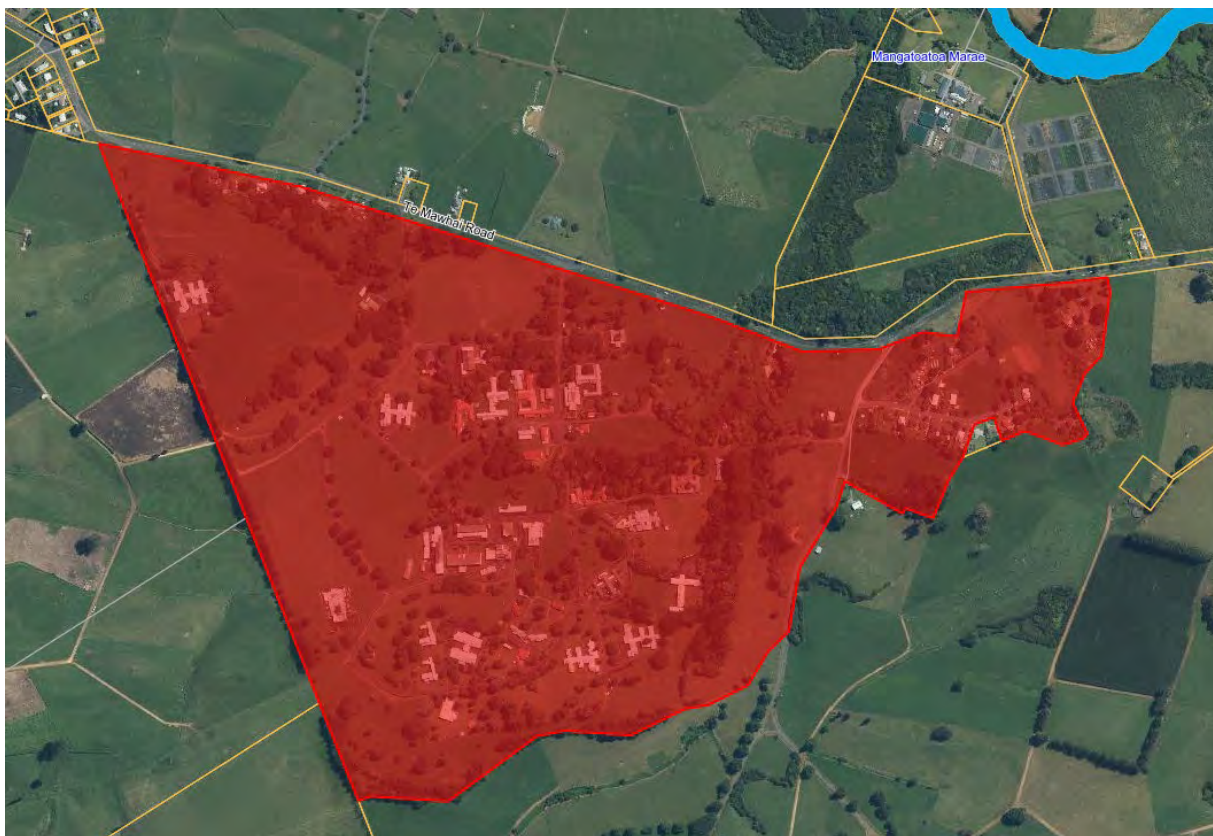


Figure 1: Site and Surrounding Area

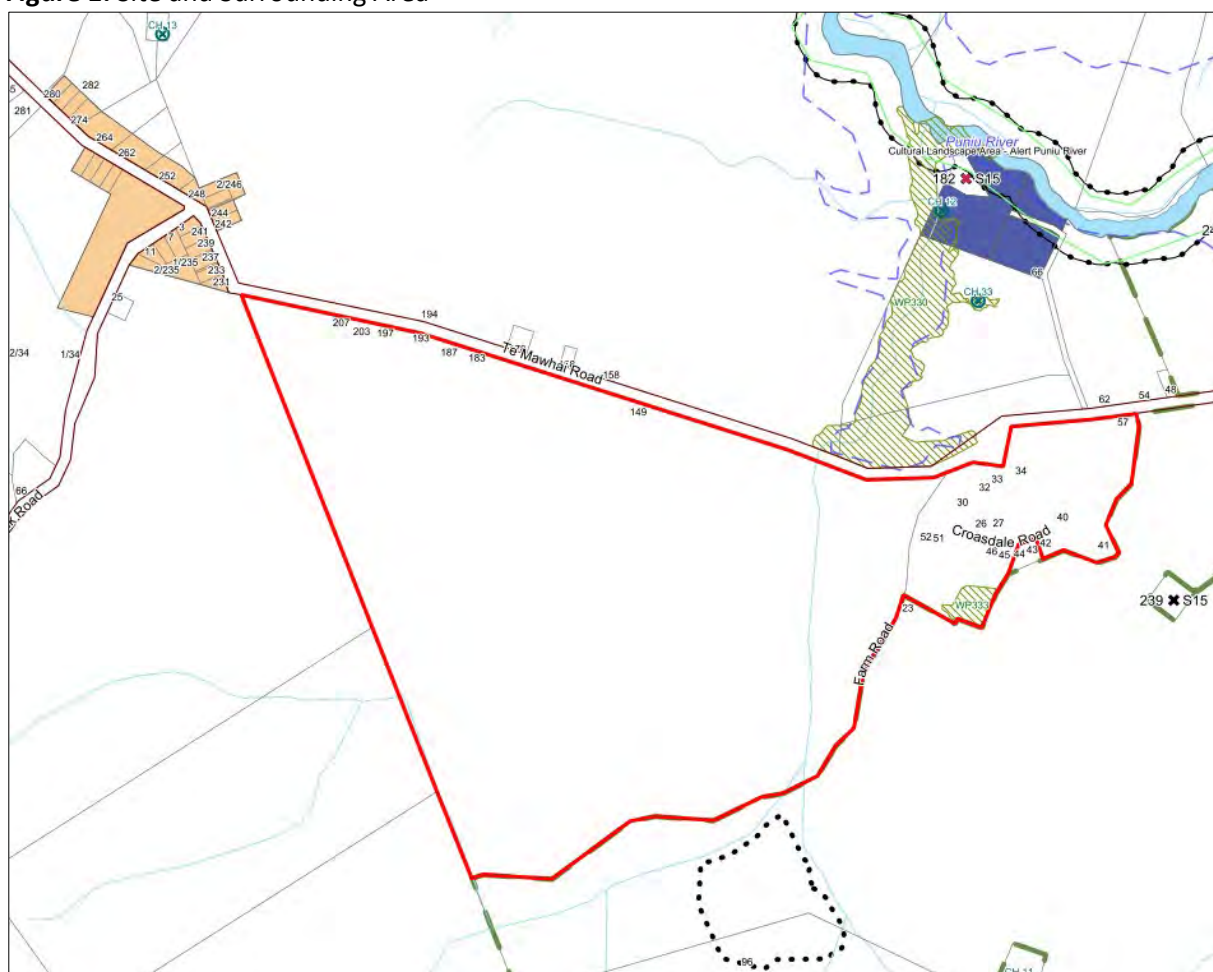


Figure 2: District Plan Zone and Policy Map

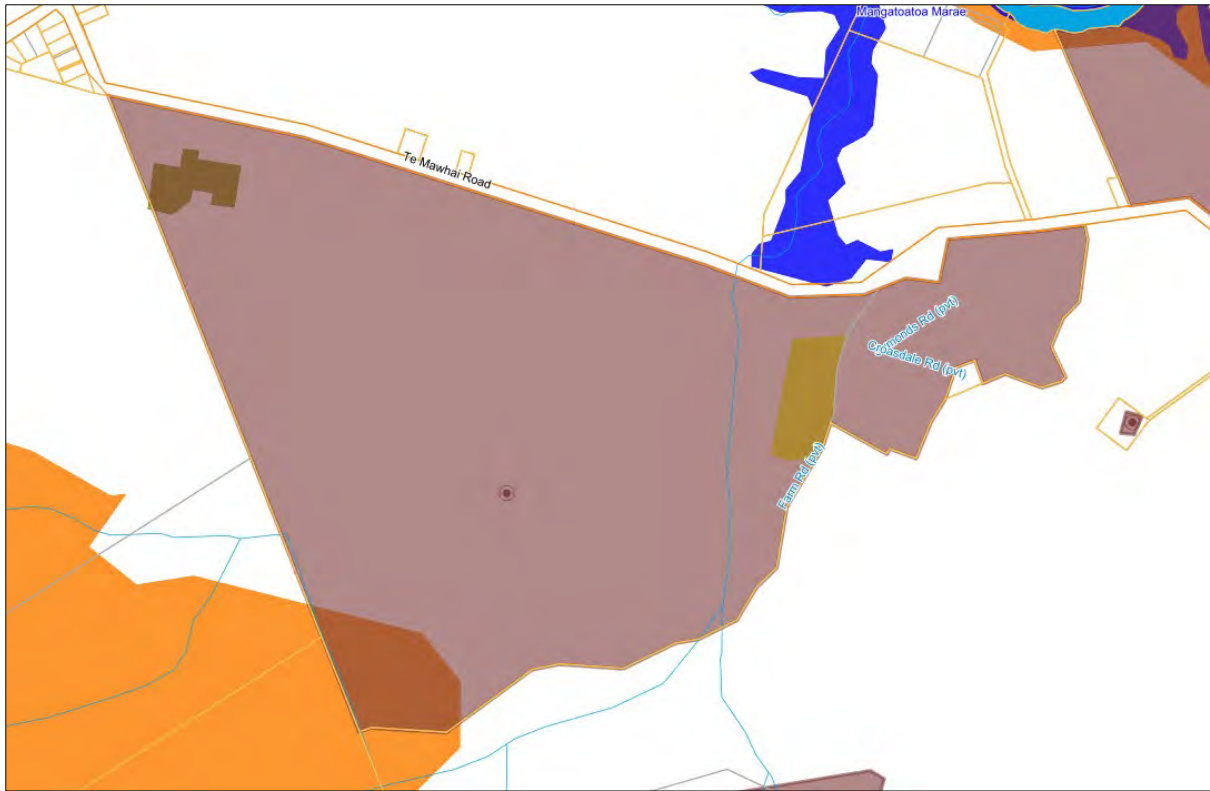


Figure 3: Council's Special Features Map



Figure 4: Site Photo of Existing Building on site



Figure 5: Site Photo of Existing Building on site



Figure 6: Site Photo of Existing Building on site



Figure 7: Site Photo of Existing Building on site



Figure 8: Site Photo of Existing Building on site



Figure 9: Site Photo of Existing Building on site



Figure 10: Site Photo of Existing Building on site



Figure 11: Site Photo of Existing Building on site



Figure 12: Site Photo of Existing Building on site



Figure 13: Site Photo of Existing Building on site



Figure 14: Site Photo of Existing Building on site



Figure 15: Site Photo of existing building on site



Figure 16: Site Photo of existing pool on site



Figure 17: Site Photo of existing roading on site



Figure 18: Site Photo of existing roading on site



Figure 19: Site Photo of existing roading on site



Figure 20: Site Photo of existing roading, including road signage, on site



Figure 21: Site Photo of existing roading on site



Figure 22: Site Photo looking towards Culvert 2



Figure 23: Site Photo looking towards Culvert 3

1.2 Legal interests in the property

Table 1 below summarises the relevant interests on the title.

Record of Title	Legal Description	Size	Date Issued	Relevant Interests
SA56A/866	Block X and XI Puniu SD being Sections 1 and 3 SO44852 and Section 1 SO59771	91.8707ha	26 January 1995	▪ B253404.2 – Application pursuant to Clause 9(1) of the First schedule of the Health Reforms (Transitional Provisions) Act 1993 whereby Health Waikato Limited is registered proprietor of the within land; ▪ Appurtenant hereto is a right of convey water easement over part Lot 1 marked A on DPS 66439 (part CT 54D/742) created by Transfer B253404.3; ▪ Appurtenant hereto is a right to drain water easement over part Lot 2 marked B on DPS 66439 (part CT 54D/742) created by Transfer B253404.4; ▪ Subject to Right of Way, electricity and telecommunications easements over part herein marked A DPS 87399 appurtenant to Lot 1 DPS 66439 part CT 54D/742 created by Transfer B610889.1; ▪ Subject to a Right of Way easement over part herein marked A DPS 87399 appurtenant to Section 3A Block X Puniu SD Ct 67D/389 created by Transfer B610889.2.

Table 1: Existing titles and interests

I note that the above title has been cancelled due to the transfer to the Crown as a result of the Land Transfer Act 1948 Transfer B614333.1 on 30 June 2000. Of note for the purposes of this application is the existing easements. None of the above listed interests restrict the proposal from proceeding.

1.3 History

The consent history for the site is outlined below in Table 2.

Consent reference	Description	Date	Summary
LU/0308/19	To establish two new wastewater pump stations, undertake	4 February 2020	▪ WSP Opus applied, on behalf of LINZ for a Non-Complying Activity under the District Plan and

Consent reference	Description	Date	Summary
	earthworks for installation of wastewater pipeline within 23m of the Wharekōrino Stream and to undertake soil disturbance of contaminated soils		Soil disturbance as a Controlled Activity under the NES-CS; - Two stage process involving firstly the construction of the pump station and rising main from the village through to the Waikeria Prison main, and secondly the pump station at the Tokanui site; - Non-Notified; - Conditions included Construction Management Plan, Sediment and Erosion Control, Dust, Hours of Works, Reinstatement, Abandoned Works, NES-CS Site Management Plan, Iwi Contact Person, Accidental Discovery Procedure.
PG/0034/24	Pre-Application Meeting – Remediation of Tokanui Hospital Site	1 May 2024	- Pre-Application Meeting to discuss proposed demolition and remediation of hospital site; - Agent outlined the history of the site and involvement of LINZ through iwi settlement process; - Seeking Council comment with regard to each stage of the process and interpretation for Stage 1 with regard to permitted activity and potential Certificate of Compliance.
PG/0067/24	Certificate of Compliance to demolish 84 above ground buildings and structures at the former Tokanui Hospital Site as Stage One of remediating the site	19 June 2024	Above ground works as Stage 1 of Remediation Works

Table 2: Consenting History

1.4 Proposal

Pursuant to Section 88 of the Resource Management Act 1991 ('the Act'), SLR Consulting NZ have applied, on behalf of their client Toitū Te Whenua Land Information New Zealand, for a landuse consent to undertake the second stage of works required to remediate the site. Stage Two involves the 'below ground works' being:

- Partial removal of horizontal infrastructure;
- Remediation of contaminated land;
- Removal of building foundations;
- Culvert removal, upgrade and pipe repair works; and
- Earthworks.

These four areas of work are further outlined in the following sections.

Included with the application is a number of supporting documents include a Demolition, Deconstruction and Remediation Management Plan (DDRMP) that details the full scope of works, and the proposed management to be implemented throughout the process. Refer Appendix P of the application.

In terms of timing, the works are anticipated to take:

- *Phase 1 (building demolition): 8.5 months to 2.2 years*
- *Phase 2 (slab and foundation removal and remediation): 4.5 to 6 months*
- *Phase 3 (services removal): 11 to 13 months.*

An Integrated Transportation Assessment has been included with the application (Refer Appendix N) and it is noted that overall the material to be transported offsite includes:

- *45,000m³ of building construction and demolition waste (Phase 1)*
- *Up to 13,750m³ of roading materials, some containing coal tar*
- *2,400m³ infrastructure services*
- *850m³ of material associated with Culvert 2 removal*
- *Up to 7,800m³ of contaminated soil, should the Landfill Upgrade Application not be granted to dispose of this material onsite.*

This is anticipated to result in a worst case scenario of 80 vehicles per day and 21 vehicles in the peak hour if both truck and trailer, and minivans (for staff) are all operating at full capacity and overlapping. This equates to 312 vehicles per day (due to the way the District Plan counts heavy vehicles).

1.4.1 Partial removal of horizontal infrastructure

The removal of horizontal infrastructure includes infrastructure both at ground level, up to 800mm below ground level and for manholes the removal of up to 1m below ground level. The application explains that *“This approach will provide more than sufficient soil depth for future agricultural use of the Site. Any deeper in-ground infrastructure will be defunct but retained in-situ. Trunk stormwater pipelines crossing the Site that convey runoff from upstream catchments will also be retained and remain in use.”*

Table 5 of the AEE is repeated below and provides the extent of the infrastructure, the extent of retention and removal. Any non-hazardous demolition materials will be recycled as much as possible, including repurposing if appropriate. The total volume of waste to be disposed offsite is estimated to be up to 13,750m³ of roading materials and 2,400m³ of infrastructure services.

Refer Figures 24 to 33 which detail the assets to be removed.

Asset category	Existing extent	Extent of retention	Extent of removal
Roading and paving (Refer Figure 13 below)	8.8km of roading (6.3ha in area) comprising main roads, minor roads, other paved areas around buildings	3.5km (2.8ha) to be repurposed as farm track (paving removed, basecourse retained) <i>Note: Shown in red and green in Figure 13 below</i>	5.4km (3.49ha) to be removed, being 56% of existing roading/paving, and up to 4,200m ³ of coal tar. To be replaced with approx. 13,750m ³ soil backfill. <i>Note: Shown in blue in Figure 13 below</i>
Underground heating (Refer Figure 12 below)	2.9km of concrete ducting, pipework and fittings, plus 37 access chambers (1.75m x 1.25m)	Nil	Removed in entirety. 880m ³ minimum soil backfill
Water (Refer Figure 9 below)	8.9km of water piping, 41 hydrants, 25 valves	Any pipes deeper than 800mm bgl, and existing farm water supply	Any pipes to a depth of 800mm bgl and all asbestos pipes regardless of depth
Stormwater (Refer Figure 8 below)	1.8km trunk pipeline, 4.5km of minor stormwater piping, 145 manholes, 56 catchpits	Trunk pipeline to be re-lined and retained. Any pipes deeper than 800mm bgl and manholes deeper than 1,000mm bgl.	Any other pipes to a depth of 800mm bgl and any manholes to a depth of 1,000mm bgl
Wastewater (Refer Figures 5-7 below)	4.9km of wastewater piping, 152 manholes	Any pipes deeper than 800mm bgl and manholes deeper than 1,000mm bgl, and wastewater pump station.	Any pipes to a depth of 800mm bgl and any manholes to a depth of 1000mm bgl Remaining redundant WWTP infrastructure, grit chamber, inlet pipe

Asset category	Existing extent	Extent of retention	Extent of removal
			and footbridge, trickling filter and stone media, UV treatment system, flow meter and outlet pipe, wastewater pipes and manholes, stormwater pipe
Power (Refer Figure 11 below)	7.3km of power cables (light poles, power poles)	Any cables deeper than 800mm bgl	Any cables to a depth of 800mm bgl. Concrete cable protection will also be removed where found
Telecoms (Refer Figure 10 below)	4.6km of telecommunications cables	Any cables deeper than 800mm bgl	Any cables to a depth of 800mm bgl
Retaining walls	Small terraced retaining wall below road	To be entirely retained	Nil.

Table 3: Summary of Infrastructure Asset (Table 5 from AEE)

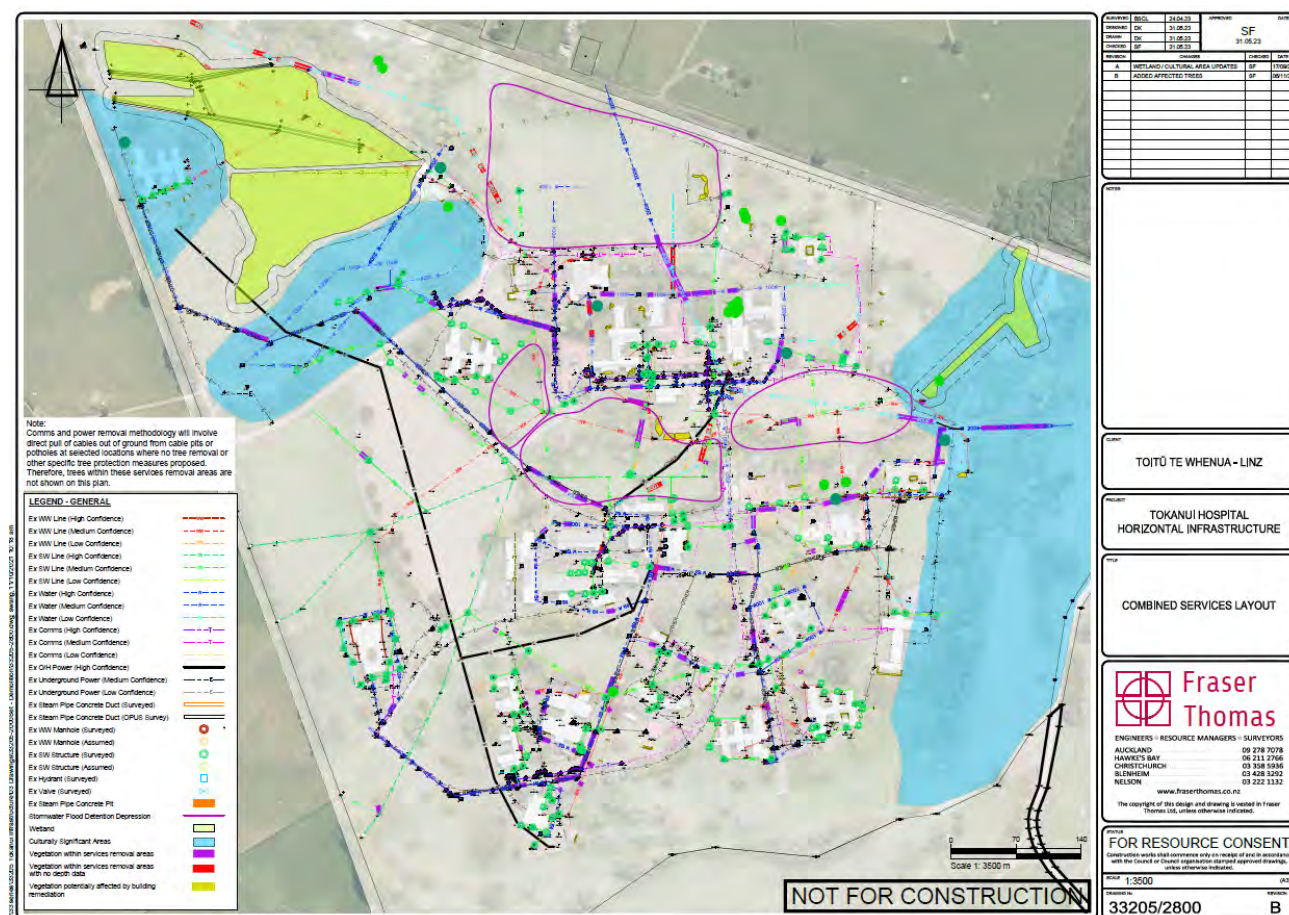


Figure 24: Combined Services Layout

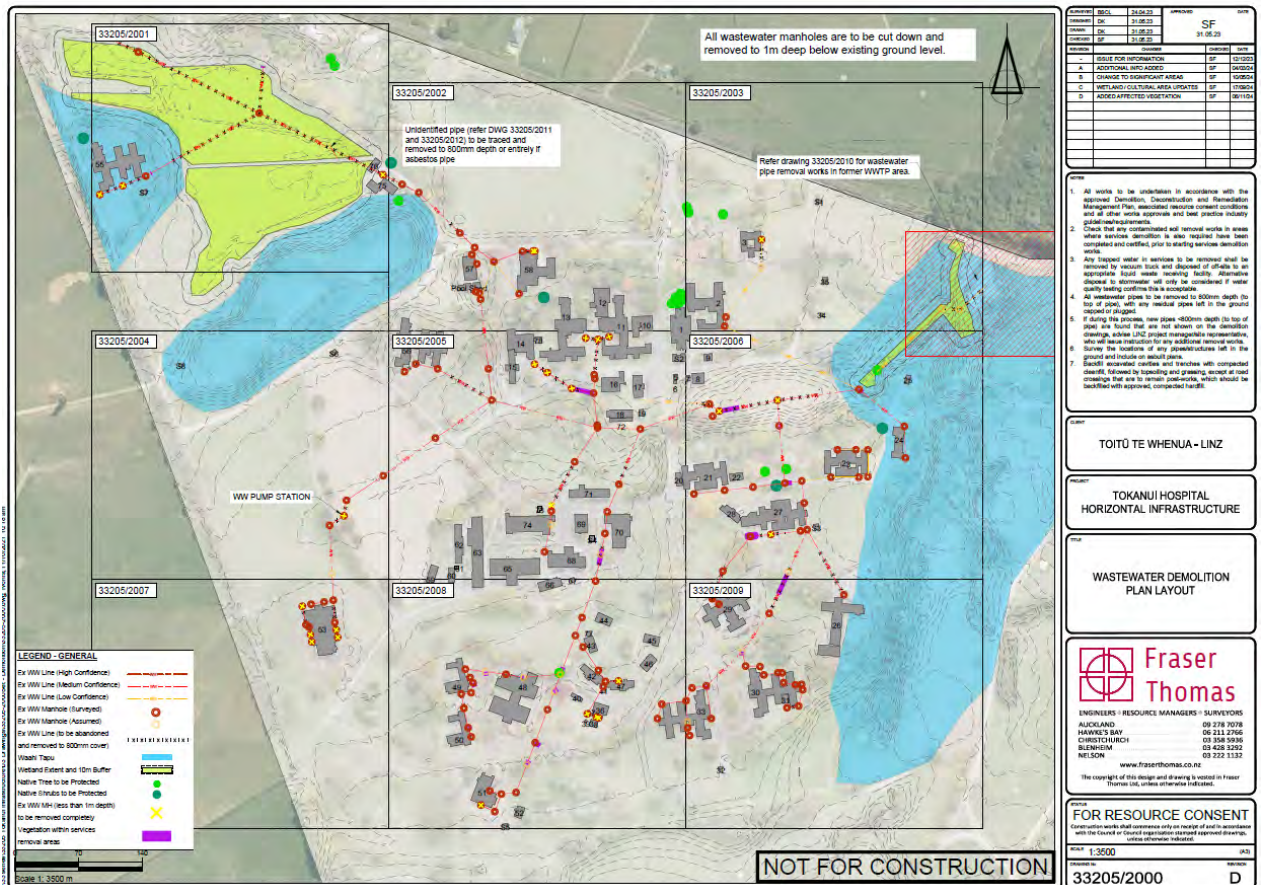


Figure 25: Wastewater Demolition Plan Layout

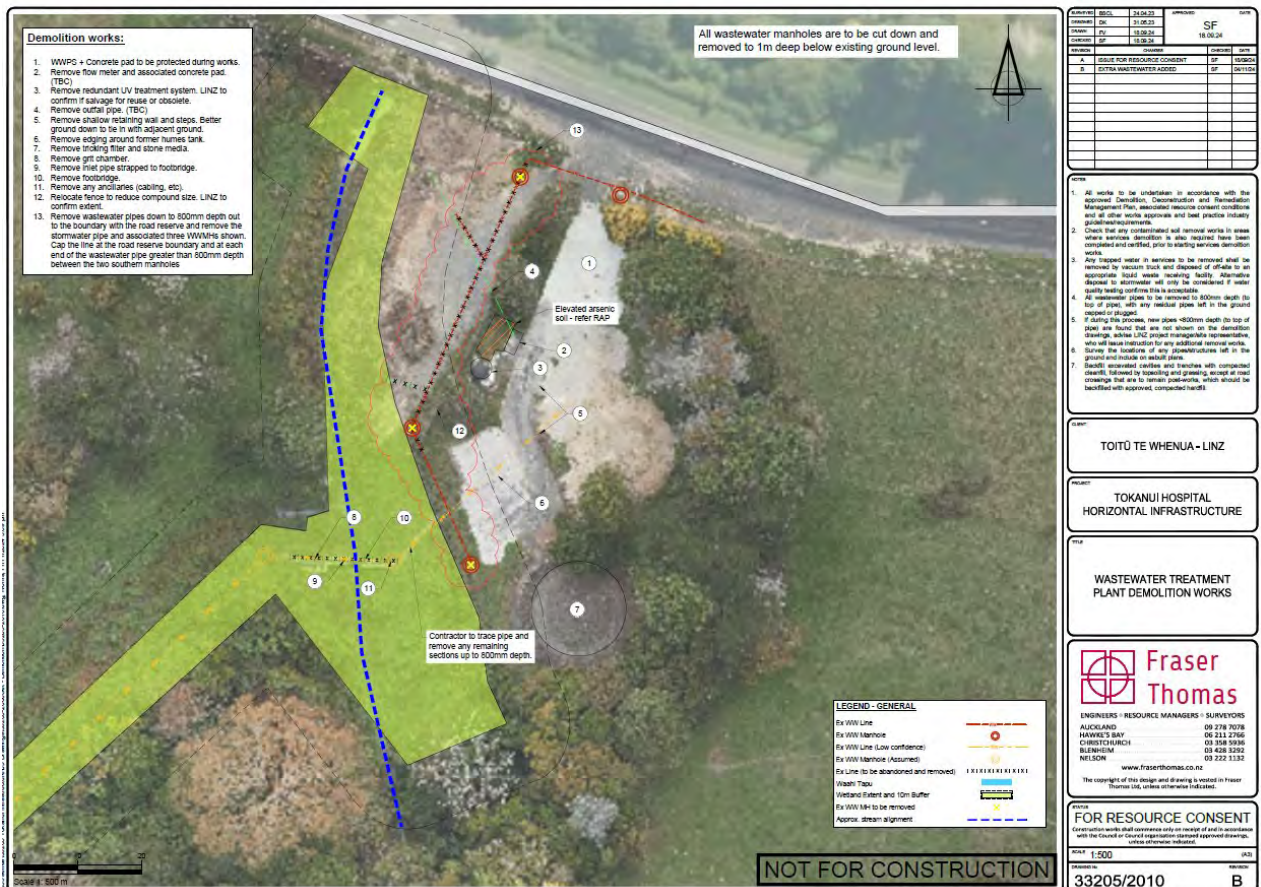
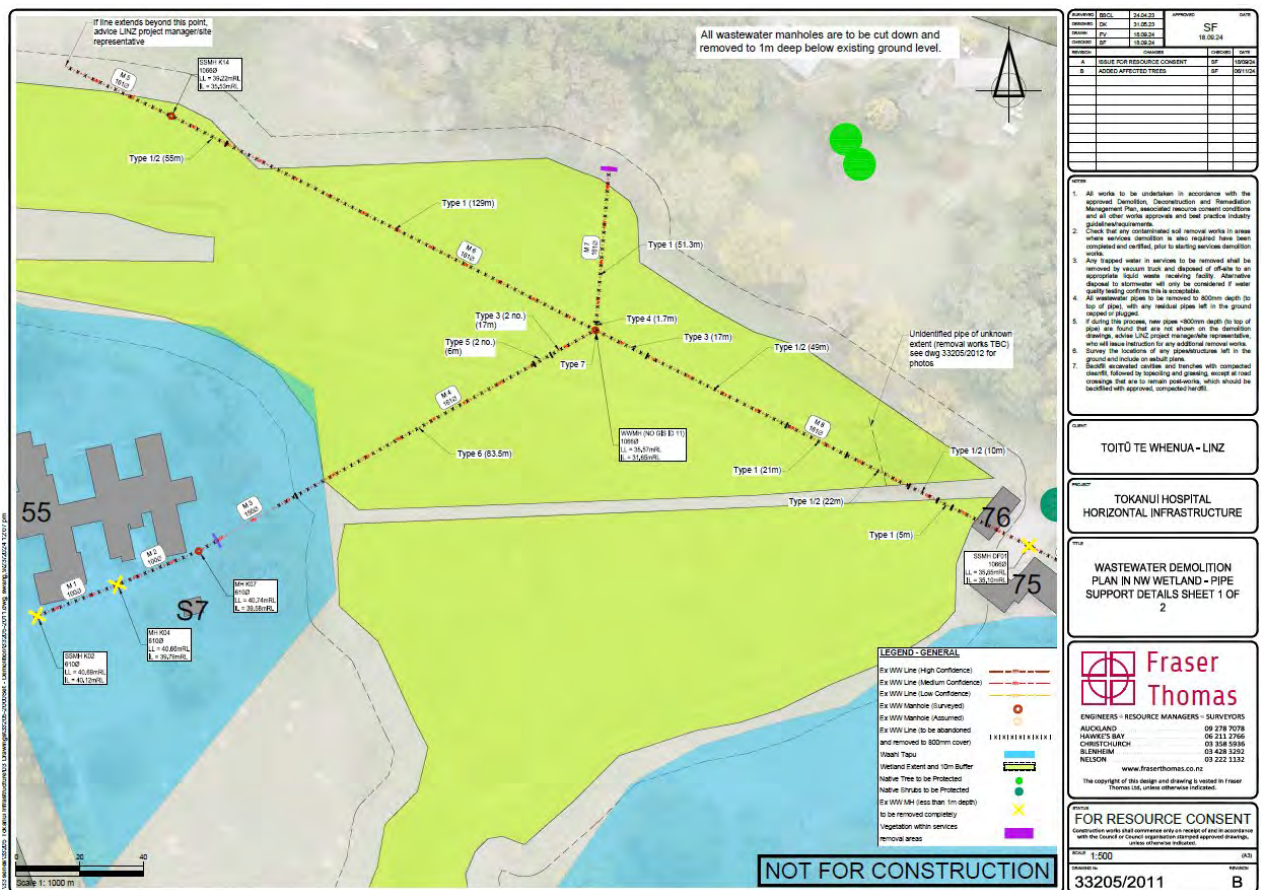


Figure 26: Wastewater Treatment Plan Demolition Works



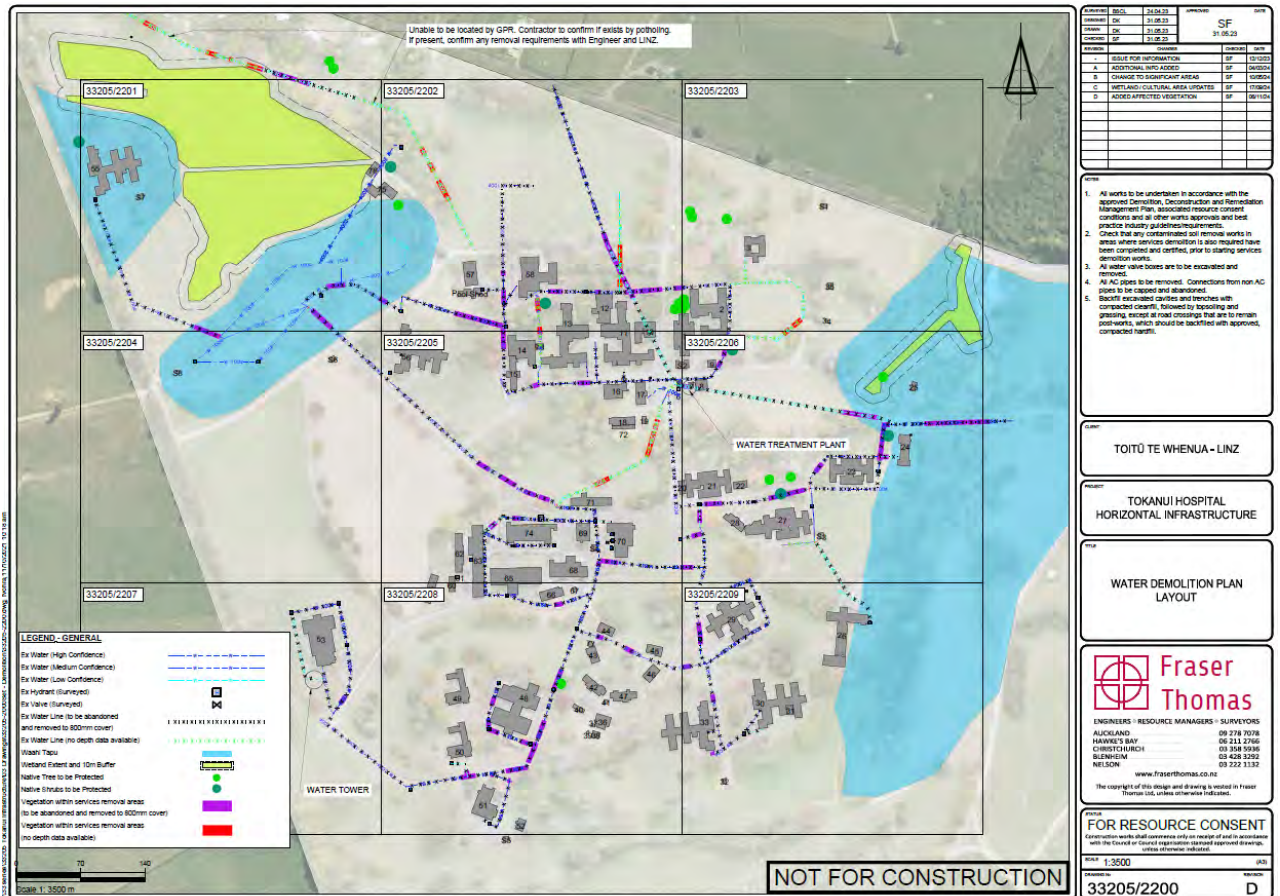


Figure 29: Water Demolition Plan Layout

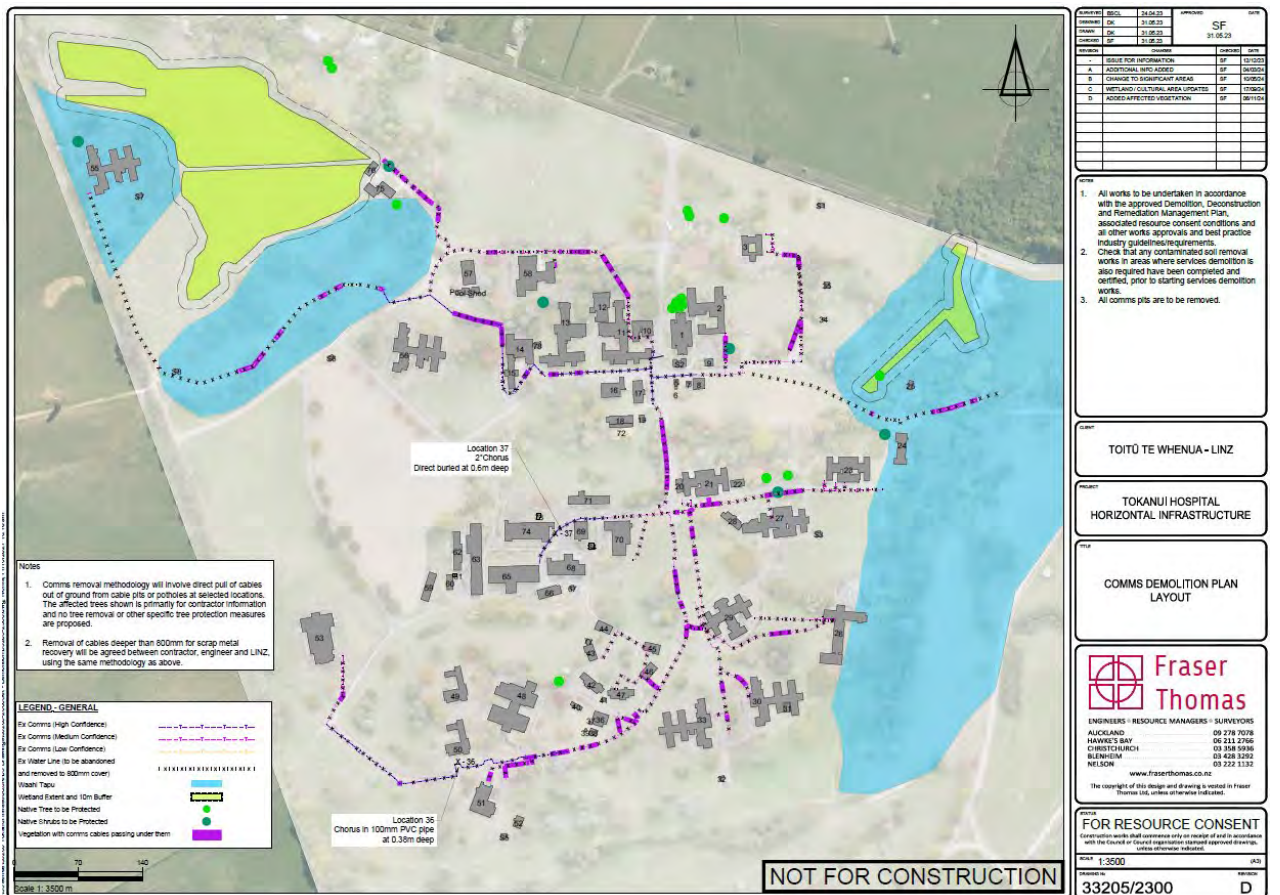
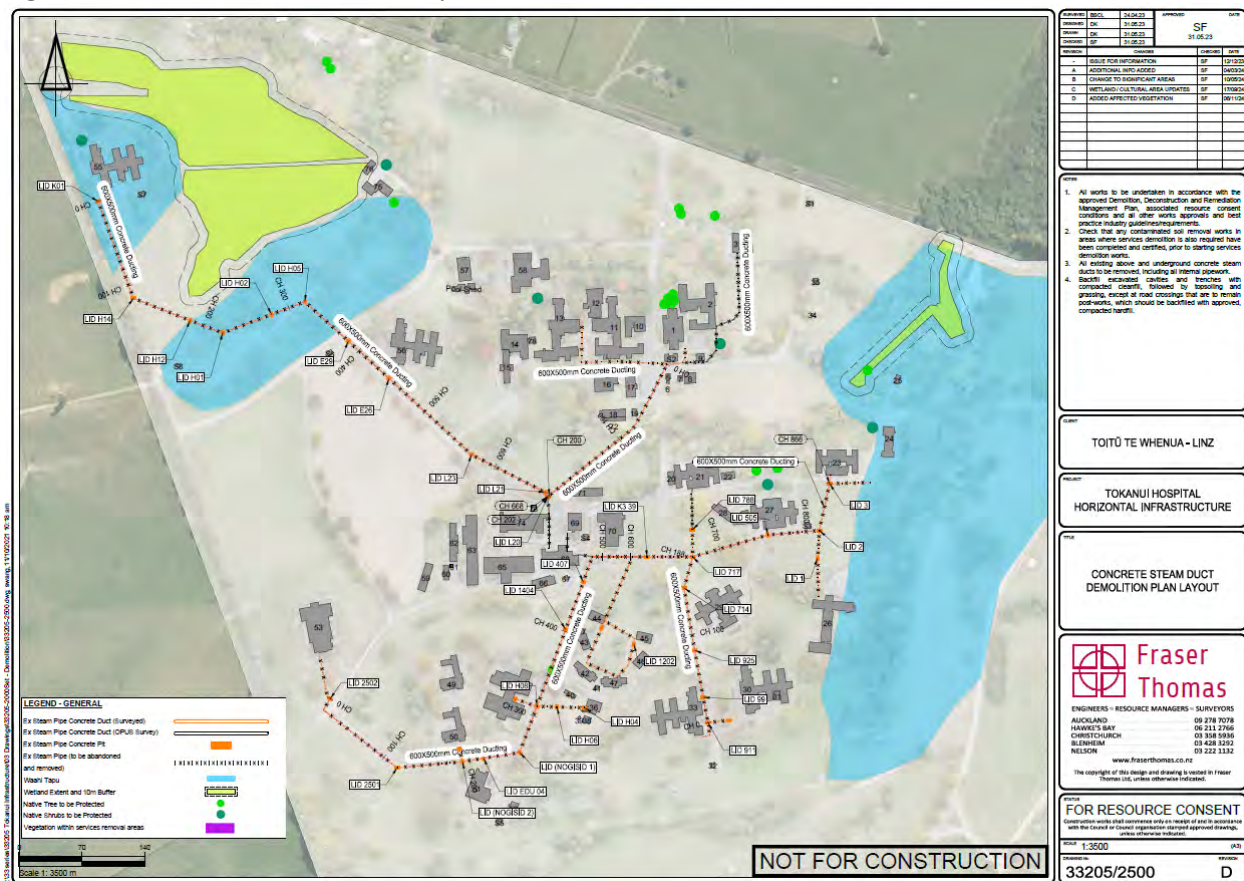
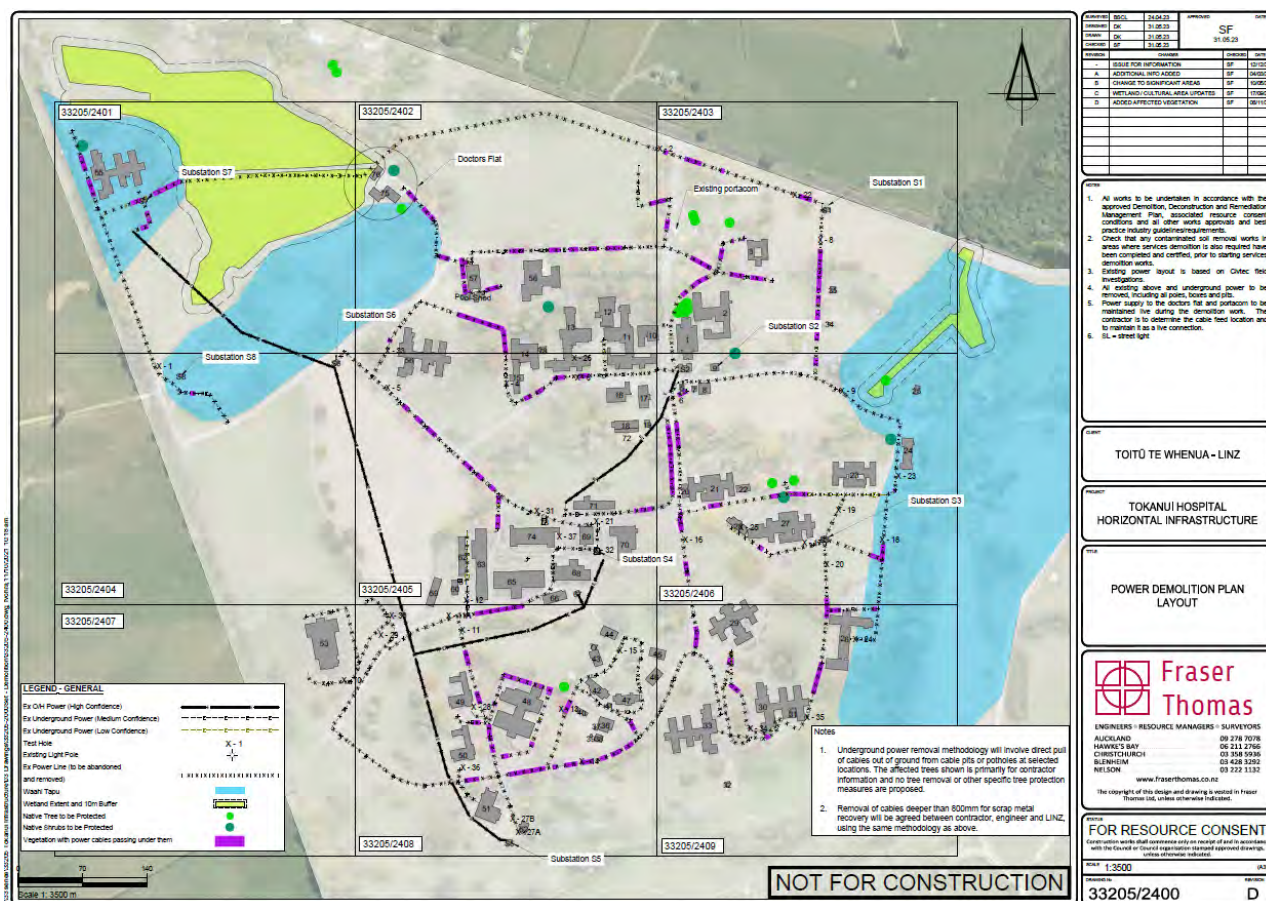


Figure 30: Comms Demolition Plan Layout



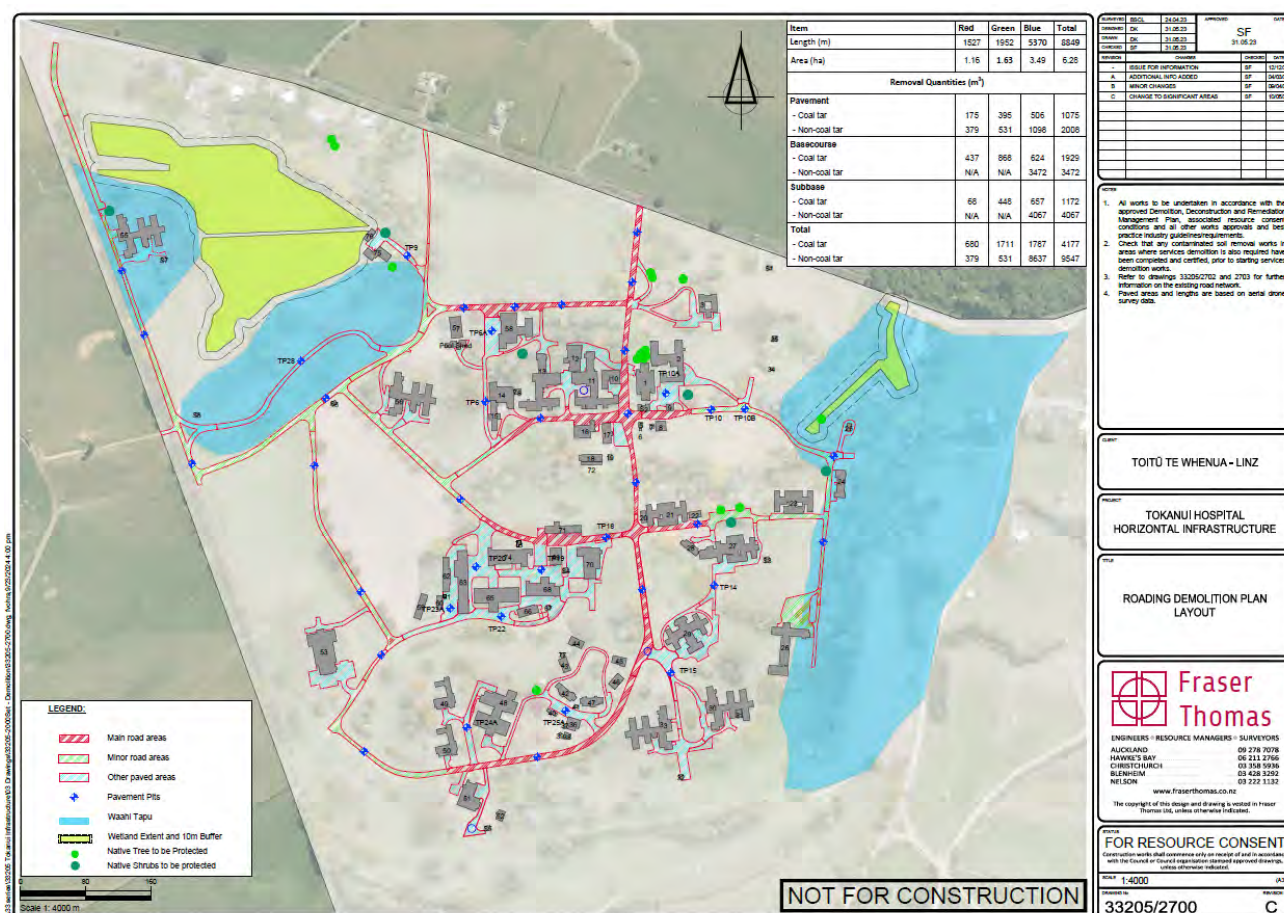


Figure 33: Roading Demolition Plan Layout

1.4.2 Remediation of contaminated land

As shown in Figure 3 above, the site is identified as a HAIL site and therefore requires consideration under the NES-CS. The application outlines the requirements under the Deed of Settlement that a “minimum of 85% of total land area meets the rural residential remediation standard, and a contiguous area of no more than 15% of the total land area meets the managed remediation standard” and has included extensive testing and investigation details within Appendix K of the application.

The Site-Specific Risk Assessment by HAIL Environmental Ltd “describes how these parameters (Site Specific remedial standards) were derived so as to pose minimal risk to food production, to people who live on the land, and to soil quality. In relevant locations, the standards also seek to protect water quality and wetland values, including the associated mahinga kai. The standards are the same or more conservative than the CLMG.”

In terms of remediation methodology, the works will include “excavating moderate and low level contaminated soils across the Site (i.e. all soils exceeding rural residential standards). In summary, soil will be removed at a 2-3m distance around those buildings that had lead and asbestos containing materials, to a depth of around 300-400mm. There will also be remediation at other identified hotspots being:

- Within the greenhouse and shed footprints in the agricultural area in the north of the land between Buildings B34 and B35.
- Where waste has been buried around the substation Building S2 and Building B26.
- Surface waste and dirt on hard standing near Building B66.
- 'Area I' localised fill area with construction and demolition waste and asbestos contamination.
- Localised pockets of construction and demolition waste within the Culvert 2 embankment.
- Area of slightly elevated arsenic levels within the former WWTP compound.
- Suspected fill pockets around the site, if contamination is confirmed.

The total amount of low and moderate level contaminated soil to be removed from the identified locations is $\sim 3,250\text{m}^3$ across approximately $15,900\text{m}^2$ (1.6ha). Following this removal, an additional building halo scrape and subfloor space scrape of soil will be undertaken to capture any additional contaminants that may have migrated to the ground during building demolition and soil removal."

The estimated total volume of contaminated soils to be removed is $\sim 7,800\text{m}^3$ from the areas shown within Figure 34 to 36 below. Once removed, the contaminated soil will be disposed of, either onsite or offsite. LINZ's preferred option is to temporarily reopen the existing landfill and dispose of the soil there, as sought by the Landfill Upgrade Application (Refer LU/0232/24).

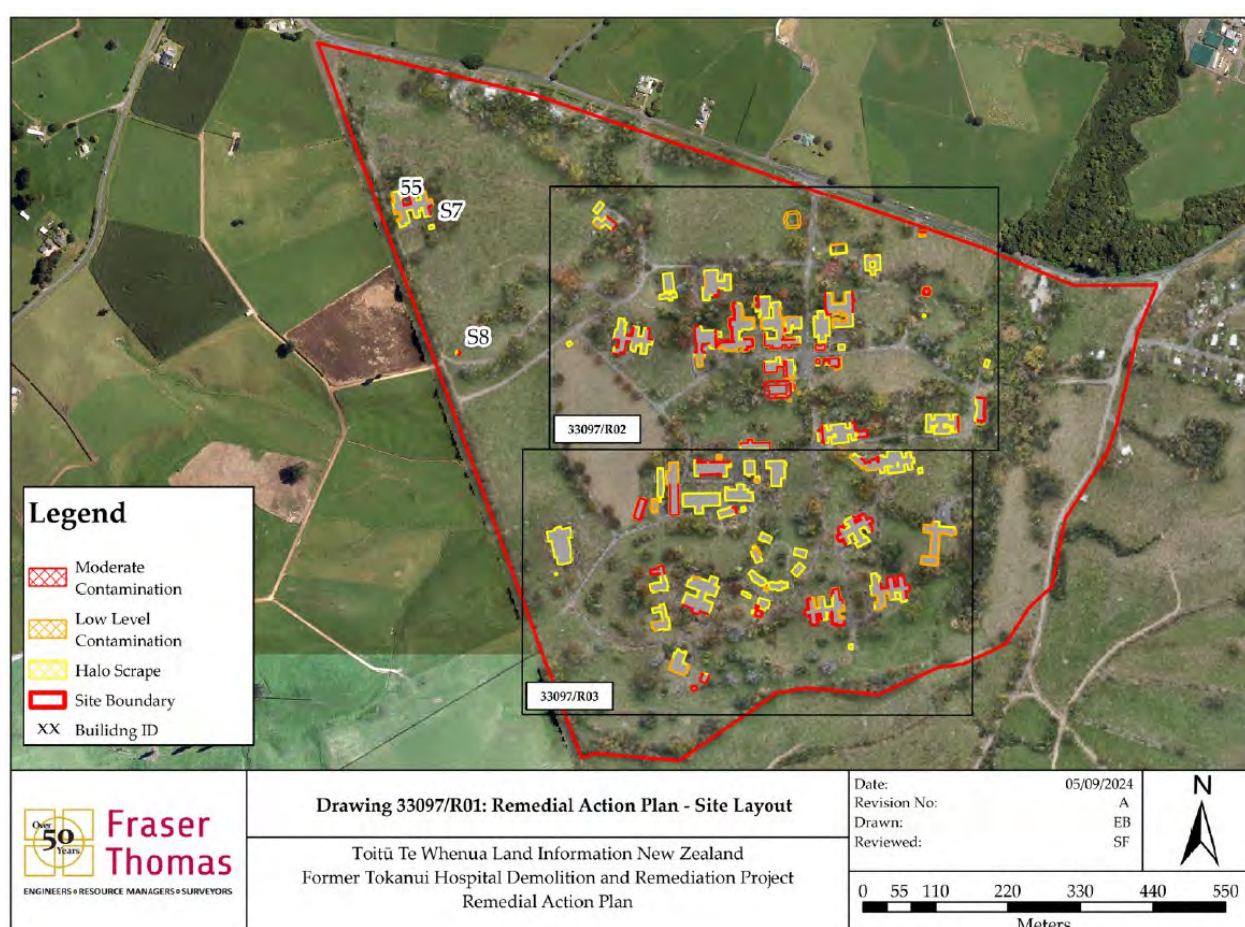


Figure 34: Remedial Action Plan – Site Layout (1 of 3)

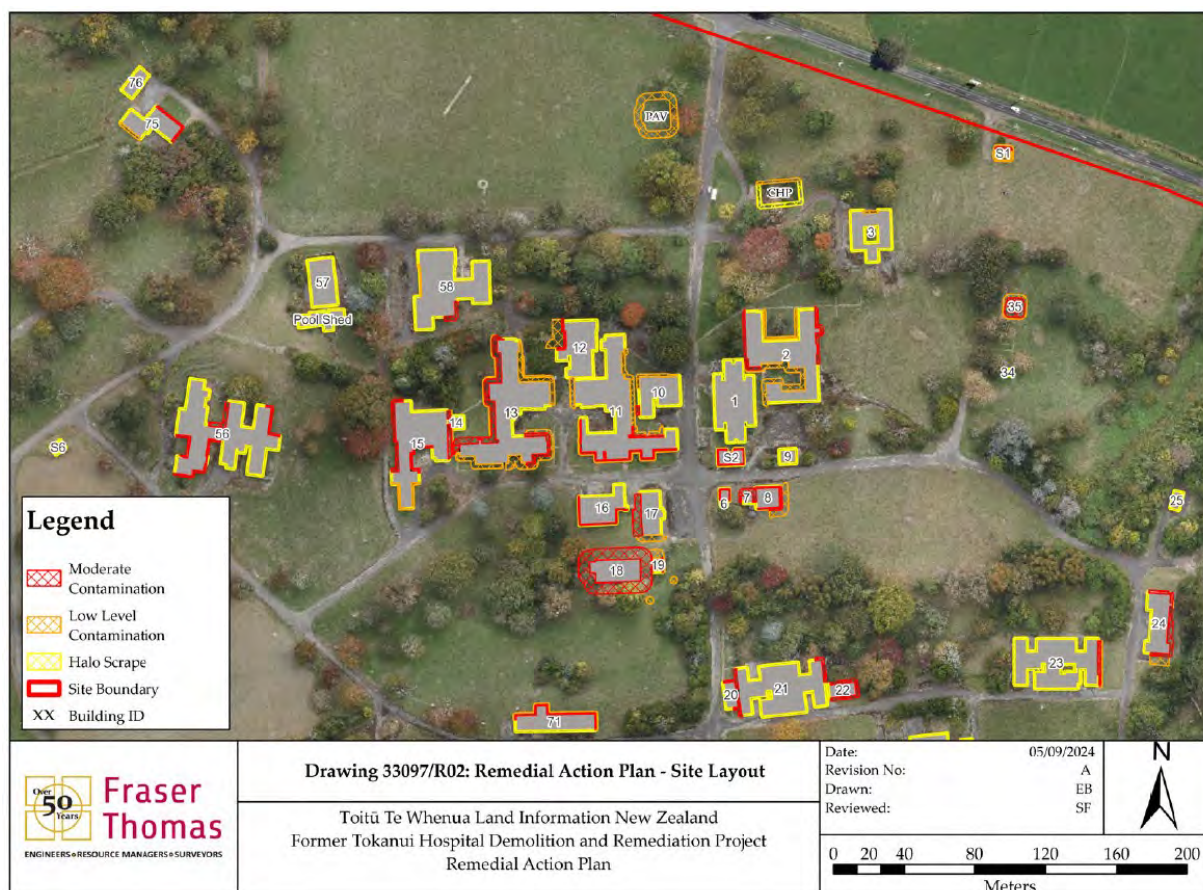


Figure 35: Remedial Action Plan – Site Layout (2 of 3)



Figure 36: Remedial Action Plan – Site Layout (3 of 3)

1.4.3 Removal of building foundations

Foundations will be removed for the 84 buildings that were demolished under the Certificate of Compliance (PG/0067/24) as shown in Figure 37 below. Buildings 75 & 76 will be utilised for a site office. As previously mentioned, the existing occupied dwellings along Te Mawhai Road that are not part of the hospital site will not be demolished and are outside of the work areas.

The application explains that *“The sub floor of relevant buildings will be tested for any ACM during Phase 1 (above ground demolition) and if found, this material will be properly removed before the remainder of foundations are removed. It is also likely that each building’s foundations will be removed after any contaminated soil around the building is removed, so that the building’s location (and the distance of required soil removal from that building) is easily discernible. The final ‘Halo scrape’ for any remaining contaminants will be carried out after foundation removal.*

Up to 9,000m³ of building foundations will be removed for offsite disposal.”

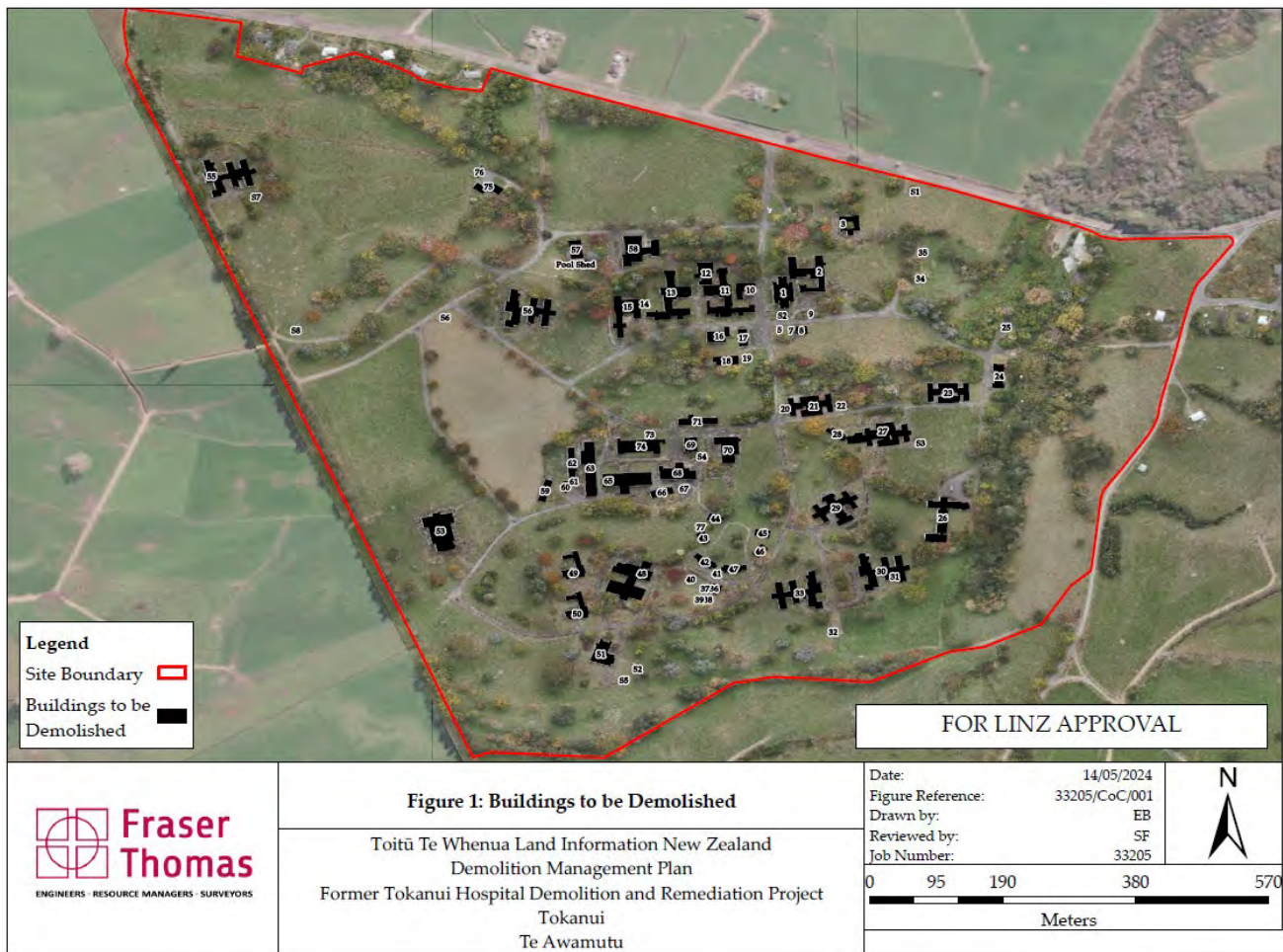


Figure 37: Site Plan of Buildings to be Demolished

1.4.4 Culvert removal, upgrade and pipe repair works

Located on the eastern portion of the site is the Wharekōrino Stream which has a road crossing it. As part of the works the existing culvert will be removed and the stream bank reinstated. The works

- *Vegetation and tree removal;*
- *Establishment of erosion and sediment controls; including temporary damming of the stream (likely both upstream and downstream) and diversion of stream runoff by pumping around the works area, with fish relocation as per the Fish Management Plan (FMP);*
- *Removal of redundant road paving, basecourse and subbase material to stockpile. Reuse suitable materials on-site as backfill material and dispose of other materials off-site to appropriate processing or disposal facility;*
- *Remove road embankment (assumed soil material) to stockpile. Reuse suitable materials on-site for backfill material and dispose of excess spoil off-site to appropriate facility;*
- *Remove culvert and associated inlet/outlet structures;*
- *Trim stream banks to tie in with existing stream profile (3,000m²);*
- *Place clean topsoil along stream batters – estimated 100-150mm thick and cover with biodegradable coir matting or similar;*
- *Grass upper stream banks and plant lower stream banks as per the Planting and Maintenance Plan (PMP); and*
- *Remove temporary dams and erosion/sediment controls.*

Legend

- Site Boundary
- Deferred Section Area
- Estimated Existing Landfill Extent
- Proposed Ground Levels
- Existing Ground Levels
- Proposed 1% ACP Flood Extent
- Proposed Grass
- Proposed Stream
- Proposed Stream Bank
- Proposed Planting
- Proposed Landfill Top Bund
- Proposed Farm Access

Tokanui Hospital Site

Culvert 2 Removal Works
 Clear area and excavate the existing road and embankment, using cut material as backfill material in hospital demolition carpark. Remove existing culvert 2. Form new stream section, stationing, and plant with suitable vegetation. Stabilise all embankments and plant with suitable vegetation to stabilise barriers.

PROJECT DETAILS
 PROJECT: Tokanui Hospital
 CLIENT: Auckland Vertical Drain 1944
 COORDINATE: New Zealand Transverse Mercator

TOITU TE WHENUA - LINZ

**TOKANUI HOSPITAL
HORIZONTAL INFRASTRUCTURE**

CULVERT 2 REMOVAL PLAN

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NOT FOR CONSTRUCTION



The application notes that the main trunk stormwater pipe system is to be re-lined to strengthen the existing network and retain the disposal that occurs through the site to the Wharekōrino Stream. The lining will extend the life of the network for approx. 50 years and will include the following steps:

- *Sand bagging or similar at downstream end near O1 to cut off backwater from the Wherefore Stream. This dam would remain in place for the duration of works. Install “outlet pump” above dam to pump out backwater in pipes (one-off event) and continue pumping out flows down pipe.*
- *Divide pipe into work sections, based on approximately 3-5 day work packages. Each work package would depend on distance between manholes and magnitude of repairs required in each section.*
- *Works would proceed from O1 upstream.*
- *Install upstream dam in manhole at upper end of works package 1, with pump to divert flows around works package to outlet pump or stream itself.*
- *Undertake lining works in works package 1 area.*
- *On completion and allowing for relevant curing time, relocate upstream dam and upstream pump to upper end of works package 2. Upstream pump to pump any water in pipe past works area 2 to works area 1 upper manhole, with water flowing down lined pipe and being pumped to stream via outlet pump.*
- *Remove all internal dams and allow natural flows through pipe system from five inlets to O1.*

The network is shown below in Figure 39.

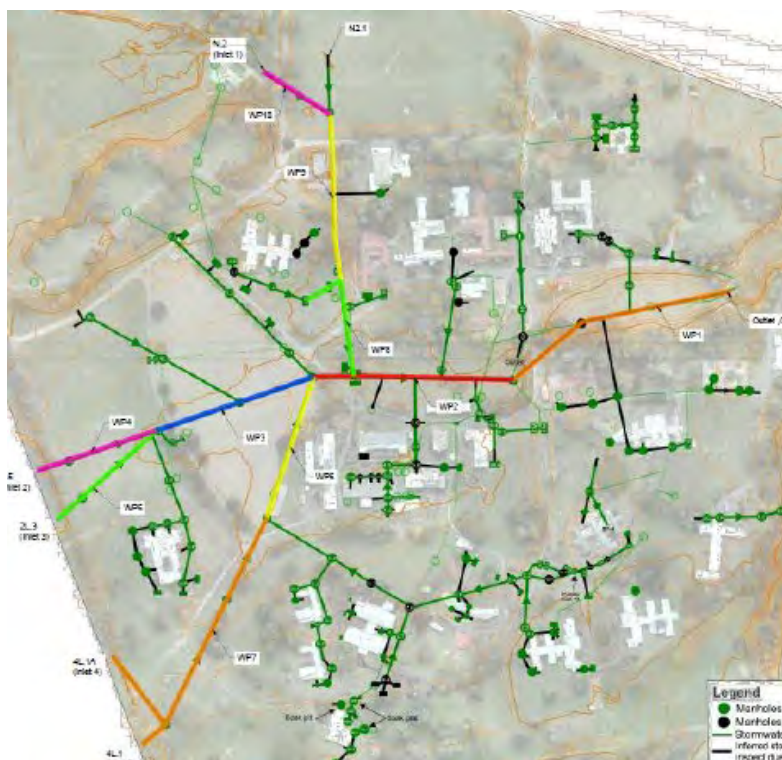


Figure 38: Indicative works packages for stormwater pipe lining

1.4.5 Earthworks

In order to undertake the works mentioned in the preceding paragraphs, earthworks will also be required as follows:

- *Earthworks to remove horizontal infrastructure and backfill the trenches;*
- *Backfilling of cavities created from removal of building foundations and footings;*
- *Earthworks to remove contaminated soil and backfill the cavities;*
- *Earthworks to remove Culvert 2 and redundant road crossing embankment.*

“The approximate area of earthworks is 13ha, with approximate excavation volume of 38,500m³, and extra fill volume required of 31,200m³. Total earthworks volume is approximately 70,000m³. Some of these earthworks are in proximity to streams and wetlands. None of the earthworks aim to significantly alter the existing contours of the land, and where minor changes are required (due to reinstatement of stream banks after culvert removal) these will tie back into existing ground levels.”

Included with the application is a draft Erosion and Sediment Control Plan (refer Appendix Q) which proposes the following measures:

- *“The primary means of sediment control will be silt fences. The Site is relatively flat and silt fences will be installed on the downgradient side of works areas.*
- *Clean diversion drains/bunds will be installed at relevant locations around the site to divert clean runoff around works areas.*
- *Dirty diversion drains/bunds are likely to be required in the contractor’s yard to direct dirty runoff to a sediment retention pond proposed for use in this area.*
- *The works near/within waterbodies will be undertaken during drier periods and flows will be diverted around earthwork areas. The banks will be stabilised before flows resume.*
- *Stream diversions are required for Culvert 2 embankment. The culvert will be bunded off and the stream diverted around the works area via pumping. Silt fences will be installed up and downstream with clean water diversions on the sides of the works area.*
- *Either a stabilised construction entrance or alternatively wheel wash or water blaster is to be provided.*
- *Filter socks to be used around stockpile areas and existing stormwater catchpits, where present in works areas. There are unlikely to be significant or long term stockpiles as any suitable material will be used as backfill following the removal of structures and any unsuitable material will be regularly transported away for disposal, however, any temporary stockpiles will be stabilised.*
- *If bench testing shows that flocculation is necessary, a Chemical Treatment Management Plan (CTMP) for the sediment retention pond will be prepared and provided to council for approval as a condition of consent.”*

“Earthworks within the three areas identified in the Archaeological Assessment will be undertaken in accordance with the requirements of the Archaeological Authority. Earthworks within the waahi tapu areas identified by Tangata Whenua will also be monitored by a cultural expert.”

Two wetlands are described in the application that will have demolition works and earthworks within 10m of their boundaries. Refer Figures 26 and 27 above. A detailed methodology is outlined in the application for these works and will include removal of a grit chamber, footbridge and ancillary cabling within Wetland 1, and pipelines and pipe support structures across Wetland 2.

1.5 Process Matters

1.5.1 Section 92 Request

On 12 February 2025, Council requested the following further information from the applicant pursuant to Section 92 of the Act:

- 1) Acoustic Assessment:
 - a) Clarification is requested to identify the location of the anticipated works and what will take place at the distances given from each of the occupied residences in Table 1. Confirmation that cumulative effects of multiple noise sources operating at the same time has been considered.
 - b) Further information is requested to confirm if other noisy operations of the type listed above need to be assessed along with noise associated with movements of soil around the site, including lorry entry and exit routes.
 - c) Further information and clarification is sought to confirm locations of the works that have been assessed and what will be happening there. Additionally, further information is sought to confirm if other noisy construction plant, equipment and truck movement activities need to be assessed as well.
 - d) Further confirmation is sought that vibratory compaction will not be deployed on site.
- 2) Demolition, Deconstruction and Remediation Management Plan (DDRMP): An updated DDRMP to cover the recommendations outlined in Mr Jones review and comments provided in Attachment 1 regarding noise, dust and burning on site.

This information request was provided and confirmed as sufficient on 26 March 2025. A revised DDRMP was included and replaces Appendix K6 of the original application.

In addition to the above, Councils Consultant for Contaminated Soils, Mr Paul Gibbins at HD Geo, had requested some amendments to the DSI, RAP and RAP to correct some minor technical details. This information was provided on 7 April 2025 and replaces Appendix K3, K6 and H2.

2 REASON FOR THE APPLICATION

A land use consent as described under Section 87(a) of the Act is required for the reasons set out below.

2.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS)

These regulations came into force on 1 January 2012 and apply when a person wants to do an activity described in Regulation 5(2) to 5(6) on a piece of land described in Regulation 5(7) or 5(8). In accordance with Regulation 5(7), the site is a 'piece of land', and consent is required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 for soil disturbance.

The application explains the *"soil disturbance to remove building foundations and remediate contaminated soil is considered to be a **restricted discretionary activity** under Regulation 10 of the NES-CS, as it will take longer than 2 months to complete (and may exceed volume restrictions for soil being taken offsite, if the Landfill Upgrade Application is not granted), and some of the soil contamination to be remediated exceeds applicable standards.*

*The change of use from the previous hospital activity back to rural is also considered to be a **restricted discretionary activity** under Regulation 10 of the NES-CS, due to the soil contamination currently exceeding applicable standards."*

2.2 Waipā District Plan Rule Assessment

An assessment of the proposal's compliance with the relevant rules of the District Plan has been completed. In summary, Table 4 below outlines the relevant rules relating to the proposed subdivision.

Rule #	Rule Name	Status of Activity	Comment
4.4.1.1(j)	Demolition, removal of buildings and structures, except those listed in Appendix N1 - Heritage Items	Permitted	This provision provides for the demolition, removal of buildings and structures as a permitted activity. In this instance it is noted that demolition and removal of the below ground structures are therefore permitted.
4.4.1.1(m)	Earthworks	N/A	This provision provides for earthworks in accordance with the performance standards within Section 4.4.2 as a permitted activity. In this instance, and as demonstrated in this table, the proposal fails to comply with the provisions within Section 4.4.2 therefore the earthworks

Rule #	Rule Name	Status of Activity	Comment
			are not permitted under this provision.
4.4.1.1(p)	Temporary buildings including ablution and storage sheds incidental to a construction project	Noted	This provision provides for temporary buildings associated with construction projects. In this instance some of the existing buildings on the site will be used for the site office as appropriate, and this is considered under this provision to be a permitted activity.
4.4.1.1(t)	Earthworks within the National Grid Yard	N/A	This provision is associated to works within the National Grid Yard. The subject site does not have any national grid infrastructure located on or across it.
4.4.1.4(a)	Discretionary Activity Status Table - Earthworks	Discretionary	This provision notes that any permitted, controlled or restricted discretionary activity that fails to comply with the performance standards in Section 4 (including in particular noise and earthworks) is to be assessed as a Discretionary Activity. This table demonstrates the proposed activity fails a number of provisions in Section 4 and therefore is a Discretionary Activity under this provision.
4.4.2.1 to 4.4.2.17	Various	N/A	These provisions are not relevant to the proposed activity.
4.4.2.18	Vibration	Noted	This provision sets out the requirements for vibration from a site shall not exceed the NZS for Storage, Handling and Use of Explosives. In this instant the proposed works do not include the use of explosives.
4.4.2.19	Construction Noise	Restricted Discretionary	This provision sets out the expected noise requirements for construction noise. The application has included an Acoustic Assessment (Appendix O of the AEE) which has concluded that tree removal and the associated chainsaw noise, will breach the NZS referred to in this provision by up to 5 decibels at 203 and 207 Te Mawhai Road. The activity therefore requires assessment as a Restricted Discretionary Activity with the following matters being considered: - Time and duration of effect; and - Effects on surrounding properties.
4.4.2.20 to 4.4.2.43	Various	N/A	These provisions are not relevant to the proposed activity.
4.4.2.44	Signs	Permitted	This provision sets out the types of signage

Rule #	Rule Name	Status of Activity	Comment
			provided for in the Rural Zone. In this instance the proposal can include signs on a construction site of no more than 2m ² and no more than one sign. Section 6.10.4 of the application notes that only one sign will be located at the site entrance in accordance with the requirements of this provision.
4.4.2.46 to 4.4.2.48	Various	N/A	These provisions are not relevant to the proposed activity.
4.4.2.49 & 4.4.2.50	Temporary Construction Buildings	Complies	These provisions provide for the use of temporary buildings on a construction site. The application notes that <i>“temporary construction buildings will only be used in conjunction with the project and for the duration of the project. They will not be in place for longer than a year. It is likely that existing buildings 75 and 76 will be used for the site office and facilities, so no particular temporary buildings are anticipated at this stage”</i> . The proposed activity will therefore comply with these provisions.
4.4.2.51 to 4.4.2.72	Various	N/A	These provisions are not relevant to the proposed activity.
4.4.2.73 & 4.4.2.74	Tokanui Dairy Research Centre Core Campus Area	N/A	These provisions provided for agricultural research activities at the Tokanui Dairy Research Centre Core Campus Area. This is located directly to the east of the subject site and not included in the site boundaries.
4.4.2.75	Earthworks	Discretionary	This provision provides for up to 1,000m ³ of earthworks in the rural zone. In this instance, the project is estimated to require earthworks over 13ha, with approximate excavation volume of 38,500m ³ , and extra fill volume required of 31,200m ³ . The proposal therefore fails to meet this provision and requires assessment as a Discretionary Activity .
4.4.2.76 to 4.4.2.78	Earthworks and Buildings within the National Grid Yard	N/A	This provision applies to earthworks associated within the National Grid Yard and associated structures, neither of which are located on the subject site. This provision is therefore not applicable to this activity.
4.4.2.79 to 4.4.2.87	Various	N/A	These provisions are not relevant to the proposed activity.
15.4.2.16	Infrastructure	Noted	This provision requires all sites in a development

Rule #	Rule Name	Status of Activity	Comment
	servicing in all zones		to be connected to the necessary infrastructure. In this instance the site is in the Rural Zone, and while a significant amount of infrastructure is being removed, the site will be left with the necessary infrastructure for any future use of the site.
15.4.2.21 to 15.4.2.23, & 15.4.2.25 & 15.4.2.26	When infrastructure services are not provided by Council	Noted	These provisions require all sites in a development to be connected to the necessary wastewater, water supply and stormwater infrastructure. In this instance the site is in the Rural Zone, and while a significant amount of infrastructure is being removed, the site will be left with the ability to have on-site wastewater disposal, water supply and stormwater disposal for any future use of the site.
16.4.2.4	Vehicular access to sites in all zones	Complies	This provision requires all sites to have access to a formed road that is designed to accommodate the demands of all traffic from the activity. In this instance the application has demonstrated the existing access is suitable to cater for two large trucks in the entrance without impacting traffic on the road. Refer to last page of Appendix H.
16.4.2.22	Generate over 250 vehicles per day	Restricted Discretionary	This provision sets out the expectations for the provision on an Integrated Transportation Assessment based on the anticipated traffic volume. In this instance the traffic volume is assessed to be 80 vehicles per day equating to 312 equivalent vehicles per day (this provision specifies that heavy vehicles over 3.5 tonnes are to be taken as 10 car equivalents) As the activity will therefore generate over 250 vehicles per day, with access to a local road, it is a restricted discretionary activity under this provision with matters of discretion restricted to: ▪ Location and scale of activity; and ▪ Effects of vehicle generation on functioning of road, road hierarchy and other users; and ▪ Vehicle access and manoeuvring; and ▪ Consideration of Crime Prevention through Environmental Design; and

Rule #	Rule Name	Status of Activity	Comment
			- Provision for multi-modal transport options (Broad Integrated Transport Assessment only); and - Effects on connectivity (Broad Integrated Transport Assessment only); and - Vehicle queuing on-site; and - Effects on infrastructure provision; and - Infrastructure deficiencies, risks or positive effects identified from consultation with the New Zealand Transport Agency where State Highways may be affected (Broad Integrated Transport Assessment only) An ITA has been included in Appendix N of the application.
17.4.1.1(c)	Removal of overhead and underground electrical lines	Permitted	This provision provides for the removal of both overhead and underground electrical lines as a permitted activity. In this instance, 7.3km of power cables, including light poles and power poles, will be removed as a permitted activity.
17.4.1.2(f)	Removal of overhead and underground telecommunication lines	Permitted	This provision provides for the removal of both overhead and underground telecommunication lines as a permitted activity. In this instance, 4.6km of telecommunication cables will be removed as a permitted activity.
17.4.1.3(a)	Water and irrigation races, open drains, channels, culverts and necessary incidental equipment and water quality monitoring devices	Permitted	This provision provides for open drains, channels and culverts as a permitted activity in the Rural Zone. The proposed works provide for the continuation of stormwater overland flow through both open drains, channels and some of the retained reticulated network. The drains and channels are therefore permitted under this provision.
19.4.1.1(e)	Permitted Activity Status Table – Co-disposal of hazardous substances to a landfill operation	Noted	This provision provides for the co-disposal of hazardous substances to a landfill operation where: i. The landfill is operating under a resource consent or a requirement that provides for the disposal of hazardous substances; and ii. The hazardous substance is listed as being permitted to be disposed of in the landfill; and/or iii. The hazardous substance is within the quantities and concentrations permitted in the landfill; and/or

Rule #	Rule Name	Status of Activity	Comment
			iv. The disposal is undertaken and completed in accordance with the conditions controlling the landfill operation. In this instance, the material is largely to be removed from site and disposed of at an appropriate location based on the type of material. The activity is therefore compliant with this provision.
19.4.2.5	General Site Design	Complies	This provision requires activities associated with hazardous substances to be retained within the site they are intended to be located on. The application notes that <i>“the proposal involves the use and handling of hazardous substances. In Phases 2 and 3, this primarily entails the removal of asbestos cement water main pipes, any asbestos containing material in the building foundations, and coal tar from the roads. Construction machinery may also benefit from having onsite refuelling made available.</i> <i>The draft DDRMP (Appendix P) contains requirements for the handling and use of hazardous substances to follow applicable standards, codes, regulations and guidelines and be undertaken by appropriately certified personnel. It also contains requirements for washdowns, refuelling areas and fuel storage areas to prevent any accidental discharge to the environment. Materials that are contaminated with hazardous substances will be transported offsite in lined and covered trucks to an authorised disposal facility.”</i> Based on the information provided in the application the activity will comply with this provision.
19.4.2.7 to 19.4.2.9	Spill Containment System	Complies	These provisions require a spill containment system for a suite of activities where there is a risk of a hazardous substance spill. As outlined in the application, <i>“the draft DDRMP (Appendix P) contains requirements for the handling and use of hazardous substances to follow applicable standards, codes, regulations and guidelines and be undertaken by appropriately certified personnel. It also contains requirements for washdowns, refuelling areas and fuel storage</i>

Rule #	Rule Name	Status of Activity	Comment
			<i>areas to prevent any accidental discharge to the environment. Materials that are contaminated with hazardous substances will be transported offsite in lined and covered trucks to an authorised disposal facility."</i> Based on the information provided in the application the activity will comply with these provisions.
19.4.2.10 & 19.4.2.11	Washdown Areas	Complies	These provisions set out the requirements for washdown areas where hazardous substances may contaminate vehicles, equipment or containers and require washing prior to leaving a site. Based on the information in the application and as outlined for Rule 19.4.2.5 above, the activity will comply with these provisions.
19.4.2.14 to 19.4.2.17	Waste management of hazardous substances	Complies	These provisions set out the requirements for waste management where storage or processing of a hazardous substance occurs. Based on the information in the application and as outlined for Rule 19.4.2.5 above, the activity will comply with these provisions.
20.4.2.1	Odour, smoke, fumes or dust	Complies	This provision requires any objectionable odour, smoke, fumes or dust to be appropriately managed on site to minimise nuisance beyond the boundaries of the site. The application outlines the measures included in Section 20 of the DDRMP are proposed to suitably mitigate these potential effects beyond the boundary of the site. The activity will therefore comply with this provision.
20.4.2.2	Lighting and Glare	Complies	This provision sets out the requirements for light spill from artificial lighting on a site. In this instance the proposal is to undertake day works only, and any artificial lighting is likely to be installed for security purposes only. Any security lighting should be able to comply with this provision, therefore the activity is considered to comply with this provision.
20.4.2.4 to 20.4.2.11	Maintenance of buildings, sites and infrastructure	Complies	These provisions set out a number of requirements to ensure buildings, sites and infrastructure are maintained and not causing amenity effects for the wider community and neighbourhood. In this instance the remediation

Rule #	Rule Name	Status of Activity	Comment
			of the site will involve earthworks and demolition which will be unsightly for a temporary period. Measures are proposed through the site management to ensure the amenity of the area is upheld and these provisions are complied with throughout the process. The activity is considered to comply with these provisions.
22.4.1.1(m)	Earthworks within 20m of a cultural site	Restricted Discretionary	This provision restricts earthworks within 20m of a cultural site. The application notes that while there are no cultural sites identified on the District Plan maps, waahi tapu areas have been identified on the site by mana whenua, and this provision is therefore applicable. An assessment is required for a Restricted Discretionary Activity with matters limited to: ▪ Location; and ▪ Integrity and values of the site.
26.4.1.3(a) & 26.4.2.1	Earthworks and vegetation clearance within 23m of a water body	Restricted Discretionary	These provisions set out that any earthworks within 23m of a water body shall be a Restricted Discretionary Activity with matters limited to: ▪ Natural character and amenity of the water body or lake; and ▪ Public access; and ▪ Recreational opportunities; and ▪ Cultural values; and ▪ Riparian values; and ▪ Ecological values; and ▪ Impact on natural hazards; and ▪ Natural and cultural features; and ▪ Impact on other land uses. In this instance, the proposal involves earthworks and vegetation clearance within 23m of two wetlands and the Wharekōrino Stream and tributaries.

Table 4: District Plan rule assessment

As outlined in the table above, the application is deemed to be a **Discretionary Activity** being the highest status indicated by the above rules.

3 STAFF COMMENTS

3.1 Environmental Health – Acoustic, Dust, Smoke and Hazardous Material

Council's Environmental Health Officer, Mr Glynn Jones, reviewed the application and requested further clarification with regards to the Acoustic Assessment and the Demolition, Deconstruction and Remediation Management Plan ('DDRMP') as outlined in Section 1.5.1 above. This information was provided and confirmed to be acceptable on 26 March 2025. With the information provided, Mr Jones is satisfied that the environmental effects in regard to Acoustic, Dust, Smoke and Hazardous Material can be mitigated by conditions of consent.

3.2 Environmental Health – Contaminated Soils

Council's Consultant Mr Paul Gibbins from HD Geo reviewed the application and the information in regard to Contaminated Soils. In his review Mr Gibbins noted:

- ***"NESCS Application Review and Assessment: Our assessment is based on the information submitted as part of the application. Our scope was limited to the documents described in the scope of this memo, as agreed with LINZ, SLR, FTL, and WDC. Based on the information reviewed, we consider the application is sufficiently comprehensive for it to be considered, because:***
 - *the level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the NESCS*
 - *the extent and scale of any adverse effects to human health and/or the environment can be assessed*
 - *human and/or environmental receptors that may be adversely affected have been identified*
 - *a detailed and comprehensive plan has been provided summarising the remediation rationale, objectives, and methodology*
- ***Site Specific Risk Assessment Review: Section 4.4 – Using and storing fuels***
 - *The sample (AECOM41) in the wall of the tank pit by the store detected a benzene concentration of 1.5 mg/kg, approximately 14x above the site-specific remedial standard of 0.11 mg/kg. It is noted that this sample was taken in clay soil, limiting the likelihood that contaminants migrate through the soil profile. However, this is the only contributing factor to the conclusion that it is likely to represent a very small volume of soil. Further sampling should be completed in this area to determine the extent of the impacted soil and whether any remediation in this area is required.*
 - *The benzo(a)pyrene (BaP) detected at B65 (7.2 mg/kg) exceeded the site-specific remedial standard of 6 mg/kg. This has similarly been ruled out as a hot-spot and as a*

site risk based on very limited data. Further sampling should be undertaken in this area to either:

- validate the current assumption that it is most likely from historic asphalt from the surfacing
- determine if it is from another source.

Either way, the extent of the contamination should be refined and remediated.

▪ **Site Specific Risk Assessment Review: Section 4.6 – Other activities (substations)**

- *It appears that all substations have been sampled in the footprint of the substation for Polychlorinated Biphenyls (PCBs), with no detections. However, it is likely that PCBs were used in the substations on the site and any spills would likely have been transported from the pad to the surrounding soils either as part of a discharge from a containment bund, or via stormwater run-off. Samples should be collected either at a containment bund discharge point, or downslope of the substations if there is no containment bund to investigate.*

▪ **Site Specific Risk Assessment Review: Section 4.6 – Other activities**

- *It is noted in the summary that substation S3 has buried waste surrounding it, however this is not noted on the addendum DSI plan as an area requiring further investigation under the accidental discovery protocol.*
- *It is noted in the summary that building B12 may have buried waste surrounding it, however this is not noted on the addendum DSI plan as an area requiring further investigation under the accidental discovery protocol.*

▪ **Addendum detailed site investigation review: Section 1 – Introduction**

- *There was no soil samples or data collected at depth in the area suspected to be a former sheep dip. Often, dips were depressed into the ground and therefore surface soils can be less impacted than soils at depth. Furthermore, organochlorine pesticides (OCPs) were commonly used in sheep dips and spray races. OCPs are semi-volatile and more mobile in soil than heavy metals. As such, they are often found at higher concentrations deeper in the soil profile.*
- *Further investigation at depth in this area should be completed prior to remediation.*

▪ **Remediation action plan review items: Section 7.10 – Supervision and site validation**

- *States that if high-level contamination is identified, it will be preferably disposed of offsite at a class 1 facility. It is unclear what other disposal options there would be for this type of soil. Soil of this kind should be transported offsite and disposed of at a class 1 facility.*

- **Existing disposal site repair and upgrade works report review: Section 5.4.1**
 - *Within this section under G.4, the plans that are noted should be required by condition of consent, prior to works commencing for each stage. These include:*
 - *an erosion and sediment control plan, including stream temporary diversion methodology*
 - *an asbestos removal control plan (for asbestos within the landfill)*
 - *a construction management plan, which the above items may be incorporated into. The CMP must include a site management plan as required by the NESCS to address potential soil contamination issue encountered during the works*
- **Recommendations:** *With regard to adverse effects on human health and the environment, our assessment does not identify any reason relating to contaminated land matters under the NESCS to withhold consent.*

Notwithstanding, any granted consent should be subject to a set of consent conditions, to bind the consent holder to managing and mitigating any potential risk to human health or the environment.”

Should consent be granted, Mr Gibbins has recommended a suite of conditions regarding the management of any contaminated soil, and I concur with his recommendations.

3.3 Development Engineering

Council’s Development Engineer, Ms Jane Zhang, has reviewed the application and notes the following points:

- **Earthworks:** The total earthworks volume is approximately 70,000m³, consisting of 38,500m³ of cut and 31,200m³ of fill. Some of these earthworks are within 23m of setback from the stream and wetlands. Therefore, should consent be granted, conditions regarding a Construction Management Plan, and an Erosion and Sediment Control Plan are recommended.
- **Access:** The subject site is located within the Rural Zone, the existing main entrance, 149 Te Mawhai Road, which will be utilized to access the site. Te Mawhai Road is a local Road with low traffic volume – 500 ADT. The entrance is in reasonable condition; however, the gate must be relocated to allow sufficient space for truck and trailer units to queue inside the site. These should be conditions of consent, if consent is granted.
- **Traffic:** It is estimated that the volumes of material required to be transported to and from the site includes:
 - *“Material to be transported offsite*
 - *45,000m³ of building construction and demolition waste*
 - *Up to 13,750m³ of roading materials, some containing coal tar*

- 2,400m³ infrastructure services
- 850m³ of material associated with Culvert 2 removal
- Up to 7,800m³ of contaminated soil, should the Landfill Upgrade Application not be granted to dispose of this material onsite.

Material anticipated to be imported to site on return trips includes up to 30,000m³ soil backfill and hardfill top up."

CKL has provided an ITA, dated 21/08/2024, (ECM:11343559, pages 609-625), based on the above information. CKL stated that the construction will generate a maximum of 21 vehicles in the peak hour. The traffic volumes generated are within the carrying capacity of the surrounding road network and temporary, and it will not result in any adverse material effects on the surrounding network. Should consent be granted no conditions regarding the traffic volume are recommended.

- **Stormwater:** A Flood Risk & Mitigation Assessment prepared by Fraser Thomas Ltd, dated 1/11/2024 (ECM:11343559, pages 524-607) has been submitted as part of this application. It confirmed that Culvert 2 has to be removed to reduce flooding effects on the landfill from the Wharekōrino Stream. The sites stormwater overall will be managed on site. Should consent be granted no conditions regarding stormwater management are recommended.

Ms Zhang suggests conditions as outlined above should consent be granted and I concur with these recommendations.

4 ASSESSMENT FOR THE PURPOSE OF PUBLIC NOTIFICATION

4.1 Adequacy of information

It is my opinion that the information contained within the application is substantially suitable and reliable for the purpose of making a recommendation of and decision on notification. The information within the application is sufficient to understand the characteristics of the proposed activity as it relates to provisions of the District Plan, for identifying the scope and extent of any adverse effects on the environment, and to identify persons who may be affected by the activity's adverse effects.

4.2 Mandatory Public Notification - Section 95A(2) & (3) – Step 1

Council must publicly notify the resource consent where:

- it has been requested by the Applicant; or
- a further information request has not been complied with or the Applicant refuses to provide the information pursuant to Section 95C; or
- the application has been made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In this instance, none of the above situations apply, therefore public notification is not required under Section 95A(2) and 95A(3).

4.3 Public notification precluded – Section 95A(5) – Step 2

The consent is for a resource consent for one or more activities and there are no rules in a National Environmental Standard or the District Plan relevant to this proposal that preclude public notification.

The application is not for a resource consent for one or more of the following:

- a) Controlled activity;
- b) A restricted discretionary activity or discretionary activity, but only if the activity is a subdivision of land or a residential activity;
- c) A restricted discretionary, discretionary, on non-complying activity, but only if the activity is a boundary activity;
- d) A prescribed activity (see Section 360H(1)(a)(i)).

4.4 Public notification required in certain circumstances – Section 95A(8) – Step 3

Council must publicly notify the resource consent where:

- a) The application is for a resource consent for one or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification; or
- b) The consent authority decides, pursuant to Section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

In this instance, public notification is not required by a rule or a national environmental standard. Refer to Section 4.5 and 4.6 of this report for Council's assessment of the effects.

4.5 Effects that may or must be disregarded – Section 95D(a), (b), (d) and (e)

Pursuant to Section 95D, if a rule or national environmental standard permits an activity with that effect the adverse effect of that activity may be disregarded.

4.5.1 Permitted Baseline

Pursuant to Section 95D, a Council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect (i.e. the Council may consider the 'permitted baseline'). The permitted baseline is a concept designed to disregard effects on the environment that are permitted by a plan or have been consented to with regard to who is affected and the scale of the effects.

The District Plan provides for up to 250m³ of earthworks in a single activity. Therefore, the permitted baseline could be applied to a small portion of the activity, however given the scale of the works, I consider an application of the permitted baseline to be unnecessary in this instance.

4.5.2 Land excluded from the assessment

For the purpose of assessing an application to establish whether public notification is required, effects on owners and occupiers of the subject site and adjacent sites, and persons who have given written approval **must** be disregarded. The adjacent properties to be excluded from the public notification assessment are listed in Table 5 and shown in Figure 39 below.

ID#	Street Address	Legal Description	Owner/s
1	194 Te Mawhai Road	Wipaea Manu Block, Blocks VI-X Puniu SD	John Farrar, Pepi Farrar, Wayne Fitzell, Jacqueline Newton, Rapaere R Rolleston, Gordon Thomson,
2	399 Te Mawhai Road	Pokuru 1A 1A Block X Puniu SD	Albert G Thomson & Margaret J Thomson
3	168 Te Mawhai Road	Pokuru 1A1B1 BLK X Puniu SD	Tony R Thomson, Haidee M I Thomson, Garth W O'Brien
4	54 Te Mawhai Road	Tokanui 1B2B2C3B Block X Puniu SD	Barbara Morgan, Mariana P Barton Mariana Parekawa, Erana Muraahi, Thomas D Loughlan, Wirepeni Ford,
5	Te Mawhai Road	Section 1 SO 47764 - GAZ 2002/p4053	Office Of Treaty Settlements
6	25 Te Mawhai Road	Lot 2 DPS 66439, Lot 3 DPS 66439 Section 1 SO 44854, Section 2 SO 534156 and 2 more	AgResearch Limited
7	137 Cruickshank Road	Lot 3 DP 609195	Mangahana Farm Limited Partnership
8	117 Cruickshank Road	M Block 3B2 Pokuru Lot 2 DP 451755	Peter R Guise & Maryjane C Guise

Table 5: Properties excluded for purposes of public notification assessment

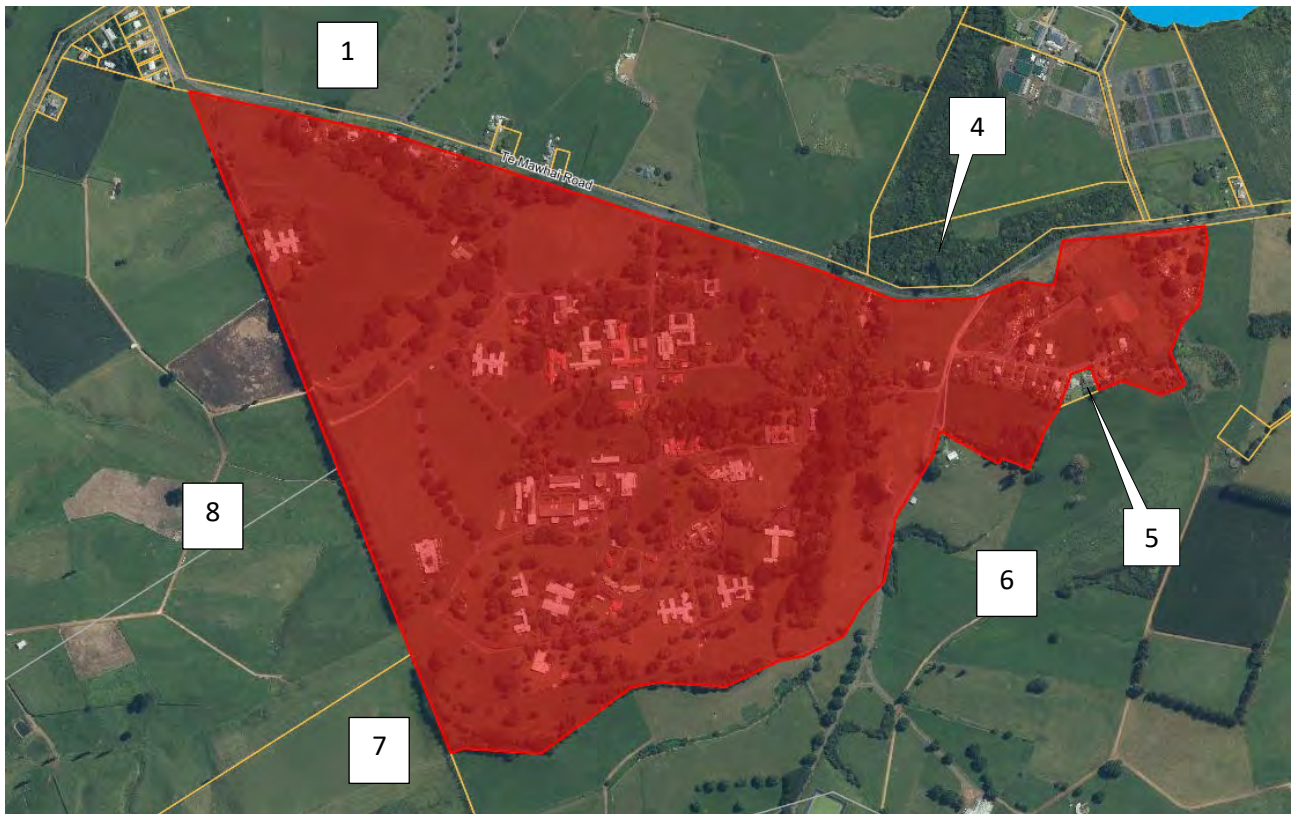


Figure 39: Adjacent properties map (Subject site highlighted in red)

No written approvals were provided with the application.

4.6 Assessment of Adverse Environmental Effects – Section 95D

Part 2 of the Act explains the purpose is to “*promote the sustainable management of natural and physical resources*”. In addition, it is noted the meaning of ‘effect’ is defined under the Act as:

*In this Act, unless the context otherwise requires, the term **effect** includes—*

- (a) any positive or adverse effect; and*
- (b) any temporary or permanent effect; and*
- (c) any past, present, or future effect; and*
- (d) any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect, and also includes—*
- (e) any potential effect of high probability; and*
- (f) any potential effect of low probability which has a high potential impact.*

With the definition of ‘effect’ in mind, it is considered appropriate to further examine the effects of the proposed activity relating to cultural values, construction, contaminated soils, transport, archaeological, and rural character and amenity. It is acknowledged some of these effects are temporary and directly related to the construction of the development.

A comprehensive assessment of effects is included in Section 6 of the application. In accordance with Section 42A(1A) and (1B) of the Act I wish to generally adopt the Applicant’s assessment and provide the additional commentary below.

4.6.1 Cultural Values

The Māori perception of the environment encompasses the physical and metaphysical elements of the environment and is demonstrated through the status of the environment as taonga for Māori. In this instance the applicant has sought, and included with their application, a Cultural Impact Assessment from the Tokanui Action Rōpū ('TAR') which was formed in August 2019 to act as the advisory body for the claimants and landowners of WAI440. The Cultural Impact Assessment includes cultural information for Ngāti Paia, Ngāti Ngutu and Ngāti Paretekawa whānui and the Tokanui Action Roopu. The report includes a cultural impact assessment, site background, literature review, tangata whenua history, cultural and historical narratives, recommendations and tangata whenua aspirations.

Appendix B of the CIA also includes a 'Waahi Tapu Investigation and Cultural Induction Summary' which identifies wahi tapu and sites of cultural significance to tangata whenua. While these were identified for the purpose of managing soil investigations and does not include all significant places for tangata whenua, this further highlights the cultural significance of the site.

Table 5 of the CIA summarises the key cultural impacts and risks to tangata whenua, and Table 9 of the AEE provides a summary of the CIA recommendations. It is considered that subject to the recommendations outlined in Table 9 of the AEE being implemented, many of the potential cultural effects can be appropriately managed. It is also noted that the applicant recognises the importance of the site for tangata whenua and have requested the application is limited notified to iwi and hapū to ensure that they have the opportunity to *"identify any additional cultural effects that are not already recorded in the CIA, and/or are not accounted for by the proffered consent conditions in response to the CIA recommendations."*

Noting the above, it is difficult to determine if the cultural value effects are above the 'more than minor' public notification threshold. That being said, they are specific to the tangata whenua of this area and not effects on the wider general public, therefore I have considered the cultural value effects further below under the Limited Notification Assessment.

4.6.2 Construction and Earthworks

Construction and Earthworks are an instrumental component of the remediation of the site. Typically, the scale and impact of construction and earthworks reflect the size of the works, with potential effects often arising from noise, vibration, dust, erosion and sediment control, traffic and site management. The potential adverse effects from construction are of particular concern where construction is adjacent to existing residential dwellings. It is acknowledged that all of these effects are limited in duration and temporary in nature.

In terms of dust, it is noted that the effects of dust from earthworks is typically noticeable for nearby residential dwellings and largely dependent on weather conditions during construction. This can be a particular nuisance for nearby properties if inappropriately managed. The application has included a Draft Demolition, Deconstruction and Remediation Management Plan (DDRMP) which sets out

the management measures to be used on site to mitigate effects. Section 20 of the DDRMP sets out measures such as minimising the extent of exposed areas, limiting traffic access and speeds, limiting stockpiling height, and the use of water carts to dampen exposed areas, as some of the measures to be used.

Noise and vibration effects from construction sites of this nature are typically associated with the use of diggers, chainsaws and other machinery which will inevitably generate noise and vibration. The application notes the construction effects will meet the residential zone noise standards and the New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise. An Acoustic Assessment has been provided with the application (Refer Appendix O) which has recommended a number of management and mitigation measures to assist with minimising the effects including restricting the size of vehicles to be used, restricting the location of any vibratory compaction, and consultation with nearby residents. While these effects cannot be avoided, in order to minimise the effects for surrounding properties the DDRMP also includes the restriction of works to daylight hours.

With regard to sediment and erosion, there is potential for sediment from the earthworks to flow offsite on to adjacent farmland and make its way to the gully and stream networks surrounding the site. In order to minimise this risk, the application has included a Draft Erosion and Sediment Control Plan (refer Appendix Q). This plan includes erosion and sediment control methodology, discharge controls, stabilization works, and maintenance and monitoring procedures. In summary it is proposed to utilise sediment retention structures to capture all sediment laden runoff including silt fences, diversion drains, ponds and temporary stream diversions. Consent from the Regional Council is also being sought with regards to the stormwater discharge.

In terms of construction traffic, a Transportation Assessment Report has been provided with the application (refer to Appendix N) which notes the anticipated traffic volume is 44vpd (11vph at peak hour). All construction traffic is expected to use the existing site entrance at the centre of the property (Access 3) and move through the State Highway 3 and Te Mawhai Road intersection. In summary the Transportation Assessment Report has concluded that the number of vehicles generated will not result in adverse effects for the surrounding roading network.

In summary, the construction effects associated with the remediation activities are likely to include noise, vibration, dust, erosion and sediment control, traffic and site management. While these effects cannot be avoided, they are temporary and can be managed in a manner that reduces the impact on the wider area. For these reasons, and subject to the implementation of suitable consent conditions, as outlined above, it is my opinion that the adverse construction and earthwork effects will be less than minor.

4.6.3 Contaminated Soils

As noted above in Section 2.1 of this report, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 is relevant to this application due to the activities which have been occurring on the site, and

the likely disturbance of contaminated soils which will occur during development. In addition to the National Environmental Standard the District Plan identifies the risk posed by development of contaminated land with regard to the wider environment and human health.

In this instance, the application includes a Preliminary Site Inspection Report and Details Site Inspection Report prepared by GHD Limited, an Addendum Details Site Inspection Report prepared by Fraser Thomas Ltd and HAIL Environmental Ltd (2024), a Site Specific Risk Assessment by HAIL Environmental Ltd (2024), a Remedial Options Report prepared by Fraser Thomas Ltd and HAIL Environmental Ltd (2024), and a Remedial Action Plan by Fraser Thomas Ltd (refer Appendix K of the application). The application also includes a Draft Demolition, Deconstruction & Remediation Management Plan which sets out a summary of the contamination as follows (refer Section 13 of Appendix P):

“Lead: There are at least 20 buildings (possibly 22) that appear to require remediation for lead paint-derived contamination in the adjacent soil: B2, B5, B7, B8, B11, B13, B15, B17, B18, B21, B23, B24, B27, B29, B33, B35, B41, B52, B58, B59, possibly B19 and B55. Soil remediation details are provided in the Remedial Action Plan, based on meeting the adopted rural residential remedial standard of 120 mg/kg. If the buildings were instead placed into a managed zone with a higher remedial standard, the amount of soil to be removed would be less but the contamination greater. The 95th UCL (upper confidence limit) concentration 0.5m from these buildings is around 900 mg/kg, and the estimated TCLP-leachable lead at this concentration is approximately 1.2 mg/L. Any management or remediation works involving lead-based paint related contamination will be required to follow the recommendations outlined in the ‘Toitū Te Whenua Health and Safety Guidelines – working with lead-based paints’.

Asbestos: There are eight buildings and a couple of substations that appear to require remediation for asbestos in soil based on asbestos fibres/friable asbestos (AF/FA) more than 0.001 %. These are B29, B30, B58, B63, B65, B68, B69, B74, and S8 and S3 with buried asbestos. Soil remediation details are provided in the separate Remedial Action Plan. The highest recorded AF/FA was 0.039%.

Buildings B29 and B58 have both asbestos and lead as contaminants.

In addition, there is at least one building with elevated zinc but no lead, and one building with herbicide contamination around it.

Several non-building areas have also been identified with localised contamination or more than minor quantities of construction and demolition waste, that will be remediated.”

The contamination remediation of the site has been agreed to under the Deed of Settlement, with the Crown seeking to remediate 85% of the Site area to “the rural residential remediation standard” and a contiguous area not exceeding 15% of the total site area to “the managed remediation standard” as outlined in the Remedial Action Plan (refer Appendix K6 of the application). The

approach to remediate the site involves the excavation and disposal of all contaminated soils to the existing disposal site on-site.

During the proposed works, those staff on site may be exposed to the contaminated soils that are being remediated. The proposed measures and controls set out in the Remediation Action Plan (refer Appendix K6) include processes that will protect the health and safety of works and ensure that any contaminated material is disposed of appropriately. The site will therefore be remediated to a standard suitable for future rural residential development.

Council's Environmental Health Consultant, Mr Paul Gibbins, has reviewed the application, including the suite of information included in Appendix K of the application, and subsequent updated information provided through the Section 92 Further Information process. Mr Gibbins has concluded *"with regard to adverse effects on human health and the environment, our assessment does not identify any reason relating to contaminated land matters under the NESCS to withhold consent. Notwithstanding, any granted consent should be subject to a set of consent conditions, to bind the consent holder to managing and mitigating any potential risk to human health or the environment."*

Overall, based on the suite of technical reports provided with the application and Council's Consultant advice, it is my opinion that, should consent be granted, and subject to conditions of consent, any adverse effects as a result of the remediation of the contaminated soils will be less than minor.

4.6.4 Traffic and Roding

Traffic and the effects on the roading network are an instrumental part of the District Plan direction to ensure an integrated approach to land use and transport. At a local scale the integration of new activities needs to ensure that the roading network can continue to function in a safe and efficient manner. The subject site is located on Te Mawhai Road which is a Local Road primarily designed for property access, with a secondary through road function. Te Mawhai Road links to Otorohanga Road (State Highway 3) being a key strategic route providing inter-regional connections.

Traffic from the remediation works will largely consist of staff vehicles, being three minivans and three utes coming and going from the site each day, and up to five large truck and trailer vehicles coming and going from site, up to three trips per day, removing material. A Transportation Assessment Report, prepared by CKL, dated 21 August 2024, is included with the application (Refer Appendix N). This assessment notes that:

- *The addition of up to 11vph is expected to be within the carrying capacity of the surrounding road network given the existing volumes are less than 200vph on Te Mawhai Road and less than 1,100vph on SH3.*
- *A scenario where Phase 1 and Phase 2 overlap which equates to 21vph has also been assessed in this report to ensure robustness and represents a theoretical worst-case scenario.*

- *All trips generated by the demolition are expected to go to a landfill site in Hampton Downs except that there is a possible option for low level contaminated soil to be disposed of on-site. This means that all truck traffic is expected from the north of the site and will therefore use the SH3 / Te Mawhai Road intersection. Similarly, staff are expected to come from Te Awamutu town and also use the SH3 / Te Mawhai Road intersection.*
- *The Phase 1 and 2 overlapping scenario has been assessed to ensure robustness. The morning peak hour will therefore have an additional 21vph turning right from SH3 into Te Mawhai Road and an additional 21vph turning left from Te Mawhai Road to SH3 in the evening.*
- *The additional traffic volumes generated by the proposed demolition are not expected result in any adverse material effects on the surrounding road network and are temporary.*
- *Access during decommission is expected to be provided via the main entrance (Access 3) as other access are overgrown and no longer connect through to the bulk of the site.*
- *The site is also sufficiently sized such that parking and loading can occur where required. No parking or loading is expected to occur from within the road reserve.*
- *Overall, it is concluded that there are no traffic engineering or transport planning reasons to preclude approval of the proposed demolition.*

Council's Development Engineer, Ms Jane Zhang, has reviewed the application, including the Transportation Assessment Report, and concurs with the above conclusions. Should consent be granted, Ms Zhang does recommend the gate at Access 3 is relocated deeper into the site to ensure heavy vehicles are not compromising the site access.

Overall, based on the information provided in the application, including Transportation Assessment Report, Council's internal advice and my review of the application, it is concluded that any adverse effects on the roading network as a result of this proposal will be less than minor.

4.6.5 Archaeological

The history of the Waipā District reflects the areas' good location for early settlement with excellent growing conditions, river access and abundant sources of food. The application notes the sites closeness to the "*Pūniu River, which was central to the pre-European Māori settlement of the area, adjacent to major battles during the Waikato War, and would become the southern boundary of Te Rohe Pōtae, all of which suggests previously unrecorded archaeological material may be present.*" Although not identified on the District Plan Planning Maps, the application includes an Archaeological Assessment (Refer Appendix F) which has "*identified three areas on the Site where archaeological monitoring is recommended during the works*" as shown in Figure 40 below. These areas are described as:

1. *A hill extending into the northwest corner of the project area which would previously have been an elevated dry area of habitable ground with well-draining soils.*

2. *A hill extending through the western extent of the Site, a headland that may be the site of a settlement or pā called Mokoroa.*
3. *A low lying area incorporating the current and former alignments of the Tarutahi and Wharekōrino waterways along the eastern edge of the Site. This includes a north-facing highpoint where the former morgue stands at the confluence of the Wharekōrino and Tarutahi waterways.*



Figure 40: Identified points on the site requiring archaeological authority to disturb

Based on the information and recommendations within the Archaeological Assessment an Archaeological Authority from Heritage New Zealand Pouhere Taonga (HNZPT) was granted to undertake geotechnical and soil investigations in two areas of the site. No unrecorded sites were discovered during this work. The application notes a second archaeological authority will be sought from HNZPT to ensure appropriate archaeological management for the main works.

I note the other recommendations within the Archaeological Assessment have been followed by the applicant or recommended as conditions of consent by the applicant. Based on the information provided in the application, including the Archaeological Assessment and the authority from HNZPT, it is my opinion that the adverse archaeological effects will be less than minor.

4.6.6 Rural Character and Amenity

The Act defines amenity values as *“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and*

recreational attributes". The rural zone accommodates the districts pastoral rural working environment which is reliant on the rural land and soil resource and typified by an open rural landscape. In this case, with regard to the existing environment, the character and amenity of the immediate area surrounding the site is best described as a mix of farming and rural-residential activities.

In terms of character and amenity, retaining rural character and amenity when making provision for various activities is an important aspect of the District Plan. In terms of the existing site, this character is best described as light industrial or commercial with the site containing the wide variety of hospital buildings and associated infrastructure. The wider area to the north has a rural character, in that it contains farming activities with limited buildings (i.e. only located near road frontages and being a mix of dwellings and farm buildings).

With regard to the proposal and the existing character, it will result in a noticeable change from the existing use of the site. The resulting proposal will change the character of the site from its existing light industrial or commercial nature to a rural character that will reflect the zoning of the site. This will be noticeable for both directly adjacent properties and users of Te Mawhai Road. While noticeable the scale of the effects are considered to be less than minor due to the works being those associated with the underground infrastructure, and the proposed remediation works as outlined in the application.

Overall, having considered the rural character intended by the zoning of the site, taking into account the existing character, and having regard to the potential adverse effects on the wider environment, it is my opinion that the developments character and amenity effects will be less than minor.

4.6.7 Summary of Effects

Overall, it is concluded that any adverse effects of the proposal will be less than minor. On this basis the potential effects are below the more than minor threshold and the proposal does not require public notification.

4.7 Special Circumstances – Section 95A(9) – Step 4

Council must determination as to whether special circumstances exist in relation to the application that warrant public notification of the application and publicly notify an application if it considers that special circumstances exist. In effect, special circumstances 'trumps' other notification provisions. Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. Special circumstances provide a mechanism for public notification of an application which may otherwise appear to be routine or uncontentious or minor in its effects.

The purpose of considering special circumstances requires looking at matters that are beyond the plan itself. The fact that a proposal might be contrary to the objectives and policies of a plan is not sufficient to constitute special circumstances. Special circumstances must be more than:

- where a Council has had an indication that people want to make submissions;
- the fact that a large development is proposed; and
- the fact that some persons have concerns about a proposal.

In this instance, the proposal is not considered to have unusual or exceptional circumstances warranting public notification.

4.8 Summary of Public Notification Assessment

Pursuant to Section 95A, the application has been assessed to determine if public notification is required. In this instance, and for the reasons outlined in Sections 4.1 to 4.7 above, it is not considered that the proposal warrants public notification. For this reason, the application is required to be assessed pursuant to Section 95B for limited notification.

5 ASSESSMENT FOR THE PURPOSES OF LIMITED NOTIFICATION

Pursuant to Section 95B(1), where a consent authority decides that public notification is not required under Section 95A of the Act, an assessment is required to determine whether limited notification of an application is required.

5.1 Affected Customary Rights or Marine Title Groups – Section 95B(2)- Step 1

The property subject to this application is not within a protected customary rights group area or a customary marine title area as defined by the Marine and Coastal Area (Takutai Moana) Act 2011.

5.2 Statutory Acknowledgment Area – Section 95B(3) – Step 1

Pursuant to Section 95B(3)(a), the Council is required to determine whether the proposed activity is on, or adjacent to, or may affect, land that is the subject of a statutory acknowledgment made in accordance with an Act specified in Schedule 11. The property subject to this consent is within the Maniapoto Statutory Acknowledgement Area.

As part of the Section 92 information, a letter from Te Nehenehenui Trust (Ngati Maniapoto Post Settlement Governance Entity) was received noting their position as follows:

“We are aware that LINZ are seeking resource consents regarding the remediation works for the Tokanui Hospital as set out in Part 9 of the Property Redress Schedule of the Maniapoto Deed of Settlement.

Waipā District Council applications LU/0231/24: Removal of horizontal infrastructure, building foundations and culvert 2, repair trunk stormwater pipe, and remediate contaminated land at the former Tokanui Psychiatric Hospital

LU/0232/24: Utilise the closed landfill at the former Tokanui Psychiatric Hospital to dispose of contaminated soil from remediation works on-site and repair and upgrade the landfill Waikato Regional Council application APP146952.

On behalf of Te Nehenehenui, we would like to offer this letter of support to the project and resource consents however this is not formal written approval and TNN wants to reserve the ability to make a formal submission and appear at any hearing.

LINZ have actively engaged with Te Nehenehenui throughout this process which involved a visit onsite, and the development of a cultural impact assessment developed by Tangata Whenua roopu TAR.

We look forward to the continued engagement and working relationship with LINZ on this project."

Based on the information above from Te Nehenehenui Trust it is my assessment that the proposal may have potential adverse effects that are minor or more than minor on Maniapoto, and in addition to the request from the applicant to notify iwi and hapu, I consider the proposal warrants limited notification to Maniapoto.

5.3 Limited Notification Precluded in Certain Circumstances – Section 95B(6) – Step 2

There are no rules in a National Environmental Standard or in the District Plan relevant to this proposal that preclude limited notification (Section 95B(6)(a)).

The application is not a controlled activity requiring consent under the District Plan (Section 95B(6)(b)(i)) or a prescribed activity as defined by Section 360H(1)(a)(ii) of the Act (Section 95B(6)(b)(ii)).

There are no circumstances relevant to this proposal that preclude limited notification under Section 96B(6) (Step 2).

5.4 Certain other affected persons must be notified – Section 95B(7) – Step 3

Step 3 required Council to determine whether, in accordance with Section 95E whether in the case of any other boundary activity, an owner of an allotment with an infringed boundary, is affected. The proposal is not a boundary activity (Section 87AAB), so there are no owners of with an infringed boundary that are affected, so there are no parties to notify in this report.

5.5 Assessment of adversely affected persons - Section 95B(8) – Step 3

Assessment is now required under Section 95B(8) to determine whether a person is an affected person in accordance with Section 95E. Under Section 95E, a person is an affected person if the consent authority decides that the activity's adverse effects on a person are minor or more than minor (but not less than minor).

The following provides an assessment of the adverse effects on the potentially affected persons.

5.5.1 Tangata Whenua

The Cultural Impact Assessment included with the application provides an insight to the significance the site has for tangata whenua, their experiences and relationship with the site, and the effect this has had on an intergenerational scale. While the site is captured under the Maniapoto Statutory Acknowledgement Area as outlined above, there may be iwi and hapu whose concerns are not captured under the CIA and/or proffered conditions from the applicant.

As noted above, and in terms of the legislative notification assessment, the cultural value effects are specific to the tangata whenua of this area and not effects on the wider general public. Based on the information provided with the application and in recognition of the significance for tangata whenua of the site, the potential adverse effects of the remediation of the site are considered to meet the threshold for limited notification. For this reason, my recommendation is that tangata whenua are limited notified.

5.5.2 Adjacent Surrounding Properties (Properties 1-8)

Surrounding the subject site are eight properties as shown in Figure 39 above. These properties range in size from rural-residential sized properties to large farming properties. In terms of the remediation activities on the subject site the potential effects for these properties for further consideration are those related to the construction and earthworks.

With regard to the proposed construction and earthworks, the potential adverse effects often arising include noise, dust, vibration, erosion and sediment control, and construction management. The application has included a Draft Demolition, Deconstruction and Remediation Management Plan (DDRMP) which sets out the management measures to be used on site to mitigate these associated effects.

While the construction and earthworks effects will be noticeable for all the properties surrounding the development, these cannot be avoided. The proposed mitigation measures, in addition to conditions of consent should it be granted, provide mechanisms to minimise these effects as much as possible. The proposed mitigation and the temporary nature of the construction are considered to reduce the potential adverse effects to a level that can be considered less than minor for the properties surrounding the subject site.

5.5.3 Summary of Assessment

In considering persons on the adjacent surrounding properties and tangata whenua, it is my assessment that the potential adverse effects of the remediation of the site may have adverse effects that are minor or more than minor.

5.6 Special Circumstances – Section 95B(10) – Step 4

Pursuant to Section 95B(10), the Council must limit notify an application, to any other persons not already determined to be eligible for limited notification, if it considers that special circumstances exist in relation to the application. The reasons set out in Section 4.7 above are also relevant here and are not repeated. It is my opinion that there are no special circumstances applicable that would warrant the application being notified to any other persons not already identified.

5.7 Summary of Limited Notification Assessment

Pursuant to Section 95B, the application has been assessed to determine if limited notification is required. In this instance, and for the reasons outlined in Sections 5.1 to 5.6 above, it is considered that the proposal warrants limited notification to tangata whenua. In reaching this conclusion it is noted that the applicant has recognised and acknowledged the significance of the site for tangata whenua and requested limited notification to ensure that the opportunity to identify any additional cultural effects that are not already recorded in the Cultural Impact Assessment, and/or are not accounted for by the proffered consent conditions in response to the Cultural Impact Assessment recommendations.

In consultation with the applicant and the Waikato Regional Council, the following persons have been identified for notification:

- Te Nehenehenui Trust (Ngati Maniapoto Post Settlement Governance Entity)
- Tramaine Murray - Te Nehenehenui Trust (Ngati Maniapoto Post Settlement Governance Entity)
- Sam Mikaere - Te Nehenehenui Trust (Ngati Maniapoto Post Settlement Governance Entity)
- June Elliot - Ngāti Paia
- John Thomson - Ngāti Paia
- Gordon Thomson - Ngāti Paia
- June Elliot - Ngāti Ngutu
- Kaawhia Te Muraahi - Ngāti Ngutu, Ngāti Huiao
- Robert Te Huia - Ngāti Paretekawa
- Maria Maniapoto - Ngāti Paretekawa
- Kelly Johnson - Ngāti Paretekawa
- Tuhiao Halling - Ngāti Paretekawa
- Barney Manaia - Ngāti Paretekawa
- Niketi Toataua - Ngāti Rahurahu
- Samuel Roa - Ngāti Rahurahu
- Derek Roberts - Mangatoatoa Marae
- Ngā Iwi Tōpū O Waipā

6 SECTION 95 NOTIFICATION RECOMMENDATION AND DECISION UNDER DELEGATED AUTHORITY

Pursuant to section 95 A & B application LU/0231/24 for the remediation of Former Tokanui Hospital Site as a Discretionary Activity under the Waipā District Plan, and soil disturbance of a HAIL site under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health as a restricted discretionary activity, shall proceed on a Limited Notified basis for the reasons discussed above in Section 1 to 5.

Reporting Officer:



Hayley Thomas
Project Planner
Dated: 1 May 2025

Approved By:



Victoria Gorter
Consents Team Leader
Dated: 6 May 2025