



Appendix J: Consultation & Written Approvals

Resource Consent Application

Tokanui Landfill Upgrades

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00002

21 November 2024

Application ref:	PG/0034/24
Applicant:	Toitū Te Whenua Land Information New Zealand – Kim Wepasnick and Brian Daly
Agent:	SLR Consulting – Emily Buckingham and Christina Walker Hail Environmental – David Bull
Council Staff:	Quentin Budd – Consents Team Leader Hayley Thomas – Project Planner Eva Cucvaroa – Senior Engineer Growth Vandana Venkateshappa - Senior Development Engineer Robin Walker – Waters Strategic Lead Karl Tutty – Manager Compliance
Meeting time and date:	10.00am Wednesday 1 May 2024
Site address:	149 Te Mawhai Road, Tokanui
Legal Description:	Section 1 SO 44852
Zone:	Rural
Policy Overlays:	Nil

The Site

Located on the southern side of Te Mawhai Road, approx. 4.3km south of Te Awamutu and 2.7km south of Kihikihi, and west of State Highway 3, is the former Tokanui Hospital Site. Located on approx. 80ha, the site includes 84 buildings/structures, a swimming pool, eight substations, substantial underground services, a closed landfill and substantial roading infrastructure. The buildings former uses include wards, dentist, pharmacy, workshops, a laundry, kitchen, fuel station and boiler house. The hospital activity closed in 1998 and has remained unoccupied. Along the northern boundary are seven dwellings which are occupied. The eastern parcel boundary

To the east of the site is Croasdale Road and Symonds Road which contain residential dwellings. The parcel of land these properties occupy are part of the wider Tokanui site but not part of the proposed activity. To the northeast of the site is Mangatoatoa Marae, and to the west of the site is an area of Large Lot Residential Zoned properties.

Under the Waipā District Plan, the site is within the Rural Zone and not subject to any policy overlay areas. It is noted the adjacent eastern property is subject to the 'Tokanui Dairy Research Centre', 'Tokanui Dairy Research Core Campus Area', a Significant Natural Area (WP333), an

Archaeological Site (239/S15), and a Cultural Site (CH11 – Urupā). To the north of the site is also the Puniu River and another Significant Natural Area (WP330).

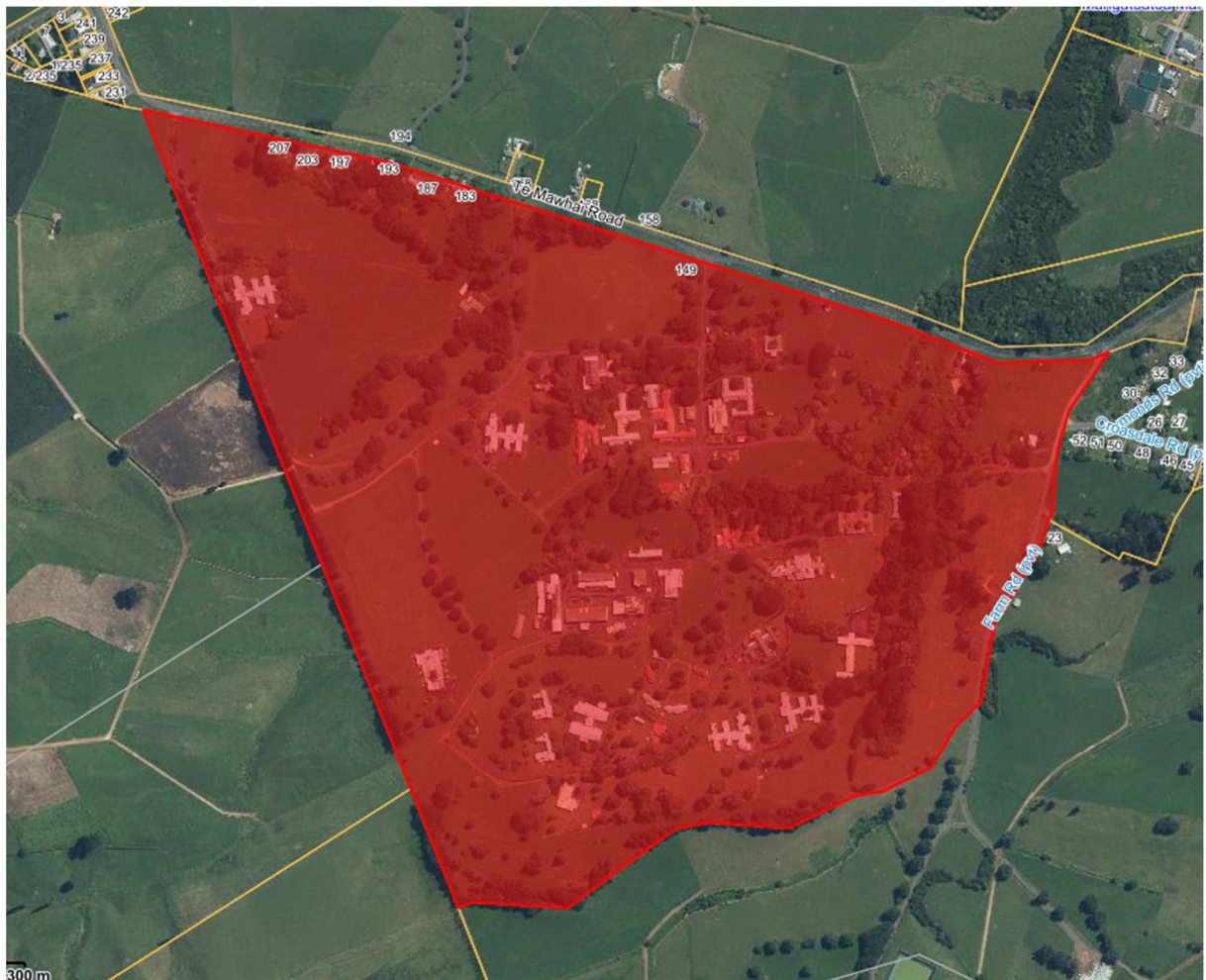


Figure 1: Aerial photograph of site

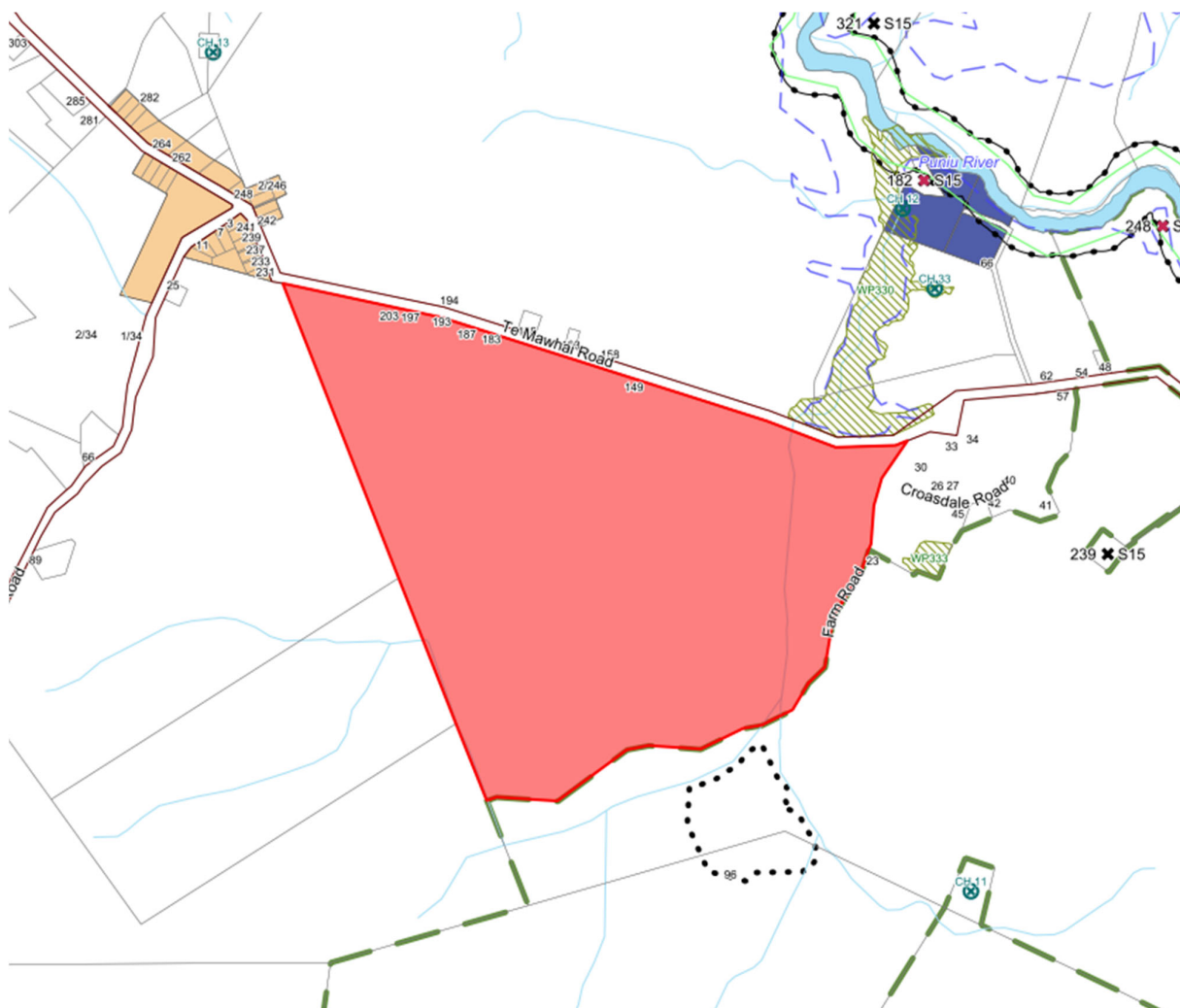


Figure 2: District Zone and Policy Overlays Map

Proposal

SLR Consulting provided an information pack prior to the meeting which outlined the following background to the proposal:

“Site history

The Site is part of 1,194ha of Māori land taken under the Public Works Act in 1910 for the Tokanui Hospital. This was by far the largest public works taking in the Maniapoto rōhe and was strongly opposed by Maniapoto. The Crown has acknowledged that acquisition of the land was a Treaty breach. The hospital opened in 1912 and closed in 1998 and the Site was transferred into the Treaty Settlements Landbank to be used as redress to settle historical claims in 1999. The site is currently managed by LINZ after it was transferred from the Ministry of Justice in 2016.

Maniapoto Deed of Settlement

The Site is a deferred selection property under the Maniapoto Treaty of Waitangi Deed of Settlement (the Deed). The Deed was signed by Maniapoto and the Minister of Treaty of

Waitangi Negotiations and became effective on 11 November 2021. The Deed (Part 9 of the Property Redress Schedule) requires the Crown to demolish buildings and infrastructure and remediate soil contamination to agreed standards before offering the Site to Te Nehenehenui Trust (TNN, the Maniapoto Post Settlement Governance Entity) for purchase. The Maniapoto Settlement Claims Act 2022 enshrines this Deed in law.

LINZ is responsible for demolition and remediation of the Site in accordance with the Deed on the Crown's behalf. The specific terms in the Property Redress Schedule that LINZ is obliged to meet include:

- *apply for all necessary resource consents for the demolition and remediation works on the Site and existing and/or new disposal sites within two years of the Settlement Date (28 November 2024) and complete the demolition and remediation works within seven years of consent being granted;*
- *remove all vertical building structures from the Site;*
- *remove horizontal infrastructure to a determined extent;*
- *remediate the soil in accordance with remediation standards, being 85% of total land area to the rural residential standard, and a contiguous area not exceeding 15% of total land area to the managed remediation standard; and*
- *leave the land free of building debris and stabilise it by grassing.*

The Deed also acknowledges the presence of existing waste disposal sites on the Site, and states that the Crown is to maintain valid land use resource consents for those disposal sites at all times.

Once demolition and remediation are completed by LINZ, the Site will be offered to TNN for purchase as a two-year deferred selection property. TNN will then choose whether to purchase the land.

Proposed Activities

- *Demolition and removal of 84 buildings (Phase 1)*
- *Removal of the majority of existing 'horizontal infrastructure' on the Site, including roading, paving, waters reticulation, underground heating, power and telecommunications (Phase 2)*
 - *Some of the main and minor roads will be retained and repurposed as farm tracks.*
 - *In ground reticulated infrastructure removed to 800mm depth below ground level (bgl), except for manholes, which will be removed to 1000mm bgl.*
 - *Removal of redundant road crossing and culvert blocking Wharekōrino Stream.*
- *Remediation and/or management of contaminated soil in excess of standards (Phase 2).*
 - *Primarily around buildings with lead and asbestos containing materials, with some remediation at other hotspots.*
 - *Remedial options still being assessed in consultation with iwi – may include soil blending, designating an area for recreational use, contaminated soil*

containment in an onsite cell, disposal in existing onsite landfill areas, disposal to offsite landfill.”

In terms of the anticipated applications with Waipa District Council, SLR Consulting have identified the following:

“Waipā District Plan

- *Certificate of Compliance for the demolition of buildings to ground level (Phase 1)*
- *Earthworks exceeding volume standard and in proximity to waterbodies (Phase 2).*
- *Vehicle movements in excess of permitted standards (Phase 2).*

National Environmental Standards for Contaminated Soil

- *Disturbance and remediation of contaminated soil (Phase 2).”*

At the meeting, it was also noted that the closed landfill is located between Farm Road and the Wharekōrino Stream. It was noted the extent of the landfill is larger than originally thought. A culver is proposed to be removed which currently crosses the stream.

In terms of works on site it is proposed to demolish all 84 buildings which are all single storey timber structures and excavate to a depth of approx. 800mm for most of the infrastructure removal, with depths of up to 1200mm where manholes are located. An exception to these depths is one area which will be 3m deep due to the depth and topography surrounding one of the concrete steam ducts. Approximately 13ha of roading is to be removed, and over 30km of pipelines/infrastructure. Following building and infrastructure removal, the site will be grassed with some roading areas returned to a farm track status.

Regarding the contaminated soils component of the activity, both a Preliminary and Detailed Site Investigations have been undertaken, with over 1,000 samples taken from the site. Mr Bull acknowledged that the actual extent of contamination was found to be less than anticipated given within the site there was a petrol station, wastewater treatment plant, laundry/dry cleaning facilities etc. There were anticipated to be 20 different classes of HAIL activities. In summary the contaminated areas are limited to building halos in which asbestos and lead were found with approximately a quarter of the buildings containing lead paint, and a number including exposed asbestos on the exteriors. In terms of the remediation of the contaminated soils, Mr Bull has established site specific remediation criteria. At this stage the remediation method is still to be confirmed.

The Applicant Team noted there is concern the site may include an unknown burial site. While this site remains unknown, archaeologists have been engaged and are working with the Team.

Investigations are also being undertaken within the buildings to understand if any are being used by bats.

Refer to Figures 3 to 9.

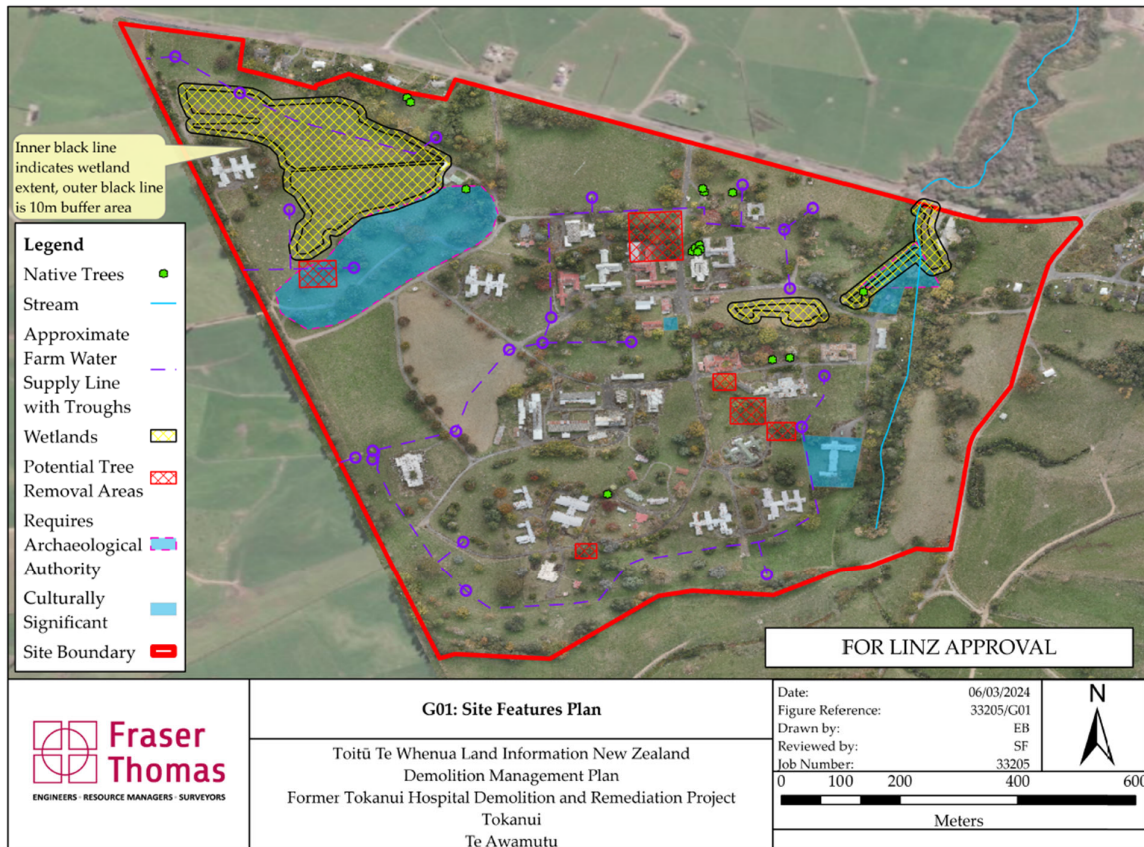


Figure 3: Site Features Plan

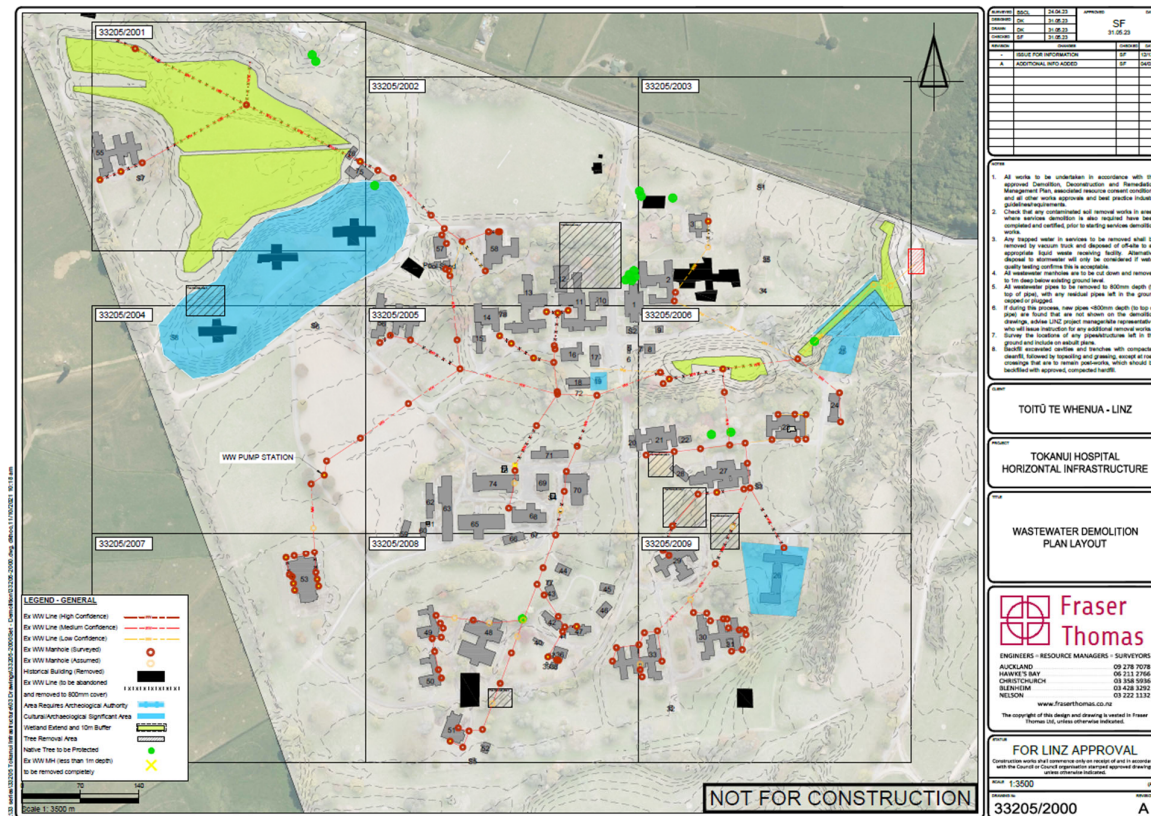


Figure 4: Wastewater Demolition Plan Layout

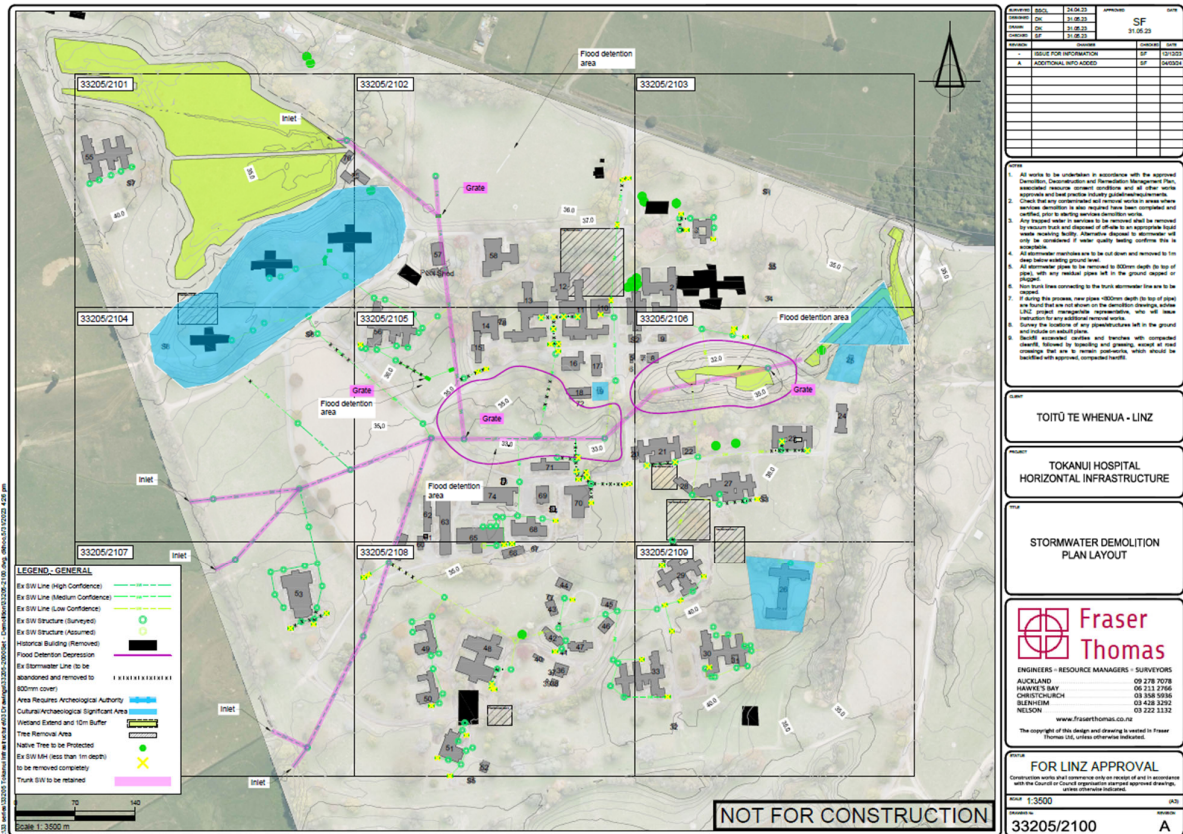


Figure 5: Stormwater Demolition Plan Layout

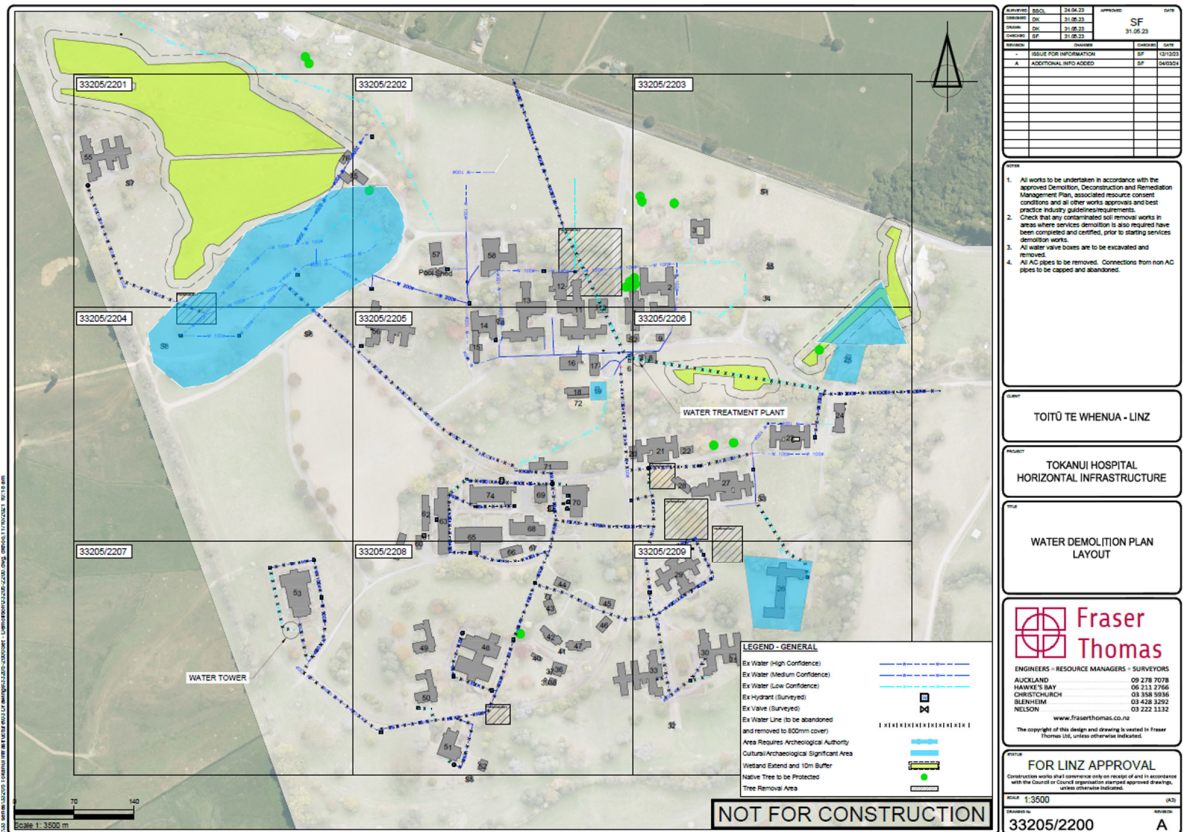
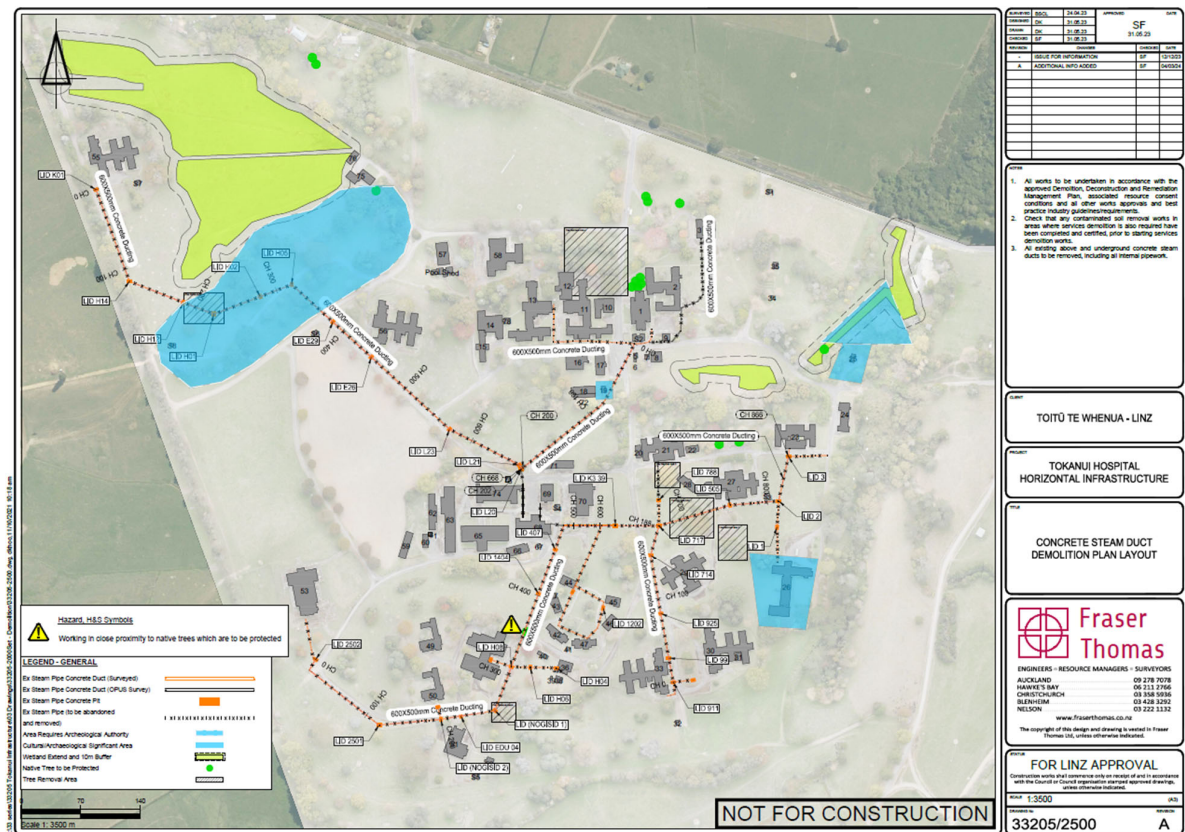
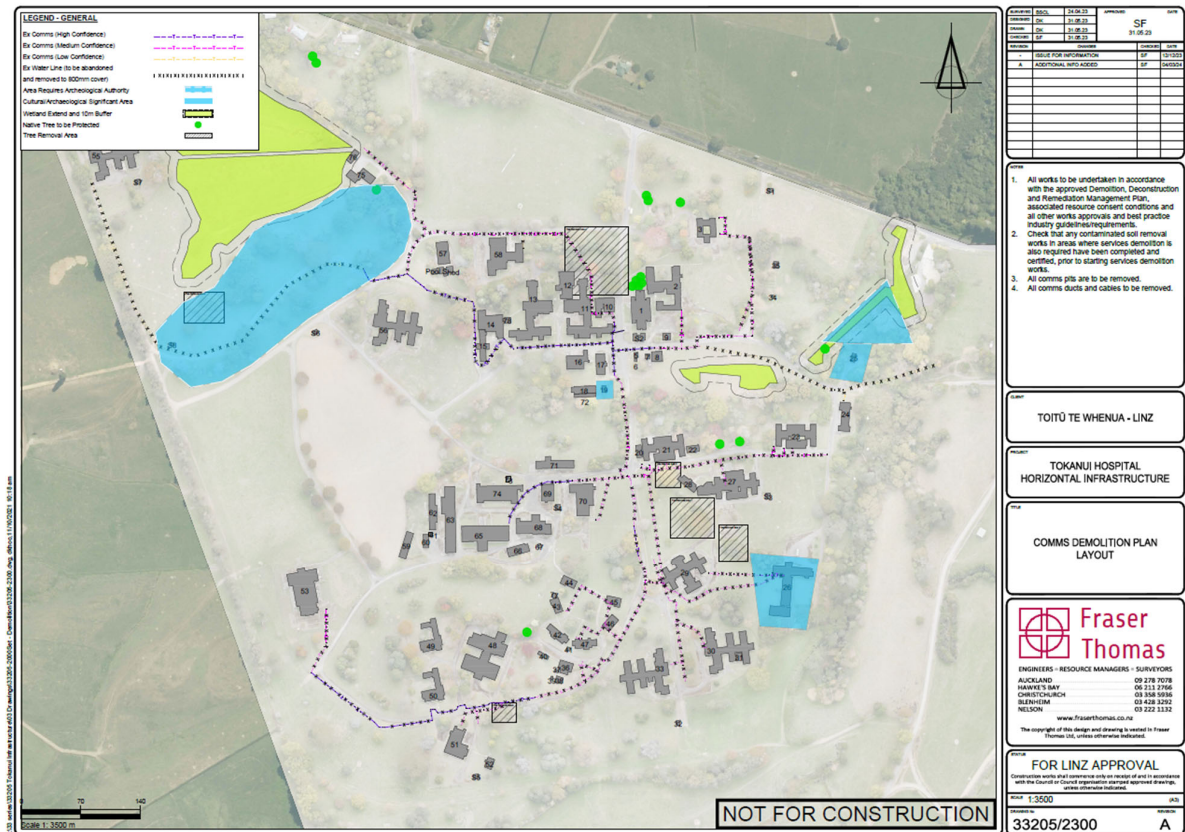


Figure 6: Water Demolition Plan Layout



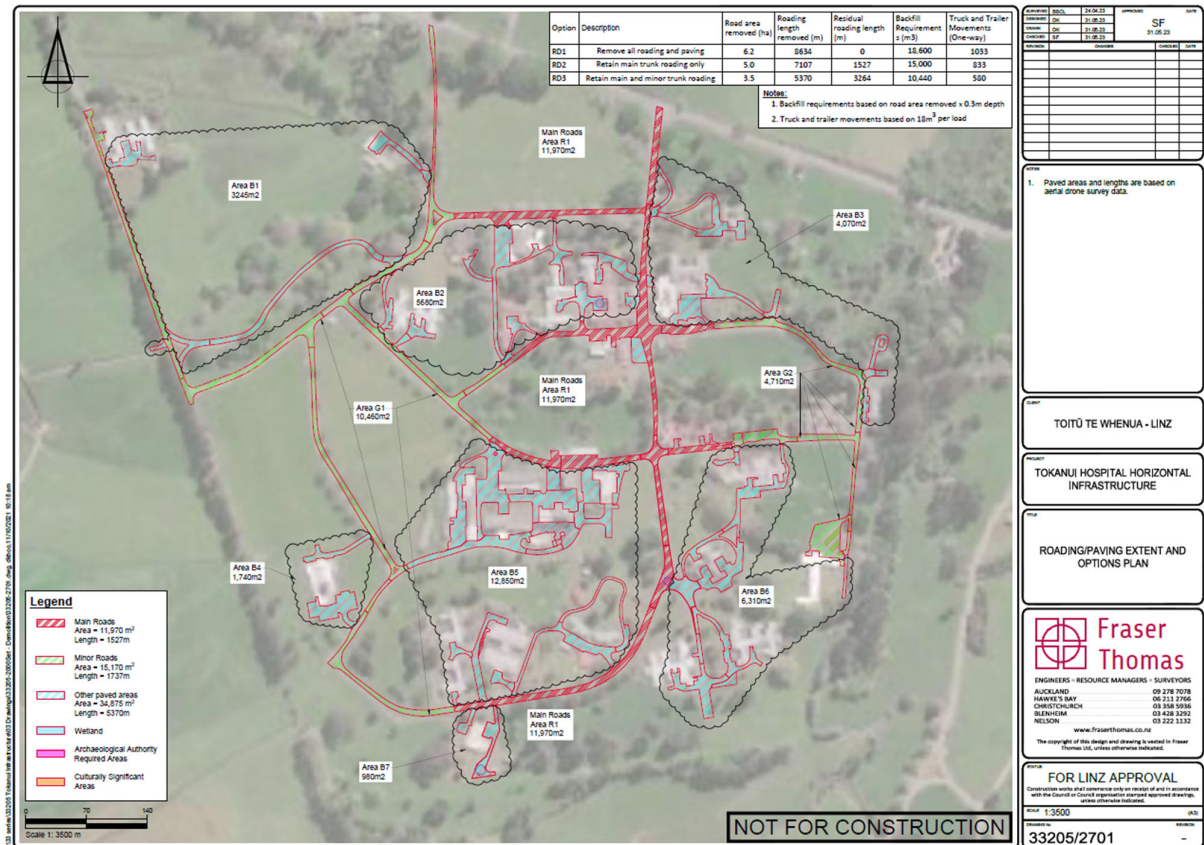


Figure 9: Roading/Paving Extent and Options Plan

Planning Comments

Mr Quentin Budd – Consents Team Leader, and Ms Hayley Thomas – Project Planner, were both present at the meeting and noted the following:

- Phase 1 of the project includes demolition of the buildings in terms of the material above ground only. Under the District Plan, Rule 4.4.1.1(j) – Lists ‘demolition, removal of buildings and structures’ as a Permitted Activity.
- The Applicant Team propose to lodge a Certificate of Compliance Application based on their assessment of the District Plan provisions.
- The Applicant Team queried the interpretation of Rule 20.4.2.5 which reads:

Rule 20.4.2.5 - Maintenance of buildings, sites and infrastructure

The material from demolished buildings shall be removed and sites shall be landscaped to the satisfaction of Council within one month of demolition, provided that this time limit shall be extended to six months where consent has been granted for the construction of a new building.

Ms Walker questioned the timing by Council consider to be “within one month of demolition” (i.e. is this to be taken from the commencement of demolition of a building, or at the end of a building being demolished?). Mr Budd noted that the provision includes both

the demolition and landscaping, and questioned if the Applicant Team could ensure that both would be within the one-month timeframe. With this in mind, Ms Thomas and Mr Budd consider the proposal would be unlikely to meet this provision and consent for a discretionary activity would be required based on this interpretation.

Ms Walker noted that a consent process would be open to notification assessment, and there is some concern a public notification process under special circumstances could follow given the wider public interest in the site. Ms Thomas acknowledged this concern however felt public interest in the site, while likely to be high, wouldn't be a reason on its own for Council staff to recommend public notification.

- Phase 2 of the project includes the removal of underground infrastructure (i.e. building foundations, pipelines and roading), and remediation of contaminated soils. Likely non-compliances with the District Plan for Phase 2 include exceedance of earthworks, earthworks in close proximity to waterbodies, and vehicle movements. Consent is also anticipated under the National Environmental Standards for Contaminated Soils. At the meeting it was noted that the activity status will depend on the final remediation method which is still to be confirmed.

Infrastructure Development Comments

With regard to infrastructure, Ms Eva Cucvarova – Senior Engineer Growth, Ms Vandana Venkateshappa - Senior Development Engineer and Mr Robin Walker – Waters Strategic Lead were present. Collectively they noted the following:

- **Earthworks/Retaining Walls:** Phase 1 of the project involves demolition of the buildings from ground level up, therefore no earthworks will be undertaken. Phase 2 includes removal of the building foundations and underground infrastructure. It is anticipated that this works will be more than that provided for under the District Plan Rule 4.4.2.75 – Earthworks given the extent of the site. A Construction Management Plan should be submitted with an application for Phase 2.
- **Water Supply:** Council is aware that adjacent properties receive water supply from the Tokanui site and questioned the implications of the demolition works for this supply. Ms Wepasnick noted that the Applicant Team were aware of this supply and the proposed demolition will not impact this supply. The extent of the water supply pipelines to be removed is shown above in Figure 6.
- **Wastewater:** The extent of the wastewater network to be removed is shown above in Figure 4. The existing wastewater pump stations are not being removed.
- **Stormwater:** The extent of the stormwater infrastructure to be removed is shown above in Figure 6. Mr Walker noted consideration should be given to the downstream effects, and any potential ponding/flooding on Te Mawhai Road as a result of this network being removed. The Applicant Team agreed noting that there are not significant changes to the topography of the site which will result in downstream stormwater effects.

- **Roading/Access:** At the time of the meeting anticipated traffic volumes for disposal of the demolition material was not discussed. Depending on the anticipated volume for each phase, a Traffic Management Plan may be required. It is noted that the Te Mawhai Road intersects with State Highway 3 of which NZ Transport Agency is the requiring authority.

Environmental Health / Building Comments

Mr Karl Tutty – Manager Compliance, was present at the meeting and from a Building and Environmental Health Team focus noted the following:

- **Building:** From the discussion at the meeting, it is understood that the size of the buildings being demolished mean that Building Consent is not required.
- **Contaminated Soils:** It is pleasing to hear that less contamination has been found than what was anticipated. From the information shared at the meeting, it appears that extensive testing of the site has been undertaken to support this, and it is encouraging to hear site-specific criteria have been established by Mr Bull with regard to remediation of the site. In summary the site will be remediated to a 'rural residential' standard with up to 15% of the site being remediated to a 'recreational' standard. At this stage Mr Bull acknowledged that remediation options range from blending through to removal and the final methodology is still to be confirmed.

At the meeting it was suggested that the District and Regional Council's both consider sharing peer reviewers of the contaminated soil information, given the complexity of the site. Mr Bull was open to working with a reviewer to aid their assessment. Council is open to both these suggestions.

Communication

In order to establish clear lines of communication, all correspondence or queries regarding development of this site shall be directed through Hayley Thomas, Council's Project Planner (Hayley.Thomas@waipadc.govt.nz).

Notes:

1. Please note that all the information provided in this form is available to the public.
2. Pre-application meetings are intended to provide initial advice on specific issues identified for discussion by the applicant and any major issues. It cannot replace the in-depth investigation associated with the formal assessment of an application (and where relevant, consideration of public submissions). Advice provided by Council Staff is given in good faith and in no way binds a decision by the Council.

Iwi Engagement Report

Former Tokanui Psychiatric Hospital Demolition and Remediation Project

Objective ID: A6723847

Crown Property

Acceptance

Role	Name & Job Title	Signed	Date
Author	Kim Wepasnick Principal Advisor – Environmental (Contaminated Land)		13/11/2024
Peer Reviewer	Matthew Bradley Leader – Project Delivery		15/11/2024
Proofreader	Charlotte Jones Business Partner – Communications and Engagement		18/11/2024
Approved for Issue	Matthew Bradley Leader – Project Delivery, LINZ		19/11/2024

Quality Control

Item	Description
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File Ref.	A6723847
Version No.	1
Status	Final

Acknowledgements

This report could not have been written without the contribution from individuals who volunteered their time by attending hui and various other meetings to share their views and kōrero with LINZ and our consultants.

***Whatungarongaro te tangata, toitū te whenua –
People come and go but the land remains.***

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1 Introduction

Ngāti Maniapoto is an iwi based in and around Te Kūiti, Ōtorohanga and Te Awamutu. The former Tokanui Psychiatric Hospital (the Site) is managed by Toitū Te Whenua Land Information New Zealand (LINZ) on behalf of the Crown. It is included as a deferred selection property in the Ngāti Maniapoto Deed of Settlement (the Deed). The Maniapoto Settlement Claims Act 2022 gives effect to the Deed.

Due to the current condition of the Site, Ngāti Maniapoto and the Crown have agreed to a standalone process within the Property Redress Schedule, Part 9: Tokanui Hospital Deferred Selection Process. This details specific requirements for the demolition and remediation of the Site before it is available for transfer to the Ngāti Maniapoto Post Settlement Governance Entity (PSGE), Te Nehenehenui Trust (TNN).

The project is unique as this is the only Treaty Settlement property where the Crown has committed to undertaking demolition and remediation works of this scale and has included this commitment in a Deed of Settlement. LINZ is the Government agency responsible for delivering the Tokanui Psychiatric Hospital Demolition and Remediation Project (the Project)

1.1 Purpose of this report

The purpose of this report is to bring together all the relevant information regarding engagement undertaken with iwi and mana whenua hapū as part of the Project.

In this report, iwi refers to Ngāti Maniapoto and mana whenua refers to tangata whenua, who are a subset of hapū with traditional and customary authority over the Site and surrounding geographical area, as defined under the Resource Management Act (RMA) 1991 and Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014. These hapū include Ngāti Ngutu, Ngāti Huiao, Ngāti Paia, and Ngāti Paretekawa. LINZ has taken guidance from iwi, mana whenua, territorial authorities and other resources such as TPK Te Kāhui Māngai to guide who may have an interest in this kaupapa.

Consultants have prepared five key documents on behalf of LINZ. These documents have helped inform decision making on the final scope of work for the Project. However, as the engagement with iwi and mana whenua was led and delivered by LINZ, the reports do not detail each engagement that influenced project design and decision making. LINZ has therefore recorded all engagement relating to Phase 1 within this standalone Iwi Engagement Report.

This report includes an overview of the engagement approach and process followed to gain insights and feedback. While open invitations were sent to anyone with an interest in the Project, not all groups and individuals engaged and therefore not all perspectives were voiced.

Further, this report is solely focused on the former Tokanui Psychiatric Hospital and how LINZ has engaged with iwi and mana whenua in the lead up to, and delivery of Phase 1 of the Project. It is not intended to provide a complete historical account of the property, the Ngāti Maniapoto settlement with the Crown, nor any other whānau, marae, hapū or iwi history or connection to the former Tokanui Psychiatric Hospital.

1.2 Report Structure

The report has been structured to introduce the role LINZ plays in Treaty of Waitangi Settlements, how the Project was established and how it has been structured for delivery. It then details the approach and methodology for engagement with Ngāti Maniapoto and mana whenua and summarises key themes heard during the consultation and how views/feedback have been incorporated into the final scope of work.

2 Background

2.1 Context

When a Crown agency wants to dispose of a property it owns, it must follow the requirements of the relevant legislation that applies to that land. This can include the Public Works Act (1981), Land Act (1948) or Treaty of Waitangi settlement legislation. This land can also potentially be part of cultural or commercial redress in Tiriti o Waitangi Settlement claims and may be held in the Treaty Settlements Landbank (the Landbank).

LINZ is the Crown agency responsible for managing land held in the Landbank. There are approximately 900 properties in the Landbank. LINZ works closely with Te Arawhiti – the Office for Māori Crown Relations, through Treaty Settlement negotiations with iwi and has obligations once Treaty of Waitangi settlement legislation is enacted.

Part of LINZ role is to manage and prepare Landbank sites for sale or transfer to iwi as part of their Treaty of Waitangi settlement with the Crown. This includes providing disclosure information, obtaining property valuations and, in some cases, may include undertaking work onsite where a significant hazard or potential liability has been identified. However, in most cases, properties within the Landbank are transferred on an 'as is where is' basis and with the agreed transfer value taking potential liabilities into account.

As a Crown representative with Te Tiriti o Waitangi (The Treaty of Waitangi) and pre- and post-Treaty Settlement responsibilities, LINZ has a duty to ensure that actions and engagement with Māori contribute to the improvement of the Māori-Crown relationship (LINZ, 2023).

2.2 Site Overview

The Site is located at 149 Te Mawhai Rd, Tokanui, approximately 14 kilometres southeast of Te Awamutu, Waikato. It is part of 1,194 hectares of Māori land taken under the Public

Works Act in 1910 for the Tokanui Hospital. This was by far the largest acquisition of land under the Public Works Act in the Ngāti Maniapoto rōhe and was strongly opposed by Ngāti Maniapoto at the time.

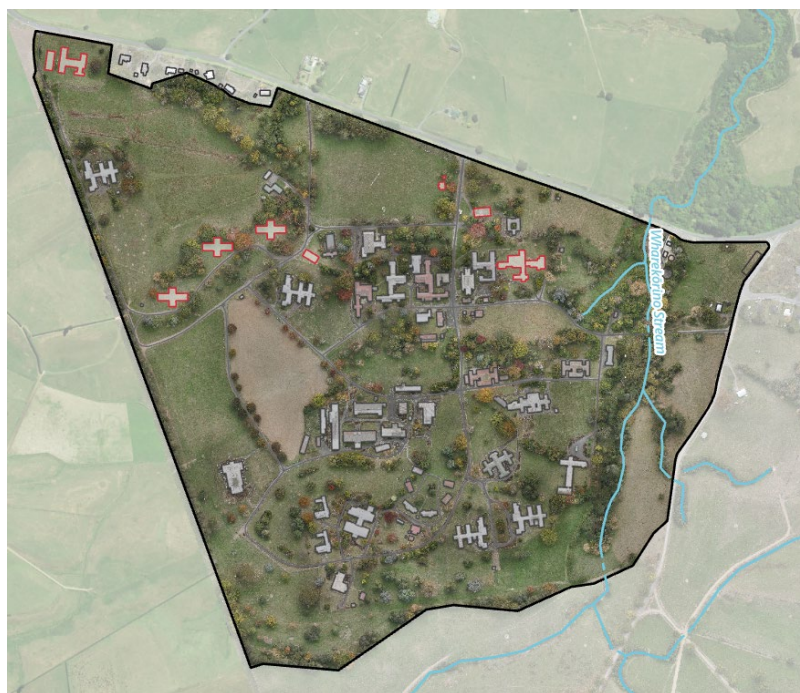
The Waitangi Tribunal's *Te Mana Whatu Ahuru Report on Te Rohe Pōtae Claims* describes the cultural significance of the Tokanui site to Ngāti Maniapoto, and the hurt the Crown's compulsory acquisition of the Site caused. This included the loss of their tūrangawaewae, the destruction of wāhi tapu including ancestral burial sites, and the loss of resources and opportunities for economic development.

The Crown has acknowledged that acquisition of the land was a Treaty breach, and the agreed historical account is documented in the Maniapoto Deed of Settlement.

Tokanui Psychiatric Hospital closed in 1998 following a move from residential to community-based mental health care. Minimal maintenance work has been undertaken over the past 26 years. In 1999 the Site was transferred into the Landbank (manged by the Ministry of Justice at the time) to be used as redress to settle historical claims.

The Site, shown in Figure 1, below, is approximately 80 hectares in size and contains 76 buildings, a swimming pool, eight substations, substantial underground services, a closed landfill and approximately 9 km of roading infrastructure. The eastern boundary of the Site adjoins a residential village of tenanted houses; a second residential village is located approximately one kilometre east of the Site. These properties were serviced by two wastewater treatment plants (WWTPs) which LINZ decommissioned and replaced with a pump station connecting to the council treatment facilities in Te Awamutu. The residential villages are not included in the Project.

Figure 1: Site Layout



The buildings and associated infrastructure onsite contain hazardous materials, including friable asbestos and lead-based paint, and some are at risk of collapse. The associated health, safety and environmental risks are substantial and require 24/7 security to prevent public access. As such, the Site has become a significant liability due to the age of the buildings and associated infrastructure, lack of maintenance and the presence of hazardous building materials in various states of decay.

As a result, and because of the extreme scale of the liability presented by the condition of the Site, standalone terms in the Property Redress Schedule of the Deed of Settlement were agreed with Ngāti Maniapoto as part of Treaty settlement negotiations with the Crown and described in detail in Section 2.3, below.

2.3 Treaty of Waitangi Settlement Negotiation

The Treaty settlement Landbank was transferred from the Ministry of Justice to LINZ in 2016. This transfer included the Site. In December 2018, Cabinet agreed to offer the Site to the pre-settlement entity, Maniapoto Māori Trust Board (MMTB). As part of this decision, Te Arawhiti advised Cabinet that the property required demolition, and significant remediation works, and it was proposed this would be funded through LINZ baselines¹. At that time, it was proposed physical work would commence five years after Settlement Date and be completed within 15 years of the settlement date. An offer was made to MMTB on this basis, which they accepted, subject to the level of remediation being agreed.

During 2018 - 2019, LINZ commissioned several high-level investigations and feasibility studies to gain a better understanding of the Site, and the scale of works required. This included a detailed options assessment and preliminary financial analysis of the treatment of horizontal infrastructure (roading and below-ground services) and management of Project waste. The options analysis identified two key decisions to be made:

- Whether demolition waste from the site will be transported offsite or managed in a purpose-built landfill onsite; and,
- Whether horizontal infrastructure will be completely removed or partially retained onsite.

An extensive list of options was developed, from a do-minimum approach versus complete Site remediation to an agricultural land use scenario with demolition waste managed either offsite or onsite. LINZ presented these options to MMTB and Te Arawhiti alongside the supporting investigations and the parties worked together to agree the final level of remediation with the intention that it would be explicitly recorded in the Deed. All parties agreed a 'do nothing' approach was not acceptable; however, a preferred approach could not be confirmed prior to the initialling of the Deed because there was still a significant amount of uncertainty regarding the feasibility of the options as well as the final costing.

¹ Proactive Release – Maniapoto: Funding to remediate the Tokanui Hospital site (14 April 2021).

As such, four 'short list' scenarios (Options 1A, 1B, 2A and 2B), which were variations of the two most viable options, were agreed with MMTB and are presented below. The different options have different levels of financial liability for the Crown. In particular, creating a new landfill would result in new obligations for the Crown to obtain and comply with all necessary resource consents and approvals to operate and maintain the new landfill into the future. On the other hand, the different options would have different implications for future use of the Site.

On this basis, MMTB and the Crown initialled the draft Deed on 17 December 2020. The draft Deed noted the cultural significance of the Site and need for demolition and remediation works before the Site is offered to the PSGE as a commercial deferred selection property. It was also on this basis that LINZ began early engagement with mana whenua on the shortlisted options and potential cultural impacts that may be generated as a result. This engagement is documented in the 2021 Cultural Impact Assessment (CIA) prepared for LINZ on behalf of the Tokanui Action Rōpū (TAR) by TAR Block Ltd.

Option 1: Complete Site works in line with Subpart B: Demolition and Remediation Standards with waste **OFF-SITE**:

Option 1A: Dispose of all contaminated and/or non-contaminated materials and horizontal infrastructure to a Class 1 and/or 2 landfill located off the Site.

Option 1B: Dispose of all contaminated and/or non-contaminated materials, to a Class 1 and/or Class 2 landfill located off the Site but retaining some horizontal infrastructure.

Option 2: Complete Site works in line with Subpart B: Demolition and Remediation Standards with waste disposed **ON-SITE**:

Option 2A: Construction of a new disposal site located on a Tokanui Hospital deferred selection property to dispose of all contaminated and/or non-contaminated material and horizontal infrastructure.

Option 2B: Construction of a new disposal site located on a Tokanui Hospital deferred selection property to dispose of all contaminated and/or non-contaminated materials but retaining some horizontal infrastructure.

To enable the redress to be inserted into the Deed, so that ratification could commence and not further delay the signing of the Deed, Cabinet authorised the Minister of Finance, Minister for Treaty of Waitangi Negotiations, and Minister for Land Information to make decisions relating to the final scope of the demolition², as described further in Section 2.4 below. This was due to the significance of the decision that was required and not all information being available to make the decision prior to signing of the Deed.

² Proactive Release – Maniapoto: Funding to remediate the Tokanui Hospital site (14 April 2021).

In April 2021, LINZ, MMTB and Te Arawhiti agreed the final wording for the Property Redress Schedule for incorporation into the Deed with specific Terms of Transfer associated to the demolition and remediation of the Site (Schedule 9: Tokanui Hospital Deferred Selection Process (THDSP)). The THDSP outlines specific requirements for LINZ regarding how the Project must be delivered; these commitments are described in more detail in Section 2.4 below.

Further to the above, the Deed requires the Crown to consider the views of TNN in reaching a decision on how the demolition waste is to be managed and the extent of infrastructure to be removed and records Ngāti Maniapoto opposition to creating a new landfill onsite. There are two other aspects of the site which require decisions to be made that would ultimately establish the scope of works for LINZ to deliver as 'the Project.' There are four related workstreams each requiring an options analysis and decision, and therefore engagement with iwi and mana whenua, as follows:

- Demolition Waste Management
- Horizontal Infrastructure Removal
- Contaminated Land Remediation
- Existing Disposal Site Long-term Management Works

The Deed also commits the Crown to entering a Memorandum of Understanding (MoU) with the PSGE which sets out relationship principles and provides a process for communication in relation to the demolition and remediation works. In May 2021 LINZ (representing the Crown) and MMTB agreed the terms of the MoU. The MoU was executed by the PSGE and LINZ in March 2022 and is provided as **Appendix A**.

The Deed was signed by Ngāti Maniapoto and the Minister for Treaty of Waitangi Negotiations on 11 November 2021. The Maniapoto Settlement Claims Bill was then introduced to Parliament and received Royal Assent. The resulting Maniapoto Settlement Claims Act 2022, which gives effect to the settlement, came into force on 28 September 2022.

2.4 Crown's Obligation Summary

The Crown has committed to completing the demolition and remedial work prior to the Site being offered to TNN for purchase as a deferred selection property. The following summarises the Crown's obligations relevant to this report in carrying out the demolition and remediation. It is not intended to provide a full account of the requirement nor replace/override the terms of the THDSP.

The Crown will:

- Determine the extent of horizontal infrastructure to be removed, subject to Ministerial decisions described in 9.9 of the THDSP (*relates to Horizontal Infrastructure Removal and Demolition Waste Management Workstream*);

- Remove all vertical building structures from the property (*relates to Demolition Waste Management Workstream*);
- To use best endeavours to remediate the Site to:
 - a) 85% of the Site area (being the total land area of the Tokanui Hospital deferred selection properties) to “the rural residential remediation standard³”; and,
 - b) A contiguous area not exceeding 15% of the total Site area to “the managed remediation standard⁴” (*relates to Contaminated Land Workstream*);
- No later than two years following the Settlement Date, apply for all necessary consents required for the demolition and remediation works, and if relevant, the existing and/or new disposal sites;
- Comply with all necessary consents and approvals for the demolition and remediation works;
- Complete the works within seven years of resource consent being granted; and,
- Ensure that, where the land has been damaged by the impact of the demolition and remediation works, it is left free of building debris and is stabilised by grassing.
- Not be required to remediate the existing disposal sites but must maintain valid consents for any ongoing monitoring of these sites (*Relates to Existing Disposal Site Long-term Management Works Workstream*).

Memorandum of Understanding

As noted above, LINZ and TNN entered into a MoU. The MoU outlined five stages in which information regarding any proposed new disposal site and relevant information regarding any horizontal infrastructure proposed to be retained will be shared with TNN and how TNN will provide LINZ with its views on such a proposal. It then set out how these views will be provided to joint Ministers for decision on the final scope of works. The MoU is attached as Appendix A.

3 Project Overview

Engagement with iwi and mana whenua has been central to project delivery. Over the course of 2021, LINZ contracted and participated in engagement with mana whenua to develop and obtain a CIA on the four options described above. As the methodology and summary of the wananga held is described in detail in the CIA, it is only summarised in this report. This assessment was obtained prior to the engagement of all specialist consultants to ensure cultural considerations were at the forefront of planning throughout the Project

³ defined as “an acceptable standard or standards for rural residential use chosen in accordance with Contaminated Land Management Guidelines No. 2 Hierarchy and Application in New Zealand of Environmental Guideline Values (CLMG 2) (Ministry for the Environment, Revised 2011), or derived through a site-specific risk assessment

⁴ defined as “an applicable standard or standards for recreational use chosen in accordance with CLMG 2, or derived through a site-specific risk assessment, but where use may be subject to controls (for example, in relation to excavating, erecting buildings, or domestic gardening)”

and that the four shortlisted options for demolition waste management and horizontal infrastructure removal had cultural impacts assessed from the Project onset. The engagement approach was customised to both the Project and the expectations of mana whenua.

The following sections outline the overarching project objectives, summary of the Project phases and the approach to engagement with the TNN and mana whenua.

3.1 Project Establishment

In February 2021, Cabinet agreed to provide LINZ with the new operational funding from the between-Budget contingency established at Budget 2020⁵. Once funding and the requirements of the Deed were confirmed, LINZ was able to finalise draft principles and design how the Project would be delivered to meet the requirements of the Deed, then procure specialist consultants. The consultants undertook the investigations required to shape the detailed options assessment on the four workstreams. Information regarding third-party consultant procurement is described in Section 5.3 and detailed information on the workstream decisions is provided in Section 5.1.

3.2 Project Principles

The overarching principles for the Project are:

Honor Treaty Commitments

- Deliver the Project to ensure it complies with the terms of the Deed, the MoU with TNN and follow Principles of Te Tiriti o Waitangi / the Treaty of Waitangi.

Good Stakeholder Engagement

- Undertake engagement in a transparent manner, encouraging participation of and partnership with Māori, i.e. proactive and meaningful engagement with Māori based on collaborative approaches that are mutually beneficial.

Sustainable Practices

- Incorporate sustainable approaches recognising te ao Māori to best manage impacts on the environment and human health from the Project with a particular focus on reducing emissions and waste to landfill, given the substantial amount of demolition waste generated by the Project.

Innovative and Holistic Approach

- Use a technically robust, forward-thinking approach that considers cost-effective and risk-based management factors to meet LINZ requirements and stakeholder

⁵ Proactive Release – Maniapoto: Funding to remediate the Tokanui Hospital site (14 April 2021).

expectations ensuring cultural considerations are meaningfully considered and expressed in Project design.

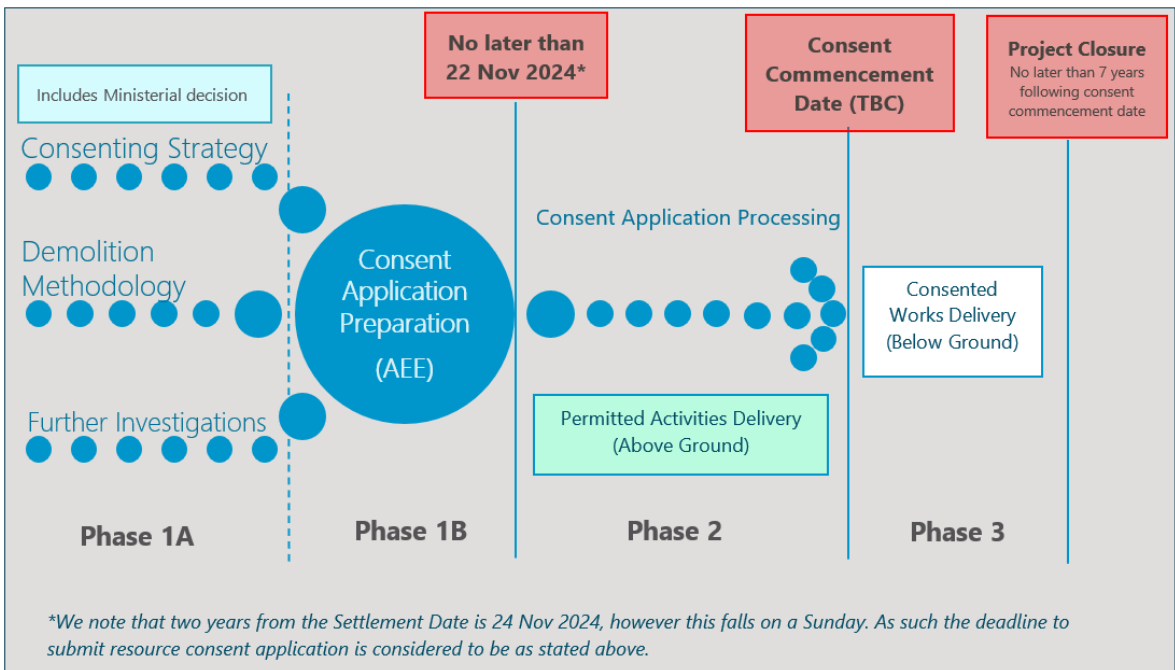
- Achieve maximum benefit and optimised outcomes for iwi partners, the Crown, and the wider demolition and environmental industries in New Zealand.

3.3 Project Planning

Clause 9.15 of the Deed specifies the timeframes for three key aspects of the Project – resource consent application preparation, resource consent application processing, and physical works onsite. As this is a large-scale project, the timeframes mandated by the Deed were agreed to be delivered over several years to ensure the Crown would complete the delivery of required work onsite within a reasonable timeframe.

To achieve the above requirements, LINZ subsequently designed the Project to be delivered in a phased approach as shown in Figure 2 and summarised in Table 1, below.

Figure 2: Project Phases



LINZ must apply for all necessary resource consents no later than two years from the Settlement Date. This deadline is 24 November 2024. As this date falls on a Sunday, LINZ has considered the deadline to be 22 November 2024. This report only covers engagement up until this deadline. LINZ intends to continue to engage with iwi and mana whenua through to Project closure.

Table 1: Project Phase Summary

Phase:	Description	Timing
Pre-Start	Early-Engagement	
Phase 0	Cultural Impact Assessment The CIA report was prepared for LINZ on behalf of the Tokanui Action Rōpū (TAR BLOCK Ltd.). It informed LINZ decision-making as part of the remediation and demolition of the former Tokanui hospital, and resource consent applications. As such, a key focus of the CIA was to capture and express the cultural significance of the Site and to provide LINZ with suggested mitigation measures to avoid or remedy any adverse effects to cultural values that may arise from the required demolition and remediation activities.	Apr – Dec 2021
Phase 1	Investigating, Planning and Continued-Engagement	
Phase 1A	Further Investigations & Consenting Strategy This phase includes the additional investigations required to shape both the demolition and remedial options which were presented to the TNN and mana whenua. Throughout this phase extensive consultation with TNN and mana whenua was held to inform a briefing to joint-Ministers. The briefing was to seek their approval on the recommended option for the handling of demolition waste and the extent of horizontal infrastructure to be removed.	~Oct 2021 – 30 Sept 2023
Phase 1B	Consent Application Preparation Following the Ministerial decision and selection of the preferred remedial option for management of contaminated soil and long-term management strategy for the closed landfill, LINZ consultants began drafting the methodology and undertaking a rules assessment to confirm what resource consents were required. The Assessment of Environmental Effects (AEE) to support resource consent application(s) for the required consent(s) was then prepared for lodgement with relevant authorities. This phase is considered completed at the time the resource consent application is lodged with relevant authorities.	1 Oct 2023 – 22 Nov 2024
Phase 2	Consenting and Permitted Activity Delivery*	
Phase 2A	Consent Application Processing Resource consents are required for below ground demolition works. Processing starts from the point when the consent application(s) are lodged with respective councils. This phase includes the time required for any public notification and/or hearing/s that may be required as part of council's review of the application. Due to the uncertainty around consent processing timeframes and this being outside of LINZ direct control, there is no mandated timeframe for this phase of works under the Deed (as per 9.15.2). LINZ is also required to apply for an Archaeological Authority under the HNZPTA. The application will be applied for alongside the resource consent(s). This phase will be considered completed at the time all relevant resource consents have been granted (defined as the consent commencement date in the Deed).	26 Nov 2024 – est. late- 2025**

Phase:	Description	Timing
Phase 2B	Permitted Activity Delivery This phase comprises the removal of hazardous materials from the structures and demolition of structures down to slab level. LINZ applied for a Certificate of Compliance from Waipā District Council for this work, and it was issued on 19 June 2024. LINZ will begin onsite works once the demolition contractor has been appointed and appropriate tikanga protocols are confirmed (e.g. Karakia as informed by iwi have been undertaken to formally start physical works onsite).	Mid-2025 – late-2027 (est. 2.2 yrs to complete)
Phase 3	Consented Works Delivery***	
Phase 3A	Hospital Remediation This phase comprises the below ground demolition of all the structures and redundant infrastructure required by Ministerial decision and soil disturbance works related to contaminated soil remediation as described in the Remediation Application AEE prepared by SLR Consulting Ltd, 2024.	Est. 18 – 24 mo. to complete
Phase 3B	Landfill Upgrade and Repair Work This phase comprises the works related to a discrete package of works to the closed landfill on the eastern portion of the Site as described in the Landfill Upgrade Application AEE prepared by SLR Consulting Ltd, 2024.	Est. 18 – 24 mo. to complete
<i>Notes:</i> <i>*Phase 2 workstreams will run concurrently.</i> <i>**Subject to council consent processing time.</i> <i>***Phase 3 starts from the point in which resource consents to complete the belowground demolition and remediation works are granted. These workstreams are linked and sequencing is set out in the Demolition Management Plan, pending outcome of the two consent applications.</i>		

4 Engagement Methodology

4.1 Nature of Engagement

Te Tiriti o Waitangi places a duty on the New Zealand Government to engage effectively with its Treaty partners. This is reflected in law via the Public Service Act 2020. Subpart 3 – Crown’s relationships with Māori, imposes a general duty on Crown agencies such as LINZ to ensure that actions and engagement with Māori contribute to the improvement of the Māori-Crown relationship as part of being a respected and honourable Treaty partner.

Regarding this Project, LINZ also has engagement obligations under other pieces of legislation, most notably:

- Resource Management Act (RMA) 1991; specifically, Section 8 of the RMA; and,
- Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014.

To ensure that LINZ was engaging effectively as part of the delivery of the Project as well as meeting our legislative requirements, the approach to engagement was based on Te Arawhiti's Guidelines for Engagement with Māori (2018). The engagement for the delivery of the Project was therefore based on the following values:

- **Partnership** - the Crown and Māori will act reasonably, honourably and in good faith towards each other as Treaty partners.
- **Participation** - the Crown will encourage and make it easier for Māori to more actively participate in the relationship.
- **Protection** - the Crown will take active, positive steps to ensure that Māori interests are protected.
- **Recognition of Cultural Values** – the Crown will recognise and provide for Māori perspectives and values.
- **Use Mana-Enhancing Processes** - recognising the process is as important as the end point; the Crown will commit to early engagement and ongoing attention to the relationship.

While not available at the commencement of the Project, LINZ has subsequently developed its own Māori Engagement Guidelines, which were published in October 2023. As this report focuses on engagement in the lead up to resource consents being lodged the LINZ guidance is largely not referenced. Principles from both guidance documents will be applied to the delivery of the Project going forward.

4.2 Iwi and hapū groups engaged with

Since it began managing the Site in 2016, LINZ has established relationships and contact with many individuals who have an interest in the Site. Iwi, Te Arawhiti, territorial authorities have also advised LINZ which individuals representing mana whenua hapū may have an interest in this kaupapa. This information was used to inform which individuals should contribute to the development of the CIA and who LINZ needed to engage with on it. The CIA in turn, helped to identify additional individuals representing whānau, marae, and hapū who may have an interest in this kaupapa.

As the potential impacts from the delivery of the Project are related to one property parcel located within the Waipā District, LINZ decided engagement about the resource consents should be held at the local level. These engagement levels were confirmed with TNN, and LINZ proceeded with engagement for Phase 1 on that basis.

The following groups were engaged with:

- Iwi:
 - Ngāti Maniapoto, represented by TNN;
- Mana whenua hapū:
 - Ngāti Paretekawa;
 - Ngāti Ngutu; and,

- Ngāti Paia.

Ngāti Huiao has also been recorded in the CIA as a hapū with affiliations to the Site. At present, LINZ is not aware if any individuals it has engaged with are affiliated with Ngāti Huiao. The CIA also notes *“Those of Huiao would be under Ngutu when Huiao went south and never returned”* (TAR Block Ltd, 2021).

4.3 Type of Engagement

The method of engagement at different stages of Phase 1 was based on Te Arawhiti’s Guidelines for Engagement with Māori (2018) and reflects the significance of the Project to iwi. The engagement framework developed by Te Arawhiti uses a sliding scale assessment to assist the Crown in considering the potential impact of the works and engagement methods as per Table 2, below. The type of engagement is designed to be adaptable and can vary over the course of the Project as appropriate and may differ for different audiences.

Table 2: Engagement Method Spectrum (Te Arawhiti, 2018)

Method	Description
Inform	The Crown will keep Māori informed about what is happening. Māori will be provided with balanced and objective information to assist them to understand the problem, alternatives, opportunities and/or solutions.
Consult	The Crown will seek Māori feedback on drafts and proposals. The Crown will ultimately decide. The Crown will keep Māori informed, listen and acknowledge concerns and aspirations, and provide feedback on how their input influenced the decision.
Collaborate	The Crown and Māori will work together to determine the issues/problems and develop solutions together that are reflected in proposals. The Crown will involve Māori in the decision-making process but the Crown will ultimately decide.
Partner / Co-design	The Crown and Māori will partner to determine the issue/problem, to design the process and develop solutions. The Crown and Māori will make joint decisions.
Empower	Māori will decide. The Crown will implement the decision made by Māori.

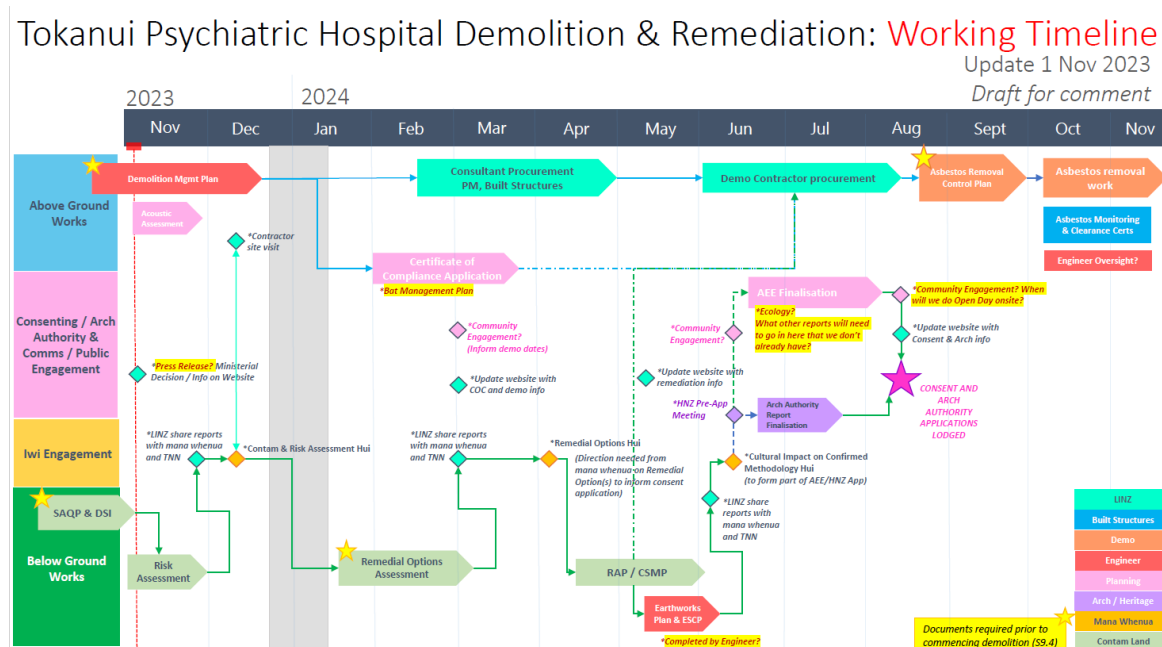
4.4 Engagement Planning

Meaningful engagement has been, and will continue to be, fundamental to the success of the Project. The type of engagement (Table 2, above) has varied, and will continue to vary throughout the delivery of the Project.

Planning on methods and timing of engagement with iwi and mana whenua has been built into the Project from the onset and included with the scope of works for each specialist consultant at the time of procurement as shown in Figure 3, which is an example of the

working timeline used to align engagement with the completion of key consultant deliverables.

Figure 3: Example of Engagement Planning



4.5 Format of the Engagement

LINZ approached individuals understood to have an interest in the kaupapa, and invited them to share all correspondence and invitations with others who may also have an interest in the Project.

LINZ used several forms of communication to give individuals access to information about the Project, and to enable them to be involved in providing feedback throughout the course of Phase 1. LINZ maintained an open channel of communication with the contacts and relationships built over the years. Groups and individuals engaged with could, and did, call and email LINZ to raise any issues and/or ask for additional information.

The following methods of communication were utilised:

- Phone calls;
- MS Teams / Zoom online meetings;
- Emails;
- Text;
- Hui; and,
- Kanohi-ki-te-kanohi meetings.

TAR Block Ltd also used their connections to share information LINZ was consulting iwi and hapū on, with an aim to reach as wide an audience as possible during the delivery of Phase 1. Further information on this component of the Project is described below.

For many aspects of Phase 1 delivery, TNN instructed LINZ to engage directly with mana whenua except where engagement with TNN was required under the Deed. TNN were kept informed of the engagement happening with mana whenua and received copies of any information provided to mana whenua. LINZ project team members also maintained a recurring monthly 'catch up' meeting with TNN representatives throughout the delivery of Phase 1; more formal meetings with TNN were also scheduled as required.

To share information and seek feedback from mana whenua in an accessible manner, LINZ hosted several hui with mana whenua representatives in their local area. All relevant consultants were present and available to answer technical questions. A summary of the hui and their objective is provided below in Table 3.

Between 5 – 25 people attended each hui, an engagement register is provided in **Appendix B**, though not all attendees names are recorded as formal sign in was not mandatory. A detailed description of specific information presented, feedback received and how it was incorporated into the Project design and delivery is described in Section 6, below. Copies of presentations and associated supporting material provided at hui and/or follow up materials shared post hui are included in **Appendix C**.

For each organised public hui (est. ≥5 people), the hui were opened and closed with karakia. Depending on the length of the hui, LINZ provided meals and/or light refreshments as an expression of manaakitanga. LINZ introduced the sessions by setting a clear objective for the hui then providing a recap on the overarching objectives of the Project to refresh everyone's memory on what had transpired between sessions and for anyone that may had missed previous hui.

Attendees of the hui were welcomed to ask questions and speak to areas of their own expertise and/or areas where they had concerns about what LINZ and our consultants were presenting.

Table 3: Summary of Hui

Key Topic	Date	Location	Objective
Noho Marae / Cultural Induction	8 – 9 Feb 2023	Mangatoatoa Marae	Event organised by mana whenua to improve LINZ staff and consultants' understanding of the cultural importance of the Site. This also included the significance of the potential impacts and changes which will occur on the whenua as a result of the proposed demolition and remediation program.

Key Topic	Date	Location	Objective
Project Update	18 Aug 2023	Te Awamutu Library	To provide a further update on works on the Site to date, the planned next steps and opportunity for kōrero about the former Tokanui Hospital.
Contamination & Landfill Investigations	13 Dec 2023	Te Awamutu Library	To present the soil investigation findings and to discuss the remedial strategy and overarching principals, including how they would be incorporated into the remedial options and then the remedial design.
Remedial Options Report	30 Apr 2024	Kihikihi Town Hall	To present the preliminary contaminated soil remedial options.
Remedial Options Report (Supplementary)	21 May 2024	MS Teams	An opportunity to further discuss the remedial options on management of contaminated soil identified at the Tokanui Hospital site.
Closed Landfill Options Report	23 Jul 2024	Tokanui Closed Landfill & Site Office	To discuss the refined remedial options and to give a better understanding of proposed closed landfill and enhancement works.

In addition to the public hui described above, LINZ also held many other smaller hui, phone calls or virtual meetings with individuals, and/or their representative groups over the delivery of Phase 1 works. These are recorded in the Engagement Register (**Appendix B**) documenting all relevant meetings with iwi and mana whenua.

4.6 File & Information Sharing

Reports and supporting information were shared via email or the LINZ file share system 'Objective Connect.' Iwi and mana whenua whose emails were shared with LINZ were invited to create an account where they could log in to download the reports which were too large to email.

A dedicated webpage about the Project was also set up on the LINZ website, and this will be updated at key milestones as the Project progresses. To also help with transparency, reports produced as part of Phase 1 were proactively released and published on the LINZ website once finalised. LINZ also received feedback from mana whenua that it was difficult to access Objective Connect, emphasising the importance of having reports readily available on the LINZ website. Examples of the webpage are provided in **Appendix D**.

5 Options Assessment & Decision Making

5.1 Decision Making Process Overview

The Deed is the overarching mechanism which sets out the requirements for LINZ to ensure the Crown has met its obligations under the Maniapoto Settlements Claim Act relating to the Site. The Deed records that at the time of signing, there was not enough information to make decisions on the full scale and extent of work that would be delivered by LINZ. It was agreed through settlement negotiation that decisions on the different workstreams would have varying delegations for final decisions, as outlined in Table 4, below.

The reasons for this largely reflect the scale and potential impacts of the decision and where existing legislation (notably the Resource Management Act, 1991) is the more appropriate mechanism to assess and manage potential impacts.

Table 4: Workstreams Decision

Workstream	Commitment in the Deed	Decision Required	Consultation Required under	Decision Maker
Demolition Waste Management	To remove all vertical building structures (Clause 9.16.3).	Where non-recyclable demolition waste will be managed (on- or offsite).	MoU*	Joint Ministers
Horizontal Infrastructure Removal	To remove all or some horizontal infrastructure (Clause 9.16.4).	The extent of horizontal infrastructure to be removed as part of the demolition.	MoU*	Joint Ministers
Contaminated Land Remediation	To remediate the 85% of the Site to rural residential remedial standard and 15% to the managed remedial standard (Clause 9.16.2).	The methodology as to how the Site will be remediated to meet the remediation standards defined under clause 9.3.	RMA HNZPTA	LINZ
Existing Disposal Site Long-term Management	To maintain and comply with valid land use consents (Clause 9.25) noting there is no requirement to remediate existing disposal sites (Clause 9.13).	How the Crown should manage the closed landfills to remain compliant with the Deed and associated resource consents.	RMA HNZPTA	LINZ
*Note: final methodology on <i>how</i> the infrastructure would be removed required consultation under the RMA and HNZPTA. Additional plans to support the demolition methodology were also required to be shared with TNN and submitted as part of resource consent applications.				

5.2 Decision Making Criteria

In December 2022, the Minister of Land Information agreed via Ministerial briefing⁶ the criteria presented in Table 5, below, that will be used to assess and inform this options assessment of the four options (1A, 1B, 2A, or 2B) requiring selection by joint-Ministers outlined in Section 2.3, above, and described further in 5.3, below. The choice of criteria was important as it would ensure LINZ considers the right information as part of the options analysis. The proposed criteria were discussed with the TNN Board to inform the final options presented to Joint Ministers for approval. The criteria below were unweighted but listed in order of priority. The briefing was forwarded to the Offices of the Minister of Finance and Minister for Treaty of Waitangi Negotiations and to TNN.

Table 5: Assessment Criteria Agreed by Ministers

Criteria	Key Considerations
Strategic alignment	- Assessment of ability to deliver on the Crown's commitments under the Deed, taking into account timeframes and delivery risks. - Government Procurement Rules (Rule 16: Broader Outcomes Framework).
Crown-Iwi Relationship	Alignment with formal feedback from the PSGE, representing the views of all Maniapoto iwi, hapu and whanau.
Social and environmental effects	- Assessment of effects of works on cultural, archaeological, sustainability and other environmental values, and health and safety of suppliers. - Condition of horizontal infrastructure.
Value for money	- Cost to deliver project works. - Future liabilities associated with the Site are minimised.

While Ministerial decisions were not required regarding how contaminated soil and the existing disposal sites would be managed, LINZ applied the same framework and approach to the assessment of options and engagement with iwi and mana whenua prior to making decision on the final scope of works.

5.3 Hybrid Options Assessment Development

One of the critical objectives of Phase 1 was to undertake additional investigations that would close all data gaps and complete detailed financial costing and options analysis to confirm the final extent and approach to the scope of works. This was required first and foremost as it would inform what resource consents were required under the RMA for LINZ to undertake the Project, in line with the requirements of the Deed.

There are five key documents, listed below, which present all options relating to the four workstreams requiring decision making. As the engagement with iwi and mana whenua was led and delivered by LINZ these consultant reports do not go into detail to document each engagement that influenced project design and ultimately decision on the preferred

⁶ Proactive Release: BRF 23-169 Tokanui Hospital: Decision Making Process and Criteria (1 December 2023).

option for each workstream. However, these reports should be read in conjunction with this Iwi Engagement Report.

- Tokanui Disposal Options Assessment, Fraser Thomas Ltd, May 2023;
- Horizontal Infrastructure Assessment Report, Fraser Thomas Ltd, July 2023;
- Site Specific Risk Assessment, HAIL Environmental Ltd, April 2023;
- Tokanui Remedial Options Report, Fraser Thomas Ltd and HAIL Environmental Ltd, Aug 2024; and,
- Tokanui Disposal Site – Repair and Upgrade Works, Fraser Thomas Ltd, Nov 2024.

The following sections describe how LINZ designed the scope of works used for the procurement of third-party consultants to enable the delivery of the above reports.

5.3.1 Scoping & Procurement Background

Requirements to engage with iwi are explicitly set out in New Zealand’s legislation such as the RMA and HNZPTA. This means that any individual or entity undertaking certain activities on land will likely have requirements to engage with iwi and mana whenua as part of the Project delivery. This project required going beyond the legislative requirements.

At the time of scoping the Project, LINZ was familiar with international standards, guidance documents and resources used in the contaminated land industry globally that broaden the factors considered in decision making when remediating contaminated sites to ensure they are done sustainably, such as the ISO 18504:2017 Soil Quality – Sustainable Remediation or the Sustainable Remediation Forum United Kingdom (SuRF-UK) user guides on Sustainable Remediation.

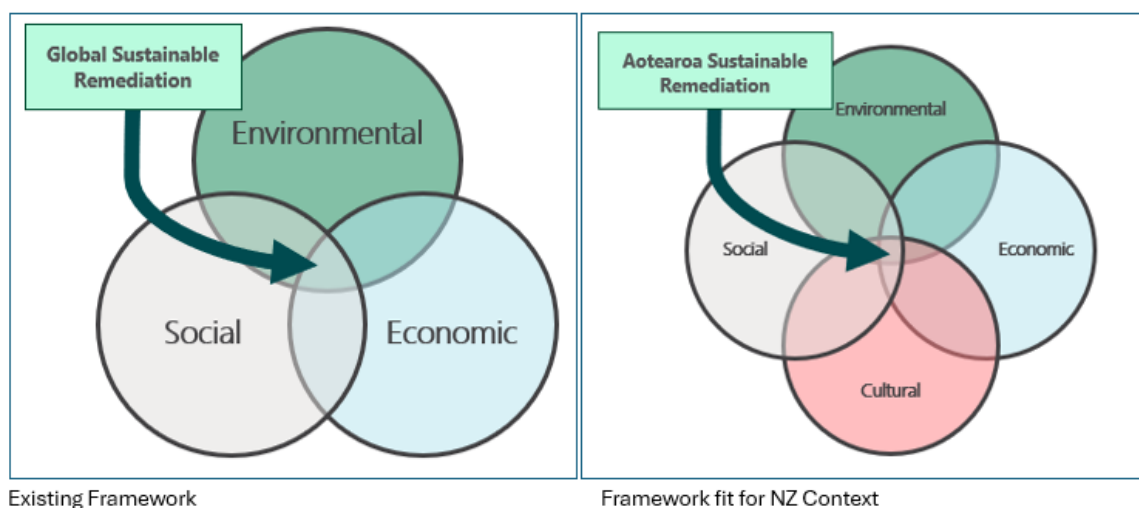
These assessments and other approaches to multi-criteria analysis (MCA) only consider environmental, economic, and social indicators, as shown in Figure 4, below. An indicator is a single characteristic that represents a potential or actual effect which can be compared across options to evaluate their relative performance. Indicators need to be measurable in some way that is sufficient to allow for evaluation (SuRF-UK, 2020). However, LINZ customised this to ensure it was fit for purpose in the Aotearoa New Zealand context – the usual approach does not explicitly enable LINZ to meet its obligations as a Treaty Partner and other legislation to take cultural aspects into consideration.

As such, as part of procurement for Phase 1, in the Consultancy Work Request (CWR) (LINZ panel request for proposal / tender document) LINZ explicitly required consultants to work with iwi and mana whenua to establish cultural indicators to help in its assessment of remedial options for contaminated soil. This would enable the development of an MCA that was better suited to Aotearoa New Zealand, elevating cultural considerations to a higher position in the analysis.

Excerpt from CWR:

“LINZ wishes to also utilise the resources available to undertake any soil remediation in line with ISO18504:2017 Soil Quality – Sustainable Remediation, noting there is a gap in the procedure in relation to cultural indicators. As such, one of the objectives will be to work with LINZ, the PSGE and TAR (and other potential stakeholders – Ministry for the Environment, Te Arawhiti, Te Puni Kōkiri) to develop and agree cultural indicators to restore the mana of the soil.”

Figure 4: Sustainability Assessment Criteria



Further to the above scope on the contaminated land investigations and remedial options analysis, LINZ also required detailed option analysis on how the demolition waste was to be managed to inform Ministerial decisions. As such, a separate tender was released to the LINZ Construction Consultancy Services Panel for works relating to demolition waste management and undertaking a detailed investigation and development of a long-term management strategy for closed landfill, also located onsite. LINZ wanted to take a holistic and proactive approach to long-term management of the closed landfill (defined in the Deed as ‘existing disposal sites’) as the Crown would remain responsible for management of these landfills going forward.

A similar requirement for the contaminated land investigations was included in the scope for CWR for advice on the closed landfill investigation and the development of options for managing demolition waste generated from the Project. As part of the assessment of options for the long-term strategy for of the closed landfills, LINZ also asked the consultant to explore any opportunities for any physical works on the landfill to be delivered concurrently with the demolition and remediation component of the Project. At the same time, LINZ also issued a CWR to undertake the detailed investigation and option assessment on the horizontal infrastructure that would be used to inform advice to joint-Ministers.

Following the LINZ procurement process, LINZ appointed HAIL Environmental Ltd (HAIL Environmental) to undertake a Site Specific Risk Assessment in relation to contaminated land investigations and appointed Fraser Thomas Ltd (FTL) to undertake the disposal

options assessment, closed landfill investigations and horizontal infrastructure assessment reports. HAIL Environmental and FTL co-authored the Remedial Options Report relating to the contaminated land workstream.

In addition to the contracts with specialist consultants, LINZ also entered into a second contractual agreement with TAR Block Ltd to implement several of the recommendations from the CIA relevant to Phase 1. The objective of the work to be undertaken by TAR Block Ltd was twofold:

1. To undertake further investigation to identify and map sites with potential for waahi tapu and taonga tuku iho discovery within the Site boundaries and develop protocols to manage working in and around these areas as well as any accidental discovery.
2. To work in good faith with mana whenua and escalate the relationship to a formal partnership reflecting Te Tiriti o Waitangi principles as part of project preplanning phase, and to ensure Tangata Whenua are actively involved in key project planning, contracting and cultural monitoring roles and decision processes.

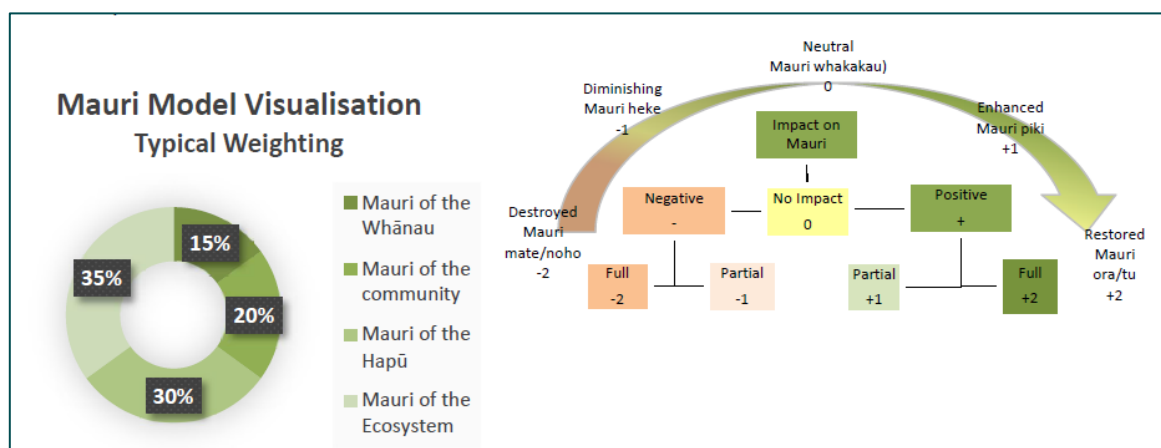
5.3.2 Multi-Criteria Analysis Tool Development

As part of development of the various options across the four workstreams, FTL designed a MCA tool, in conjunction with LINZ and other consultants. This tool was tailored to the Project and Site, and recognised the unique position LINZ was in to deliver the Project in a sustainable, cost-effective manner while putting cultural considerations and engagement at the forefront of project delivery.

The hybrid assessment was developed to evaluate environmental, social, cultural, economic criteria. It was adopted to align with assessment criteria provided to TNN and joint-Ministers in a Ministerial Briefing Tokanui Hospital: Decision-making process (BRF 23-169) (LINZ, 2022) as well as. While environmental, social, and economic criteria and associated indicators were based on global guidance and international standards, the cultural indicators were based on the potential cultural impacts described in the CIA and refined as part of continued engagement with mana whenua, detailed in sections below. The criteria, indicators and descriptions are provided as **Appendix E**.

The options evaluation assessment approach was developed as a hybrid approach based on the following tools: MCA, Sustainable Remediation Forum - United Kingdom, Mauri and a range of Māori environmental assessment and performance indicator tools developed by Landcare Research (FTL, 2023a). Different weightings and a scoring system, consistent with the Mauri model, as show in the following Figure 5. Indicative weighting was applied to support the priority order detailed in BRF 23-169 and in consultation with TNN.

Figure 5: Mauri Model Visualisation (FTL, 2023a)



6 Engagement Themes and Feedback

The following sections summarise the key parts of the Project where significant engagement with iwi and mana whenua were undertaken. As noted above, several smaller engagements, such as conversations and smaller meetings where information was shared, are summarised in the engagement register provided in **Appendix B**. Formal minutes were not always circulated due to the nature of the hui and engagement.

Other forms of notable, or significant, engagement include undertaking an additional investigation based on recommendations made in the CIA to identify locations of sites of significance within the Site boundaries and independent peer review of the options, in line with the MoU, prior to the options being presented to joint Minsters. These engagements are summarised in the sections below; material presented and provided at, or following, the hui are attached as **Appendix C**. As with the above smaller engagements, formal minutes of public hui were not circulated due to the nature of the engagement.

The content within the following subsections represents an overview of the material presented to gain insights on investigation findings and related options that may be implemented by LINZ to meet the terms of the Deed. The feedback provided below is only a summary of feedback received that resulted from targeted engagement for the Project. While open invitations were sent to anyone LINZ knew that have an interest in the Project, not all groups and individuals engaged and therefore not all perspectives were voiced. This summary should not be considered the 'one Māori perspective' or 'the only Māori perspective' on these topics or areas of interest or from these whānau, marae, hapū or iwi. Nor do the writers purport to represent these perspectives.

6.1 Waahi Tapu Investigation

Item	Description
Date	Dec 2022 – June 2023
Location	- Engagement, such as interviews with kaumatua, to inform the investigation were led by TAR Block Ltd. - Engagement between LINZ and TAR Block Ltd representations over the investigation period are set out in the engagement register.
Objective of Engagement	Several recommendations were made to LINZ in the CIA regarding waahi tapu and sites of cultural significance and governance. LINZ had also been advised on several occasions that a second urupā may be located within the Site boundary, where claims were made that the Crown did not fence it off as promised and was therefore ‘obliterated.’ Mana whenua made their aspirations to protect areas of cultural significance from ground disturbance resulting from earthworks required to remediate the Site clear. Additionally, mana whenua had stated their desire to be actively involved in key project planning, contracting and cultural monitoring roles. As such, LINZ entered into a contractual agreement with TAR Block Ltd to implement the recommendations of the CIA as part of Phase 1 of the Project with the intent to use the smaller scale works as a pilot trial prior to the full-scale demolition and remedial work.
Type of Engagement	Partner/co-design & Empower
Overview of Information Presented	As part of this engagement, LINZ shared an extract of the draft Sampling and Analysis Plan (SAP) prepared by GHD Ltd. The SAP is used to inform the locations for soil sampling proposed to be undertaken as part of the Detailed Site Investigation. This was shared via email on 13 December 2022.
Feedback key themes of heard from iwi or hapū	- A copy of the Waahi Tapu Investigation and Cultural Induction Summary (June 2023) is attached as Appendix F. In relation to this engagement, the report includes: - detailed information from whānau, hapū and iwi obtained by conducting one-one interviews and a focus group with mana whenua to identify specific locations to be avoided during investigations; - map for identifying waahi tapu areas or other areas of cultural significance to be protected during the investigations; and, - Further discussion and recommendations.
Examples where Feedback has been incorporated into Project delivery	- The areas identified in the investigation were incorporated into the geospatial dataset accessible by all LINZ consultants to ensure these areas were protected throughout all Phase 1 investigations which involved ground disturbance. These areas factored into the Site constraints analysis. - These areas being identified, recorded and incorporated into the data held on the Site was also critical to undertaking the options assessments to ensure potential impacts to these sites could be assessed alongside other indicators.

Item	Description
	The Waahi Tapu Investigation Summary, along with the Cultural Management Plan were used to provide evidence to support the documentation required for the Archaeological Authority Application which was applied for as a precautionary approach for the ground disturbance works undertaken during Phase 1.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	- The investigation and report prepared by TAR Block Ltd included development of accidental discovery protocols which LINZ agreed to implement during ground disturbance undertaken in Phase 1. - LINZ engaged two cultural monitors to oversee the ground disturbance works undertaken in the waahi tapu areas, as described further below.

6.2 Cultural Induction & Cultural Monitoring

Item	Description
Date & Time	Induction: 8 – 9 February 2023 Monitoring: 19 – 23 June 2023 & 11 -13 Sept 2023
Location	Induction: Mangatoatoa Marae Monitoring: Onsite
Objective of Engagement	Induction: To improve the attendees' understanding from a Tangata Whenua perspective of the cultural importance and significance of the impacts and changes which will occur on the whenua because of the proposed demolition and remediation program. Monitoring: To trial the appointment of cultural monitors to better inform the scope of their roles for possible future work on Site and to identify any support training that will be required as part of the Project.
Type of Engagement	Partner/co-design & Empower
Overview of Information Presented	A two-day program was developed and delivered by TAR Block Ltd and included the following: Day 1: - Pōwhiri, housekeeping, introductions, programme overview - Cultural & Historical Narratives - Accidental Discovery Protocols - Pūniu River Care project – An environmental restoration program - Kaitiakitanga - Cultural landscapes - Rangiaowhia & Orakau Day 2: - Hikoi – A trip to local sites of importance with ahikaa commentary - Programme evaluation & Debrief - Poroporoaki

Item	Description
	Karakia whakakapi
Feedback key themes of heard from iwi or hapū	A copy of the Waahi Tapu Investigation and Cultural Induction Summary Phase 1: Site Investigations (June 2023) (Appendix F) and summarises the aspiration of mana whenua to protect sites of significance and includes a cultural monitoring plan for LINZ to implement. In addition to the above, much of the kōrero heard by the LINZ project team related to the Project was that: - It should operate under the principle of 'do no more harm.' - That water quality through remediation/demolition activities and discharge of contaminants should be managed. - Soil quality should be remediated to enable flora growth/regrowth (leading to re-establishment of any fauna) and be free of contamination. - Protection of heritage, customary practices (fishing, hunting, fauna and flora) was also highlighted in most presentations and discussion by mana whenua representatives.
Examples where Feedback has been incorporated into Project delivery	- The kōrero, presented by mana whenua at the induction, as well as the cultural impacts and risks to cultural values identified by mana whenua provided in the CIA, were used to establish the draft cultural indicators to be incorporated into the MCA. - The following documents prepared as part of this engagement were used for the Phase 1 ground disturbance works and Archaeological Authority Application as a pilot trial - Cultural Induction Training Programme - Job descriptions developed for the Senior Cultural Monitor (Kaumatua) and Cultural Monitor roles. - Cultural Management Plan - Cultural Monitoring Work Plan - The above documents will be used to inform requirements and scope of future contractual engagement for cultural monitoring protocols and appointment of cultural monitors for the delivery of the remedial works. - LINZ and consultants were particularly struck by mana whenua emphasis on the value of land to this largely dispossessed hapū. The historic productivity of the land was reflected in the site-specific contaminant risk assessment, which assumed more home-grown produce than the typical New Zealand rural residential activity. Specific criteria were also derived for historic wetland areas of the Site to protect potential ecological / mahinga kai values.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	- LINZ are committed to implementing a cultural induction and cultural monitoring during the remedial works. To demonstrate this commitment, LINZ has proposed to include a resource consent condition relating to cultural monitoring requirements. It is often also reflected in conditions of the HNZPTA authority once granted. - Formal contractual agreement will be entered into prior to ground disturbance works starting. It is likely this contract will include the materials prepared as part of this trial. Format of the cultural induction for contractors and consultants working onsite will also be established as part of this agreement. - Prior to any demolition / soft stripping of buildings, appropriate tikanga must also be undertaken. LINZ is working with iwi on this at present.

Item	Description
	Site specific Rural Residential remedial standard and managed remedial standard, which set how much soil required remediation, were derived and included in the Site-Specific Risk Assessment report (HAIL Environmental, 2023) to reflect more homegrown produce and ecological / mahinga kai values (further information is provided below in Sections 6.3 and 6.5).

6.3 Project Update Hui

Item	Description
Date	18 Aug 2023
Location	Te Awamutu Library
Objective of Engagement	To provide a further update on works on the site to date, the planned next steps and opportunity for kōrero on the preliminary options for Disposal Options Assessment Report.
Type of Engagement	Inform & Consult
Overview of Information Presented	As the Cultural Induction session was focused on hearing from mana whenua, LINZ committed to begin planning the first hui to provide an update of investigations to date. The hui was scheduled to ensure investigations were complete to a point where a meaningful update could be shared. This hui included presentations from LINZ and consultants engaged to deliver Phase 1 on the following topics and investigations: - A recap of the Project and its objectives – LINZ - Archaeological Assessment – CFG Heritage - Waahi Tapu Investigation – TAR Block Ltd - Disposal Options Assessment – FTL - Including draft MCA Criteria and scores with particular focus on the cultural criteria and associated indicators to seek feedback - Preliminary Site Investigation & Detailed Site Investigation – GHD Ltd - Tier-two (Site Specific) Risk Assessment – HAIL Environmental Ltd - Overview of how the soil guideline values for rural residential remediation standard and managed remediation standard are established. - Consent Process – SLR Consulting NZ Ltd - Included staged approach with applying for a Certificate of Compliance for the aboveground demolition as a permitted activity and resource consents for belowground works. - On-going communications for the Project – LINZ
Feedback key themes of heard from iwi or hapū	- There were questions regarding who the cultural manager for the Project would be following the presentation on the Waahi Tapu investigation and appointment of cultural monitors for Phase 1 pilot trial. - Discussion on the approach of using the MCA and whether Kepa was involved in scoring the options. - Regarding the initial findings of contaminated land investigations, there were questions around what happens if the soil is taken away and what it would be replaced with.

Item	Description
	- There was also discussion around setting the soil guideline values for the site specific risk assessment and what the cultural context was. - Concern was raised over potential for waterways to be impacted during the demolition and remediation works.
Examples where Feedback has been incorporated into Project delivery	The 'do nothing' approach was removed from all options in both the Disposal Options Assessment Report and the Horizontal Infrastructure Assessment Report with the exception the retaining walls in the infrastructure assessment based on earlier engagement and all parties agreeing as such.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	- An Archaeological Authority from HNZPT was sought to undertake geotechnical and soil investigations in two areas of the Site. These were areas where the archaeological assessment found reasonable cause to suspect that previously unrecorded archaeological sites may be present. The archaeological authority to modify or destroy archaeological sites was issued on 14 August 2023 (ref 2024/018). - The soil investigations were completed under accidental discovery protocols as no oversight was required; however, LINZ undertook the works with cultural monitoring in place as per the cultural monitoring protocol, and no unrecorded sites were discovered. A completion report was provided to HNZPT as per the conditions of authority 2024/018 - Beyond the Archaeological Authority, there were no other formal agreements relating to this hui as the intent was to inform attendees about initial findings from the investigations, seek views and feedback on proposed approach to MCA and principles on how the remedial standards would be set and to advise on next steps.

6.4 Disposal Options Assessment Report & Horizontal Infrastructure Assessment Report Engagement

Item	Description
Date	June 2023 – September 2023
Location	Multiple virtual hui with both TNN and mana whenua
Objective of Engagement	To meet the requirements of paragraph 9.11 of the THDSP and the communication and engagement process (paragraphs 16 to 28) set out in the Memorandum of Understanding with TNN. To inform and consult with mana whenua on Horizontal Infrastructure Assessment report as this was not available at the time of the 18 Aug hui and to inform mana whenua that the preferred option for the disposal option assessment was to dispose of non-recyclable demolition waste in existing landfills offsite.
Type of Engagement	Inform, Consult & Co-Design
Overview of Information Presented	LINZ shared copies of the two options analysis that would be used to inform recommendations to joint-Ministers:

Item	Description
	- Horizontal Infrastructure Assessment Report, FTL 2023 - Disposal Options Assessment, FTL 2023 Given the length and technical nature of the assessments, additional material was prepared and presented in several formats to make the information more accessible. This includes a summary sheet for each report and an ArcGIS StoryMap (LINZ and FTL, 2023). LINZ also arranged virtual hui with the lead engineer, Dr Sean Finnigan, to give TNN and mana whenua the opportunity to ask questions about the investigations and provide any feedback or views.
Feedback key themes of heard from iwi or hapū	- The Deed acknowledges that it is the governance entity's preference that no new disposal site(s) be located on any Tokanui Hospital deferred selection property (Clause 9.10). The CIA also does not support the construction of a new disposal site at Tokanui. Further, it states: <i>"It is imperative that LINZ adopt the principal of 'do no more harm' regarding the remediation and demolition of the former Tokanui Mental Hospital site."</i> These views were recorded in the report. - The CIA records the preferred option as Option 2 and describes potential impacts and risks to cultural values. - Information obtained from the CIA, the cultural induction and the Waahi Tapu Investigation and Cultural Induction Summary (TAR, 2023) as well as feedback and views heard at the 18 Aug 2023 hui were used to inform both assessments. - Virtual hui were held with mana whenua on 13 July 2023 (attended by persons LINZ understand to represent Ngāti Paia and Ngāti Ngutu) and 10 July 2023 (attended by persons LINZ understand to represent Ngāti Paretekawa) to discuss the investigation approach, the assessment criteria and how the hybrid MCA was used to score options, and the recommended options for each asset grouping. The preferred options for both the disposal and horizontal infrastructure were supported by those attending the 13 July meeting. There was support noted at the 10 July meeting for the use of the Mauri model being appropriate for environmental indicators and a request for further information on why LINZ is using this sort of model. - Mana whenua supported the offsite disposal of the waste material. There was also support for the level of infrastructure being removed from Site. This reflected both cultural values and practical knowledge of the Site ground conditions. - TNN engaged WSP Ltd to undertake a peer review of the Horizontal Infrastructure Assessment Report (WSP, 2023). Following review, WSP <i>"agrees with the recommendations made in the HIA and believe that sound decisions and reasoning has been used to arrive at the recommendations,"</i> however, recommended that the removal depths proposed be increased by 100 – 200 mm below ground level (bgl) and that manholes be removed to 1m bgl.
Examples where Feedback has been incorporated into Project delivery	- Following the peer review of the Horizontal Infrastructure Assessment report undertaken by WSP, at LINZ's direction, FTL adjusted and re-evaluated the options being considered based on their request. This included the addition of a fifth option, Option 1C, for Ministers to consider. On balance of the two shortlisted options, LINZ then recommended the option preferred by iwi to the joint Ministers. - Regarding the Disposal Options Assessment, offsite disposal was the preferred option and was primarily controlled by the cultural criteria and the impact construction of a new disposal site onsite would have on the

Item	Description
	cultural indicators. LINZ recommended to joint Ministers that all non-recyclable demolition waste should be disposed of in existing landfills, offsite.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	• Formal agreement from joint-Ministers on the extent of horizontal infrastructure to be removed is provided in <i>BRF 23-424 Tokanui Hospital: Decisions on scope of works</i> (LINZ, 2023). • As part of the same briefing, joint-Ministers also agreed that all non-recyclable demolition waste would be disposed of in existing landfills, offsite.

6.5 Contamination & Closed Landfill Investigations Hui

Item	Description
Date & Time	13 December 2023, 10:00 – 12:30
Location	Te Awamutu Library
Objective of Engagement	To present the soil investigation findings, to discuss the remedial strategy and overarching principals, and to explain how they will be incorporated into the remedial options report and then the remedial design.
Type of Engagement	Inform, Consult & Collaborate
Overview of Information Presented	With the first two workstream decisions confirmed by Ministers, the focus of this hui was on the contaminated land investigations and the findings of the intrusive landfill investigation. This hui included presentations from LINZ, HAIL Environmental and FTL on the following topics and investigations: • PSI Recap & DSI Preliminary Findings ○ Recap on locations of potential sources of contamination • Intrusive Closed Landfill Investigation Findings ○ Some areas have non-compliant capping (i.e., inadequate thickness and/or permeability) and/or topsoil cover in relation to the approved resource consent for the landfill site. This will tend to increase leachate generation from direct rainfall onto the landfill. ○ The landfill does not have a leachate collection system, so the leachate will flow through the landfill to the groundwater table, while the lack of landfill base and side liners and groundwater subsoil drainage allows groundwater to come into direct contact with buried refuse in some locations. ○ Together, these factors mean that groundwater passing through the landfill contains some elevated contaminants from direct refuse contact and leachate ingress, with the groundwater flowing into the Wharekōrino Stream. Elevated boron levels are present in the groundwater and stream, which are still occurring in 2024, albeit

Item	Description
	within ANZECC 95% freshwater protection and long-term irrigation trigger values in the stream. • Site Specific Risk Assessment Report Overview ○ Including overview of the remedial strategy and discussion to help guide establishing the overarching principles that will be used to derive the site specific remedial standards. ○ Discuss how the principles will be incorporated into the remedial options and used to inform the remedial design. • Next Steps ○ Including finalisation of the Site Specific Risk Assessment report, development of remedial options that will inform remedial design and an update on the demolition work programme.
Feedback key themes of heard from iwi or hapū	• Concerns were raised regarding asbestos throughout the Site and whether residents should be worried about dust while the demolition contractors are undertaking the removals. • The traditional names of various wetlands/swamps and topographical features on Site were noted. • Commentary was provided around the destruction of wetlands in the 1980's when the culverts were put in and pushed the water back. Previously, there were swamps everywhere. • There were some discussions regarding the future plans of Maniapoto and TNN for the Site; but all agreed that the focus is working together on remediation of the land. • There was interest to see which buildings had higher levels of soil contamination. • Discussion around the prospect of LINZ building a cleanfill recycling station for mana whenua as a local employment opportunity. <i>LINZ advised this is outside its remit and that it does not want to be taking material to landfill if we don't need to – diversion from landfill \ will be at the forefront of LINZ considerations when procuring the demolition contractor.</i> • Kaumatua noted the kauri floors and did not want to see them go to waste.
Examples where Feedback has been incorporated into Project delivery	• The hui was held in advance of finalising the Site Specific Risk Assessment report so that any additional views on the remedial standards could be incorporated into the report because the assessment sought to recognise Ngāti Maniapoto values, and those of the tangata whenua for the Site in particular. In establishing the remedial standards, the overall objective has been to derive values that are as low as practicable, but no lower than necessary considering these specified future uses. • Based on engagement with mana whenua to date, remedial standards were derived that are more conservative than the NES-CS⁷ requires in the rural residential context to pose minimal risk to food production, to people who live on the land, and to soil quality to reflect more produce that may be grown on the land. Further, additional standards beyond required in the Deed were developed to be applied in relevant parts of the block which seek to protect water quality and wetland values including the associated mahinga kai (traditional value of food resources and their ecosystems).

⁷ Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations, 2011.

Item	Description
	- Recycling opportunities and diverting waste to landfill continue to be key project objectives and will be included in later tender documents to LINZ panel of demolition contractors. - Controls to manage asbestos, potential for dust generation, and sediment run off will be managed through relevant plans (such as an Erosion and Sediment Control Plan (ESCP)) which will be provided as part of resource consent applications and will be proposed as consent conditions.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	- No formal written agreement relating to this hui was made between LINZ and mana whenua as the intent was to inform attendees about initial findings from the contaminated land and close landfill investigations, seek views and feedback on how the remedial standards would be derived and to advise on next steps. - However, the remedial standards definitions were confirmed following verbal feedback received at the hui and the Site Specific Risk Assessment Report was finalised. Confirmation of these standards is notable because they are used to determine the extent of contaminated land requiring remediation under the Deed. As stated above, the remedial standards LINZ are adopting are more conservative than NES-CS regulations require. This means LINZ will be remediating more of the Site than if the standard approach under contaminated land regulations was implemented.

6.6 Remedial Options Report Hui

Item	Description
Date & Time	In Person: 30 April 2024 Virtual: 21 May 2024
Location	In Person: Kihikihi Town Hall Virtual: MS Teams
Objective of Engagement	To present the preliminary soil remedial options on management of contaminated soil identified at the Tokanui Hospital site.
Type of Engagement	Inform, Consult & Collaborate
Overview of Information Presented	Following engagement in December, where an overview of the remedial strategy and overarching principles were presented and views/feedback on how remedial standards derived, HAIL Environmental and FTL developed remedial options for management of contaminated soil in accordance with the Deed. This hui was solely focused on presenting the preliminary remedial options to allow for questions, views and concerns to be discussed to be incorporated into scoring. This hui included a presentation from LINZ, HAIL Environmental and FTL on the following topics. - Recap of earlier investigations - Site Specific Risk Assessment

Item	Description
	- Contaminated Soil Volumes - Remedial Options Report - Options development - Options Assessment – including works relating to the closed landfill - Next Steps and update on demolition In addition to the presentation, laminated site plan drawings showing relevant findings from the investigations were passed around the room and attendees were advised they could take copies away. There was good discussion underway at the in-person hui; however, the kōrero was rushed due to insufficient time allocated for the hui. As such, a subsequent virtual hui was offered to further discuss the remedial options on management of contaminated soil identified onsite. The hui was held via MS Teams on 21 May with the focus on two shortlisted options, however the same presentation from the 30 April hui was shared on the screen.
Feedback key themes of heard from iwi or hapū	- Question was raised around whether LINZ would lodge the application through the Government's Fast Track Bill – LINZ confirmed there was no intention of this process being used. - There was interest in whether LINZ was undertaking soil sampling of the neighbouring AgResearch land to compare between the Site for baseline. HAIL Environmental advised that it is probable for large portions of the Site to be less contaminated than the AgResearch site due to fertiliser use and industrial agrichemical use/testing. One attended noted they were aware of some activities being undertaken on the hospital site – FTL subsequently confirmed locations with the individual to determine whether these locations had been sampled - Off-site disposal of contaminated soil was the preferred option voiced at the hui. - It was questioned whether mana whenua could be involved in the procurement of the demolition contractor to assess their responses from a cultural / kaitiaki point of view. - There were further questions relating to the demolition works and how it would be managed to not spread more contamination. - When the remedial options were presented, there were several questions / concerns relating to topsoil being brought into the Site, compaction levels and potential for cavities and later subsidence. - Mana whenua thought that it had been agreed that the preferred option was for all contamination to be removed offsite. LINZ clarified that was related to non-recyclable demolition waste and that these options relate to the management of contaminated soil, which have different requirements under the Deed. - The question was asked who has authority to give permission to do any of the options and whether this was a tick-box exercise. - Strong support of the hybrid MCA approach to the assessment of options was voiced in the follow up hui.
Examples where Feedback has been incorporated into Project delivery	- LINZ are investigating various opportunities for mana whenua representatives to be involved in the procurement process and what implications this may have and how they could be managed (e.g. managing conflicts of interest). - Following the 30 April hui, based on strong opposition from mana whenua to leave contamination onsite at the hospital, LINZ removed

Item	Description
	several of the remedial options presented which included remedial methodologies that involved leaving contamination onsite (soil reuse, soil blending and construction of a containment cell in a managed area). • The proposal of utilising the closed landfill give LINZ the opportunity to undertake significant work to replace the landfill cap with a geotextile that will stop rainwater from entering the landfill, contributing to leachate generation and reducing impacts to the Wharekōrino Stream. This option also includes installing a groundwater diversion trench. • The preferred option includes shifting fill/refuse material from area currently outside the closed landfill consents into the consented landfill area and includes removal of isolated medical waste from the consented landfill area to an appropriate landfill offsite. • Excavated material from this area to be beneficially reused as backfill in the main hospital complex demolition and remediation works, reducing the need to import foreign soils onto the Site. • Following all intrusive works to the closed landfill, improved capping of the entire landfill will be undertaken to enable greater protection of the Wharekōrino Stream by eliminating rainwater getting through the existing cap and generating leachate.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	• LINZ welcomed written and/or verbal feedback on the proposed remedial options presented at the two hui, however no additional feedback outside of what was recorded at the hui was provided. • Demolition Management Plan and numerous other documents supporting the resource consent application, such as the ESCP, have been drafted to manage potential impacts generated from the demolition and earthworks.

6.7 Closed Landfill Options Report Hui

Item	Description
Date	23 July 2024
Location	Tokanui Hospital Closed Landfill & Site Office
Objective of Engagement	To discuss the refined remedial options and to give a better understanding of proposed closed landfill repair and enhancement works.
Type of Engagement	Inform & Consult
Overview of Information Presented	This hui built on the Remedial Options Report hui and kōrero but with a focus on how LINZ proposed to link the demolition and remediation work to proposed repair and upgrade works at the closed landfill. To assist in attendees' understanding of what would be involved, the hui started with a site walkover at the closed landfill, so LINZ was able to show the location of the closed landfill and show key examples of features and current issues. LINZ were then able to describe and show where the proposed repair and

Item	Description
	upgrade works would take place that would help reduce the current environmental impacts of the landfill. Following the walkover, all attendees entered the Site to continue the discussion in a quieter setting with kai provided. This was to ensure all questions and views/feedback on the preferred remedial option for both the contaminated land and the close landfill long-term management strategy workstreams to be heard and answered. No formal presentations were made, however, info sheets about the preferred options being proposed were provided in advance of the hui. In closing the hui, LINZ provided an overview of next steps in the lead up to the resource consent application deadline. This included finalisation of the Remedial Options Report and Disposal Site Repair and Upgrade Works Report, plans/drawings of the preferred options to be completed and final consent requirement assessment to inform draft AEE's for lodgement to councils, as well as finalisation of the Archaeological Assessment to support the application to HNZ for Archaeological Authority.
Feedback key themes of heard from iwi or hapū	• Some comments appeared to support the improvements being made to the landfill, but overall, the feedback did not support the disposal of the contaminated soil in the landfill as it is not 100% 'clean' or the landfill remaining in general. • A key message was regarding the procurement of the demolition contractor was that tangata whenua are interested in opportunities available for employment and upskilling, as well as involvement in cultural monitoring and cultural inductions.
Examples where Feedback has been incorporated into Project delivery	• The proposed improved capping will also address several identified issues with the existing landfill which had been raised as areas of concern from iwi and mana whenua, largely in relation to protection on water quality and improvement of ecosystems to support flora and fauna regrowth. • LINZ has been clear that the lead demolition contractor must be from the LINZ Demolition Panel and Government rules of sourcing must be followed. • As with the previous hui, LINZ continue to investigate various opportunities for mana whenua representatives to be involved in the procurement process and what implications this may have and how they could be managed (e.g. managing conflicts of interest). Discussion with TNN in this regard were undertaken following this hui.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	• The Deed requires LINZ on behalf of the Crown to maintain valid land use consents for the landfill at all times. It also requires the Crown to remain compliant with these consents. There are currently minor non-compliances with regard to the landfill cap thickness, however, the full suite of repair and upgrade works proposed with the preferred option in relation to the closed landfill far exceed what LINZ must do to remain compliant with the Deed and the existing land use consents require, and better addresses concerns raised by TNN and mana whenua. • While no written endorsement has been received from iwi in support of the LINZ preferred option, LINZ consider the preparation of the resource consent application and all associated plans and drawings a written commitment that the Crown will exceed the terms of the Deed, should resource consent be granted to implement LINZ preferred option to repair and upgrade the closed landfill. • A draft updated Aftercare and Monitoring Plan has also been prepared for the closed landfill, based on the preferred repair and upgrade works

Item	Description
	being completed. This will be provided to TNN and mana whenua and intended to be a condition of consent LINZ must adhere to as part of the ongoing requirement to comply with all consents relating to the closed landfill LINZ welcomed written and/or verbal feedback on the proposed remedial options presented at the two hui, however no additional feedback outside of what was recorded at the hui was provided.

6.8 Archaeological Authority Application Hui

Item	Description
Date & Time	Session 1: 13 November 2024, 12:00 – 14:30 Session 2: 21 November 2024, 16:00 – 18:00
Location	Session 1: LINZ Hamilton office, Level 3, 65 Bryce Street, Hamilton Session 2: Te Awamutu Library meeting room
Objective of Engagement	To present the Archaeological Assessment prepared to support the application for the Archaeological Authority from Heritage New Zealand Pouhere Taonga to ensure mana whenua have had an opportunity to be informed about the effects to archaeology, to meet the intended Section 45 approved archaeologist as per the requirements of the HNZPT Act (2014), and record any feedback for tikanga specific to archaeology (if any) prior to the application being lodged.
Type of Engagement (from Te Arawhiti)	Inform & Consult
Overview of Information Presented	A copy of the Archaeological Assessment was sent via email on 7 November 2024. A slideshow summarising the assessment was prepared will be shared alongside any written response provided by LINZ and/or the archaeologist following the two sessions.
Feedback key themes of heard from iwi or hapū	Session 1 had one uri of Maniapoto attend with a series of written pātai and whakaaro about the assessment, intended archaeological management, personnel, and tikanga during any archaeological process. These were verbally addressed, and it was agreed that these would be responded to in writing to ensure this is recorded. Questions and comments were centred around how iwi Māori are involved in the archaeological process, and specifics around any potential previously unrecorded kōiwi tānagata and taonga. Session 2 had not occurred at the time this report was finalised.
Examples where Feedback has been incorporated into Project delivery	The paatai and whakaaro are documented from the representative and the intended response (once project delivery starts) will be presented to HNZPT as part of the application. HNZPT can, and regularly require, that authority holders (LINZ), adhere to these tikanga; and, aside from basic Health and Safety requirements, ensure these are achieved. LINZ will be

Item	Description
	therefore legally required to meet the tikanga expectations regarding archaeological management. • Meeting the archaeologist was a wish for the representative and this was done on the day of the hui. • The representative requested semi-regularly updates about the Project during delivery, perhaps by email, and LINZ expressed a verbal agreement to doing this. • The representative indicated that Session 2 would likely be a less straightforward kōrero.
Examples where outcomes arising from engagement or the approach to engagement been agreed or formalised in writing or otherwise	• Session 1 feedback was provided by the attendee in writing to LINZ in table format. LINZ intend to respond to this as well as any written feedback received from Session 2, which is yet to occur. • As noted above, LINZ verbally agree to provided semi-regularly updates about the Project during delivery. The method and frequency for these updates will be confirmed early-2025.

7 Outcome of the Engagement

It was the intent of LINZ to ensure engagement at key points during Phase 1 of the Project to ensure meaningful engagement would guide the investigation findings and extent of works. The cultural induction established, for everyone involved in the Project, the importance of the Site and its wider cultural context. Each subsequent engagement was timed to allow presentation of investigation, but prior to selection of preferred option to allow for informed and meaningful input.

This was deliberate to ensure transparency and flexibility were maintained so the methodology for the final scope of works could be adapted as Phase 1 investigations progressed and more information was obtained on the condition and extent of work required on the Site. The information shared with the Project team by iwi and mana whenua was invaluable and critical in deciding the preferred option for each workstream. This, in turn, has informed the final scope and methodology of works and ultimately which resource consents were required for the demolition and remediation works and the existing disposal site

The full option assessment and rationale for the selection of the each workstream's preferred option is documented in the relevant option assessment reports. The subsections, below, are therefore focused on LINZ requirements as the Project moves into Phase 2, Consenting and Permitted Activity Delivery.

7.1 Resource Consent Applications

In accordance with the requirements of the Deed, LINZ is now applying for the necessary resource consents to remediate the contaminated soil identified at the Site and to remove the agreed extent of horizontal infrastructure.

Two resource consent applications are being jointly made to Waipā District Council and Waikato Regional Council:

- The first application is for the substantial remediation works across the main hospital site west of the Wharekōrino Stream, to return the Site to vacant land that is suitable for rural and rural residential activities, referred to as the **Remediation Application**;
- The second application is for a discrete package of works to the closed landfill on the eastern portion of the site, referred to as the **Landfill Upgrade Application**. LINZ preferred option is for the disposal of contaminated soil from the main hospital site is to utilise this existing landfill and undertake enhancement works to the landfill at the same time. However, LINZ if required can dispose of the contaminated soil at an approved facility offsite, therefore the Remediation Application does not rely on the Landfill Upgrade Application.

Extensive iwi consultation has been undertaken in relation to the Project over a number of years; however, there are several interested parties, and no formal endorsement of either the Remediation Application or the Landfill Upgrade Application has been provided. Conditions have been proffered with both consents that respond to concerns set out in the CIA and subsequent engagement that will provide mitigations and ongoing involvement of TNN and/or mana whenua.

Given the importance of the Site to iwi and hapū, LINZ is requesting to Waipā District Council and Waikato Regional Council that both applications are limited-notified to iwi and hapū to ensure they have the opportunity to identify any additional cultural effects that are not already recorded in the CIA, further engagement and/or are not accounted for by the proffered consent conditions in response to the CIA recommendations.

7.2 Archaeological Authority Application

LINZ intends to apply for an archaeological authority from Heritage New Zealand Pouhere Taonga for works onsite. Under Section 46 of the HNZPTA it is required that applicants “consult with tangata whenua or Moriori”. The chosen archaeologist under Section 45(2b i and ii) requires it “has the requisite competencies for recognising and respecting Māori values; and, has access to appropriate cultural support.” These in essence require tangata whenua are aware of the archaeological effects, are comfortable with the proposed archaeologist, and part of the archaeological process as they see fit.

It is a common condition in archaeological authorities that the authority holder allow tikanga to be carried out as tangata whenua see fit during any archaeological works. The application made to HNZPT will include all consultation relevant to the archaeological authority and note any specific tikanga requirements if they are outlined by iwi Māori before the application is made.

7.3 Permitted Activity Delivery

A Certificate of Compliance (CoC) (ref PG/0067/24) has been issued for the removal of all above ground infrastructure (buildings). As previously noted, following consultation all non-recyclable building waste will be removed from the Site and disposed of at an appropriate landfill.

In addition, while these works could be carried out at any time, LINZ will delay works to the extent practicable to ensure that iwi and/or mana whenua have the opportunity to undertake the appropriate tikanga, such as karakia, prior to any works commencing.

8 Conclusions

This report has detailed the ways mana whenua and iwi views have been captured and implemented directly into the Project delivery. A part of the Project, a novel 'hybrid' approach to options assessments following principles of international approaches to sustainable remediation (which may be viewed as a 'traditional' western science approach) that only considers social, economic and environmental criteria was developed. This hybrid approach included the establishment of cultural criteria and indicators as a standalone criterion developed to reflect cultural values and assess potential impacts on each cultural indicator.

All engagement and kōrero with interested parties were used to inform the cultural assessment criteria and subsequent analysis of options. This enabled the development of an MCA that was better suited to Aotearoa New Zealand, elevating cultural considerations to a higher position in the analysis of options undertaken for each workstream. The approach to incorporating engagement throughout the delivery of Phase 1 opposed to the end has also enabled LINZ to identify cultural sensitivity areas (which differ from archaeological areas) and include cultural considerations, tikanga, and greater protection of culturally important aspects of the Site including wetland areas, waterways, ecology, flora, fauna and productive soils.

Applying this methodology and approach has resulted in the preferred option for remediation of contaminated soils identified during Phase 1 will exceed the requirements of the Deed as it is intended that all of the Site will meet the Site Specific Rural Residential standards, apart from the close landfill which is exempt from this requirement. However, LINZ will also exceed the requirements of the Deed regarding the close landfill as substantial repair and upgrade works are proposed to be undertaken in conjunction with

the Project rather than LINZ simply maintaining compliance with the existing disposal consents.

LINZ intend to continue and further develop the relationships and engagement that has occurred in the Project scope development into the delivery of works, as indicated by the proposed consent conditions. It is hoped that the foundations that have been created in engagement to date ensures no more harm to the whenua and this land can be successfully offered for future use by Ngāti Maniapoto.

9 Assumptions and Limitations

This document records, with all due care and in good faith, a summary of engagement, process and outcomes to date. It is not intended to record in detail every piece of correspondence or kōrero and it does not preclude ongoing engagement through the remainder of the Project. Any inaccuracies are unintentional and LINZ welcome feedback if any party feels corrections are required.

10 References

Fraser Thomas Ltd. (May 2023). *Former Tokanui Hospital Demolition and Remediation Disposal Options Assessment Report*.

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LINZ. (December 2022). *BRF 23-169: Tokanui Hospital: Decision-making process*.

LINZ and Fraser Thomas Ltd. (July 2023). ArcGIS StoryMap: *Former Tokanui Hospital Horizontal Infrastructure Assessment: Demolition and Remediation Report*.
<https://storymaps.arcgis.com/stories/d14604968edf4948877d8ee624301030>

LINZ. (August 2023). *BRF 24-424: Tokanui Hospital: Decisions on scope of works*.

Sustainable Remediation Forum – UK. (July 2020). *Supplementary Report 2 of the SuRF-UK Framework: Selection of Indicators/Criteria for Use in Sustainability Assessment for Achieving Sustainable Remediation*.

TAR Block Ltd. (December 2021). *Cultural Impact Assessment: Pokuru 1B - Former Tokanui Hospital Campus*.

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Toitū Te Whenua Land Information New Zealand. (October 2023). *Māori Engagement Guidelines*.

Te Arawhiti. (no date). *Guidelines for Engagement with Māori*.

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WSP Ltd (July 2023). *Review of the Horizontal Infrastructure Assessment Report on the Former Tokanui Hospital Site*.

APPENDIX A: Memorandum of Understanding

TE NEHENEHENUI

and

TOITŪ TE WHENUA, LAND INFORMATION NEW ZEALAND

MEMORANDUM OF UNDERSTANDING

IN RELATION TO

REMEDIATION AND DEMOLITION OF THE FORMER TOKANUI HOSPITAL SITE

Date: 4 March 2022

MEMORANDUM OF UNDERSTANDING IN RELATION TO THE REMEDIATION AND DEMOLITION OF THE FORMER TOKANUI HOSPITAL SITE

Between TOITŪ TE WHENUA, LAND INFORMATION NEW ZEALAND (“LINZ”)

And TRUSTEES OF TE NEHENEHENUI the post-settlement governance entity of Ngāti Maniapoto (“TE NEHENEHENUI”)

Together “the Parties”

PURPOSE

1. This Memorandum of Understanding (“**MoU**”) concerns the former Tokanui Hospital site (76.9 hectares, approximately, being Part Section 1 SO 44852 as shown as areas 1, 2, 3 and 4 on the map “Tokuani Hospital deferred selection properties” in Appendix One, subject to survey) (“the **Site**”) and provides a consultation and engagement process for the Parties to work together to facilitate the successful completion of the demolition and remediation project to the standards set out in the Maniapoto Deed of Settlement of Historical Claims dated 11 November 2021 (“the **Deed**”).
2. This MoU commences on the date of execution by the Parties and shall terminate upon the issue of final completion notices (as described in the Deed).
3. This MoU outlines the roles, relationship, accountabilities, responsibilities and expectations of the Parties.

BACKGROUND

Why the Site is important to Maniapoto’s Treaty Settlement

4. The Site is of great significance to Maniapoto. The Waitangi Tribunal’s Te Mana Whatu Ahuru Report on Te Rohe Pōtae Claims describes the cultural significance of the Tokanui site to Maniapoto, and the hurt the Crown’s compulsory acquisition of the Site caused. This included the loss of their tūrangawaewae, the destruction of wāhi tapu including ancestral burial sites, and the loss of resources and opportunities for economic development.
5. The Site is part of 1,194 hectares of Māori land taken under the Public Works Act in 1910 for the Tokanui Hospital. This was by far the largest public works taking in the Maniapoto rohe and was strongly opposed by Maniapoto. The Crown has acknowledged that acquisition of the land was a Treaty breach.
6. In 1999, the Site was transferred into the Treaty Settlements Landbank to be used as redress to settle historical claims. Many of the buildings remain and have become a health hazard. As a result these buildings require controlled demolition and remediation work.

How this MoU relates to the deed of settlement

7. The Deed includes the Site as Deferred Selection Property (“**DSP**”) redress available to Maniapoto.

8. Under the Deed the Crown must complete the demolition and remediation of the Site before Te Nehenehenui can exercise its right to purchase all or part of the Site as a DSP.
9. The Deed allows the Crown, subject to Ministerial approval, to retain any horizontal infrastructure or create a new waste disposal site on the Site.
10. The Deed sets out requirements for Te Nehenehenui to be consulted with and its views to be taken into account as part of the demolition and remediation works. This includes consultation on what horizontal infrastructure is to be retained, and the creation of any new waste disposal sites. The level of demolition and remediation will be subject to Ministerial decisions, and LINZ will present Te Nehenehenui's views to Ministers for consideration as part of this decision-making process.
11. This MoU sets out relationship principles and communication processes to facilitate this consultation about demolition and remediation works on the Site.

RELATIONSHIP PRINCIPLES

12. LINZ and Te Nehenehenui agree to communicate and engage to achieve the purposes of this MoU in good faith based on the following relationship principles:
 - a. working in a spirit of co-operation;
 - b. operating a 'no surprises' approach;
 - c. acknowledging that the relationship is evolving, not prescribed;
 - d. recognising and respecting the independence of the Parties and their individual mandates, roles and responsibilities; and
 - e. recognising and acknowledging that parties benefit from working together by sharing their vision, future plans/development, knowledge and expertise for the Site.

TE NEHENEHENUI'S ROLE

13. Te Nehenehenui will:
 - a. consider information from LINZ on any proposed horizontal infrastructure to be retained, any proposed new disposal sites and timing for demolition and remediation works and respond within reasonable and agreed timeframes; and
 - b. respond to LINZ within reasonable and agreed timeframes to notification of any submissions relating to an application for resource consent to undertake the remedial or demolition works, or notification of any incidents or issues or discovery material that could be culturally sensitive uncovered during the course of the work; and
 - c. represent the views of Maniapoto iwi, hapū and whānau.

LINZ'S ROLE

14. LINZ will continue to manage the Site between now and the transfer of all or part of the Site to Te Nehenehenui.
15. LINZ will:

- a. manage all demolition and remediation of the Site in accordance with the conditions outlined in the Deed and in the most efficient way possible;
- b. manage in all respects its relationship with all contractors undertaking remedial works on the Site;
- c. keep Te Nehenehenui up to date and aware of:
 - i. notification of any submissions relating to an application for resource consent to undertake the remedial or demolition works;
 - ii. notification of any incidents or issues or discovery material that could be culturally sensitive uncovered during the work.
- d. meet its statutory and legal obligations as a land owner.

COMMUNICATION AND ENGAGEMENT PROCESS BETWEEN PARTIES

- 16. The Parties will maintain effective and efficient communication with each other through:
 - a. meetings and discussions as needed and mutually agreed from time to time;
 - b. providing each other with key contacts set out in paragraph [35] (“Key Contacts”) who will act as a liaison persons for their respective organisations;
 - c. informing their respective staff and other relevant persons of the contents of this MOU and their responsibilities under it.
- 17. The Parties recognise that different levels of engagement are appropriate at different times. Where possible, engagement between the Parties will be arranged so it will be between people at a similar level of responsibility.
- 18. Te Nehenehenui and LINZ will work together in good faith and in a manner which encourages good communications. The relationship between the Parties will be the responsibility of senior management and the Key Contacts under this MoU.
- 19. The process for engagement on demolition, remediation and works; horizontal infrastructure, and any proposed new disposal sites is detailed in stages set out in paragraphs [20] to [24].
- 20. **Stage One:** Consistent with the Deed, LINZ will:
 - a. notify Te Nehenehenui in writing of any proposed horizontal infrastructure to be retained, any proposed new disposal site, and timeframes for demolition and remediation works; and
 - b. will agree to a reasonable timeframe for Te Nehenehenui to provide its views in writing on the matters outlined in paragraph 20(a), noting that Te Nehenehenui may choose to discuss any matter with the Maniapoto iwi, hapū and whānau, and may request that LINZ discuss these matters with the Maniapoto iwi, hapū and whānau.
- 21. **Stage Two:** Te Nehenehenui, will provide LINZ with its views in writing on the matters notified under matters outlined in paragraph 20(a) and within the agreed timeframe for response.
- 22. **Stage Three:** LINZ will respond to Te Nehenehenui in writing confirming:
 - a. LINZ’s understanding of the views of Te Nehenehenui;

- b. how LINZ will take into account those views; and
 - c. whether LINZ requires any further response from Te Nehenehenui and when a response must be received.
23. **Stage Four:** LINZ will present Te Nehenehenui's views to joint Ministers before joint Ministers make a decision on any of the matters outlined in paragraph 20(a), as specified in the Deed.
24. **Stage Five:** LINZ will:
- a. advise Te Nehenehenui of joint Ministers' decision and **confirm** details of the horizontal infrastructure to be retained and details of any new disposal sites; and
 - b. together with Te Nehenehenui, arrange a series of hui for the purposes of updating the Parties of the progress of the works and to advise Te Nehenehenui of upcoming planned works and to identify relevant issues; and
 - c. for the purposes of these hui, provide Te Nehenehenui with a draft agenda and a written update of matters in advance of the hui; and
 - d. provide provide Te Nehenehenui with an opportunity to respond in writing with any additional agenda items.
25. The progress hui will occur quarterly or at alternative frequency as mutually agreed. Under the relationship principles of this MoU, the Parties will use best efforts to resolve any differences through the above process.
26. If differences cannot be resolved, the matter will be escalated to the next level of responsibility in both organisations, as specified in the Key Contacts.
27. The Parties can agree to review and varied the process to communicate and engage with each other. Any such variation in the process will be recorded by email or letter between the parties and appended to this MoU.
28. Te Nehenehenui is not excluded from participating in any resource consenting or similar external processes to advocate for their position on an issue, however they will do so taking into account the relationship principles and notice requirements of this MoU.

ACQUISITION OF PART OF THE SITE

29. LINZ is seeking acknowledgement and acceptance of the residual adverse effects with respect to any areas of land transferred in advance of the demolition and remediation works. This is detailed in clause 9.30 of the Deed headed "Interests Required".
30. The methodology for the demolition and remediation works has yet to be determined. Regarding any areas of land transferred in advance of the completion of the demolition and remediation works, LINZ seeks full cooperation in regard to access through these parcels of land.

NOTICES

31. The Parties will promptly notify each other of any information or change of circumstances they become aware of that may affect either party in areas relevant to their respective responsibilities under this MoU. In this event, the Parties shall work together to agree appropriate solutions.

32. Unless otherwise agreed by both Parties as to the required method of notification, notification shall be in writing or by email to the Key Contacts.
33. If the Key Contacts changes in either Party, the other party will be informed of the new contact person in writing, and there should be a handover process so the new person can settle into the role.

COUNTERPARTS

34. This MoU may be signed in counterparts (including electronic or scanned counterparts) which together shall constitute one agreement binding on the parties, notwithstanding that the parties are not signatories to the original or same counterpart. The parties agree that this MoU may be signed electronically using a secure signing method.

KEY CONTACTS

35. Key Contacts between Parties are:

LINZ Contacts

Name: Sonya Wikitera
Title: Head of Crown Property
DDI: 04 7839 9448
Email:swikitera@linz.govt.nz

Name: Matthew Bradley
Title: Project and Hazard Management Delivery
Team
DDI: 03 741 4156
Email: MaBradley@linz.govt.nz

Te Nehenehenui Contacts

Name: Bella Takiari-Brame
Title: Chair
DDI: 027 534 0042
Email: bella@luana.co.nz

Name: Steven Wilson
DDI: 07 878 6234
Email: office@maximize.co.nz

EXECUTION

This Memorandum of Understanding is signed on behalf of:

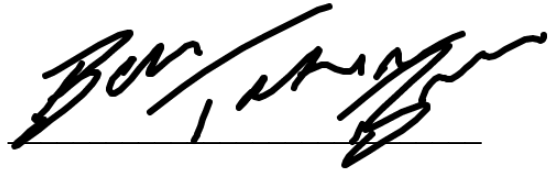
Land Information New Zealand
by:

and

Te Nehenehenui
by:



Gaye Searancke
Chief Executive
Land Information New Zealand

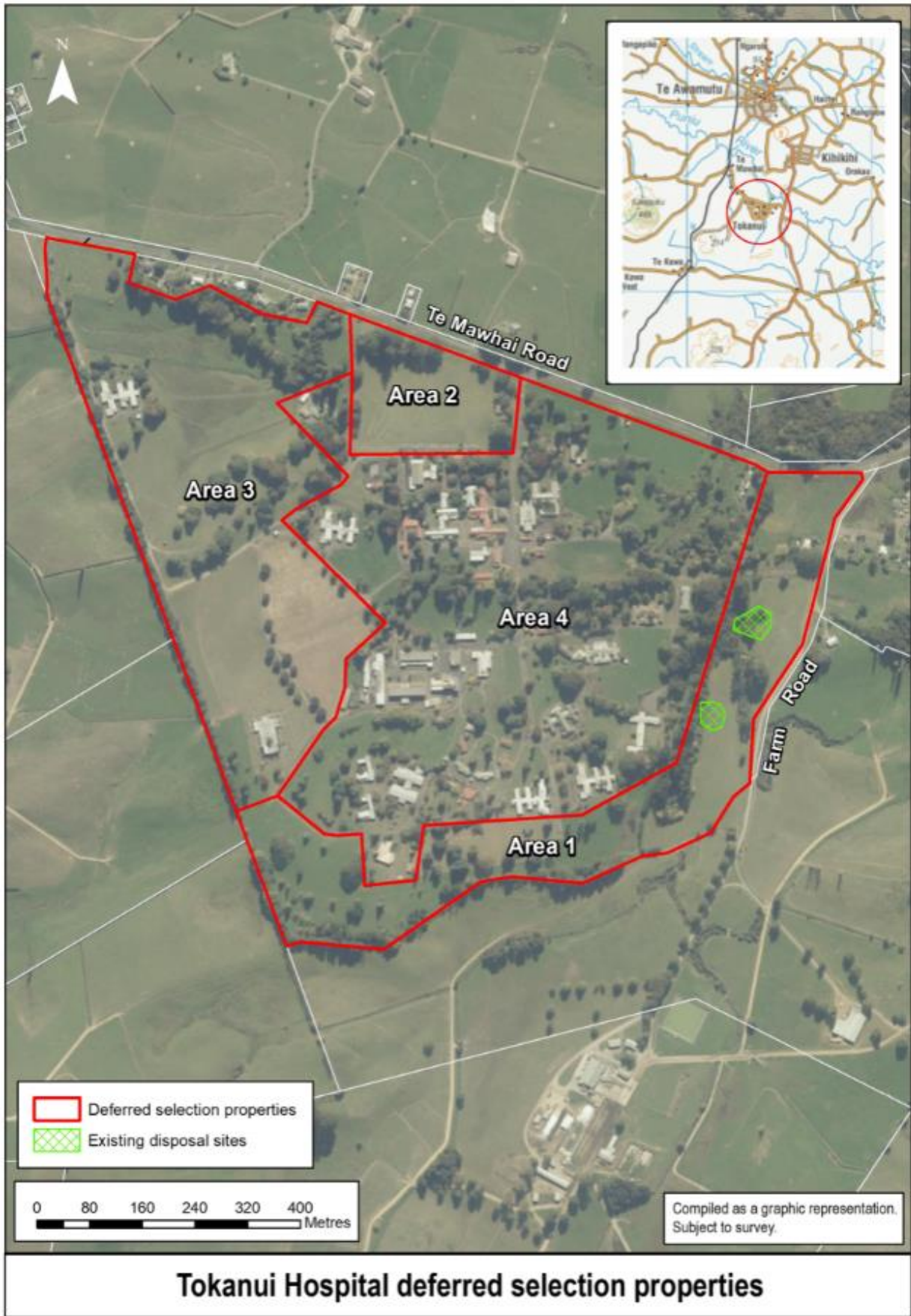


Bella Takiari-Brame
Chair
Te Nehenehenui

Date 04 March 2022

Date 28 / 02 / 2022

Appendix One: Tokanui Hospital deferred selection properties



APPENDIX B: Engagement Register

Date	Start Time	End Time	Stakeholder	Subject	Location	LINZ Project Team	Persons
21-Jul-22	12:30	13:30	TNN	Tokanui Project update	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Dee Isaacs (4Sight Consulting)	Steven? Glenn Tootill (TNN)
1-Sep-22	16:30	17:30	TAR	TAR/LINZ Hui - Cultural Monitoring engagement	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Dee Isaacs (4Sight Consulting)	Maria Maniapoto (TAR) Goff Thomson (TAR) John Thomson (TAR) Robert Te Huia (TAR) John Halling (TAR)
27-Sep-22	11:30	15:00	Ngati Paia	Urupa Visit	Urupa near Tokanui	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Sarah Child (LINZ)	Goff Thomson (TAR) June Elliot (TAR)
21-Sep-22	15:00	15:30	TAR	TAR Cultural Managers	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
26-Oct-22	15:00	16:00	TAR	TAR/LINZ Hui - Cultural Monitoring engagement - proposed deliverables	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Hugh Donaldson (LINZ)	Maria Maniapoto (TAR) Robert Te Huia (TAR) John Halling (TAR) Barney Manaia (TAR)
27-Oct-22	16:00	16:30	TAR	Closed landfill investigation	MS Teams	Bryan Daly (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
9-Nov-22	16:00	17:00	TAR	Cultural engagement deliverables work	LINZ Office	Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
10-Nov-22	15:30	17:00	TAR	Cultural engagement deliverables work	LINZ Office	Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
14-Nov-22	16:00	17:00	TAR	Meeting is to finalise a draft Contract for services for the Soil Sampling work, Cultural Induction programme (pilot) etc.	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
28-Nov-22	16:30	17:30	TAR	Tokanui Cultural Mahi - Deliverables	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
28-Nov-22	14:30	15:00	TNN	Presentation to TNN Trust board on the project/settlement update	Kim and Matt attended virtually	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	TNN Trust Board
1-Dec-22	13:00	13:30	TAR	Tokanui Cultural Mahi		Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR) Possibly more from TAR at John's house?
4-Dec-22	9:30	13:00	Ngati Maniapoto	Te Rangiwaituhi (Crown Apology) (not engagement, special invitation to attend to recognise involvement with Tokanui & Settlement negotiation)	Te Kuiti Pa	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Ngati Maniapoto
6-Dec-22	15:00	16:00	TAR	Catch up re: where we are at with work plan for soil testing	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
13-Dec-22	16:00	17:00	TAR	Cultural monitoring work programme and soil investigation	MS Teams	Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
19-Dec-22	14:00	15:00	TAR	Close out contract negotiation	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
20-Dec-22	15:00	16:00	TAR	Final Drafting LINZ/TAR Contract	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
21-Dec-22	13:00	13:30	TAR	TAR Contract Signed	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
24-Jan-23	16:00	17:00	TAR	Tokanui Phase 1: Cultural Monitoring - work progress update	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
2-Feb-23	15:00	16:00	TAR	Cultural Induction Prep	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR) Tuhiao Halling (TAR) John Halling (TAR)
7-Feb-23	12:30	13:00	TAR	LINZ/TAR Check in	MS Teams	Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
8-Feb-23	11:00	17:00	Cultural Induction	Tokanui Cultural Induction	Mangatoatoa Marae	See induction pack	See induction pack
22-Feb-23	16:00	17:00	TAR	LINZ/TAR Check in to go through report and debrief from the induction	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
2-Mar-23	14:00	14:30	TAR	discussion before TAR site visit	MS Teams	Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
6-Mar-23	9:00	12:00	TAR	Karakia and site walkover with Archaeologists	Tokanui	Bryan Daly (LINZ) Leela Moses (CFG Heritage)	Maria Maniapoto (TAR) Robert Te Huia (TAR) Niketia (TAR)
13-Mar-23	16:00	17:00	TAR	Cultural monitoring work programme and soil investigation	MS Teams	Bryan Daly (LINZ) Kim Wepasnick (LINZ) Leela Moses (CFG Heritage)	Maria Maniapoto (TAR)
17-Mar-23	15:00	16:00	TAR	LINZ/TAR Meeting	LINZ Office/MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ)	Maria Maniapoto (TAR)
22-May-23	16:00	17:00	TAR	Cultural Engaement Contract update	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
26-May-23	10:30	11:30	TAR	Hui with archaeologists, Maria and LINZ to discuss cultural monitoring programme and upcoming works/cross over between cultural and archaeological areas	MS Teams	Kim Wepasnick (LINZ) Awahi Te Ngoungou (LINZ) Danielle Trilford (CFG Heritage) Leela Moses (CFG Heritage)	Maria Maniapoto (TAR)
27-Jun-23	17:00	18:30	TAR	Cultural Engaement Contract update	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ)	Maria Maniapoto (TAR)
5-Jul-23	10:30	11:30	TNN	TNN/WSP Horizontal Infrastructure Peer Review	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ)	Colleen James (TNN) Wayne Panapa (TNN) Glenn Tootill (TNN) Jack Morris (WSP) Kumera Pihama (WSP)
10-Jul-23	16:00	17:00	TAR	Horizontal Infrastructure Assessment Options	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Hugh Donaldson (LINZ)	Maria Maniapoto (TAR)

Date	Start Time	End Time	Stakeholder	Subject	Location	LINZ Project Team	Persons
18-Aug-23	11:00	13:00	Public Hui	Project Update Hui	Te Awamutu Library	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Awahi Te Ngoungou (LINZ) Danielle Trilford (CFG Heritage) Charlotte Jones (LINZ) Mark Ballard (GHD) Elliot Bish (Fraser Thomas) Sean Finnigan (Fraser Thomas) Dave Bull (HAIL Environmental) Christina Walker (SLR)	<i>*did not get all names.</i>
25-Oct-23	TBC	TBC	Ngati Paia	Project Update & Archaeological Investigation/Site History	Tokanui	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Awahi Te Ngoungou (LINZ) Danielle Trilford (CFG Heritage)	Goff Tompson (Ngati Paia)
21-Nov-23	14:00	15:00	Ngati Paia	Check in with Ngati Paia	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Awahi Te Ngoungou (LINZ)	Goff Tompson (Ngati Paia) June Elliot
23-Nov-23	12:00	13:00	TAR	Check in with TAR	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Awahi Te Ngoungou (LINZ)	John Halling (TAR) Uncle Robert (TAR) Maria Maniapoto (TAR)
13-Dec-23	10:00	12:30	Public Hui	Contamination & Closed Landfill Investigations Hui	Te Awamutu Library	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Awahi Te Ngoungou (LINZ) Danielle Trilford (CFG Heritage) Charlotte Jones (LINZ) Elliot Bish (Fraser Thomas) Sean Finnigan (Fraser Thomas) Dave Bull (HAIL Environmental) Christina Walker (SLR) Emily Buckingham (SLR)	Gordon June Maria John Robert John F Julian <i>*More attendees present, did not get all names.</i>
18-Dec-23	15:30	16:30	TAR	TAR Report - Deliverable 4	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ)	Maria Maniapoto (TAR)
13-Mar-24	16:00	17:00	TNN	Hui tahi: Rangatira ki te Rangatira/Leader to Leader Toitu Te Whenua (LINZ) and Te Nehenehenui	LINZ Wellington office	Richard Hawke (LINZ) Kathy Mansell (LINZ) Apanui Williams (LINZ) Matthew Bradley (LINZ)	Sam Mikaere (TNN)
30-Apr-24	13:00	16:00	Public Hui	Remedial Options Report Hui	Kihikihih Town Hall	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Awahi Te Ngoungou (LINZ) Danielle Trilford (CFG Heritage) Charlotte Jones (LINZ) Elliot Bish (Fraser Thomas) Sean Finnigan (Fraser Thomas) Dave Bull (HAIL Environmental) Christina Walker (SLR) Emily Buckingham (SLR)	John Halling (TAR) Sam Gordon (Goff) Thomson (Ngati Paia) Uncle Robert June Elliot Maria Maniapoto (TAR) John Bob <i>*Additional attendees - not all names recorded</i>
21-May-24	15:30	17:00	Public Hui	Remedial Options Report Hui- Follow up hui	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Danielle Trilford (CFG Heritage) Dave Bull (HAIL Environmental) Emily Buckingham (SLR) Hope Krause (LINZ) Hugh Donaldson (LINZ)	Maria Maniapoto (TAR) Niketi (TAR) <i>Apologies</i> June Elliot Gordon Thomson
25-Jun-24	13:30	14:30	TAR	Remedial Option Karakia/Open Day Cultural Monitoring	MS Teams	Bryan Daly (LINZ) Kim Wepasnick (LINZ) Hugh Donaldson (LINZ) Charlotte Jone (LINZ) Tash Barneveld (LINZ) Emily Buckingham (SLR)	Maria Maniapoto (TAR) John Halling (TAR) Robert Te Huia (TAR) Tuihao Halling (TAR)
4-Jul-24	14:30	15:00	TAR / TNN	Karakia/Open Day	MS Teams	Matt Bradley (LINZ) Bryan Daly (LINZ) Charlotte Jones (LINZ) Tash Barneveld (LINZ) Emily Buckingham (SLR)	Maria Maniapoto (TAR) Tuihao Halling (TAR) John Halling (TAR) Jess Paul (TNN)

Date	Start Time	End Time	Stakeholder	Subject	Location	LINZ Project Team	Persons
23-Jul-24	11:30	15:30	Public Hui	Closed Landfill Options Report Hui	Tokanui	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Charlotte Jones (LINZ) Emily Buckingham (SLR)	Kelly Johnson Makere Roa Dan Te Huia (Mangatoatoa Pa) Maria Maniapoto (TAR) John Halling (TAR) Goff Thomson (Ngati Paia) Ernie Hone (Mangatoatoa Pa) Deal (Mangatoatoa Pa) Jess Paul (TNN) Tuhiao (TAR) Robert Te Huia (TAR) <i>*Additional attendees - not all names</i>
25-Sep-24	10:00	11:00	TNN	Resource Consent Approach	MS Teams	Matt Bradley (LINZ) Kim Wepasnick (LINZ) Bryan Daly (LINZ) Emily Buckingham (SLR)	Alethea Hikuroa (TNN)
17-Oct-24	16:00	17:00	TNN	TNN / LINZ CE meeting	LINZ Wellington Office	Murray Young (LINZ) Hope Krause (LINZ) Matthew Bradley (LINZ)	Sam Mikaere (TNN) Jaymee Cleave (TNN) Wayne Panapa (TNN) Jane Frances (TNN)

APPENDIX C: Hui Supporting Material

APPENDIX C: Hui Supporting Material

C.1 - Project Update Hui (Section 6.3)

18 August 2023

Demolition and Remediation Project Update Hui

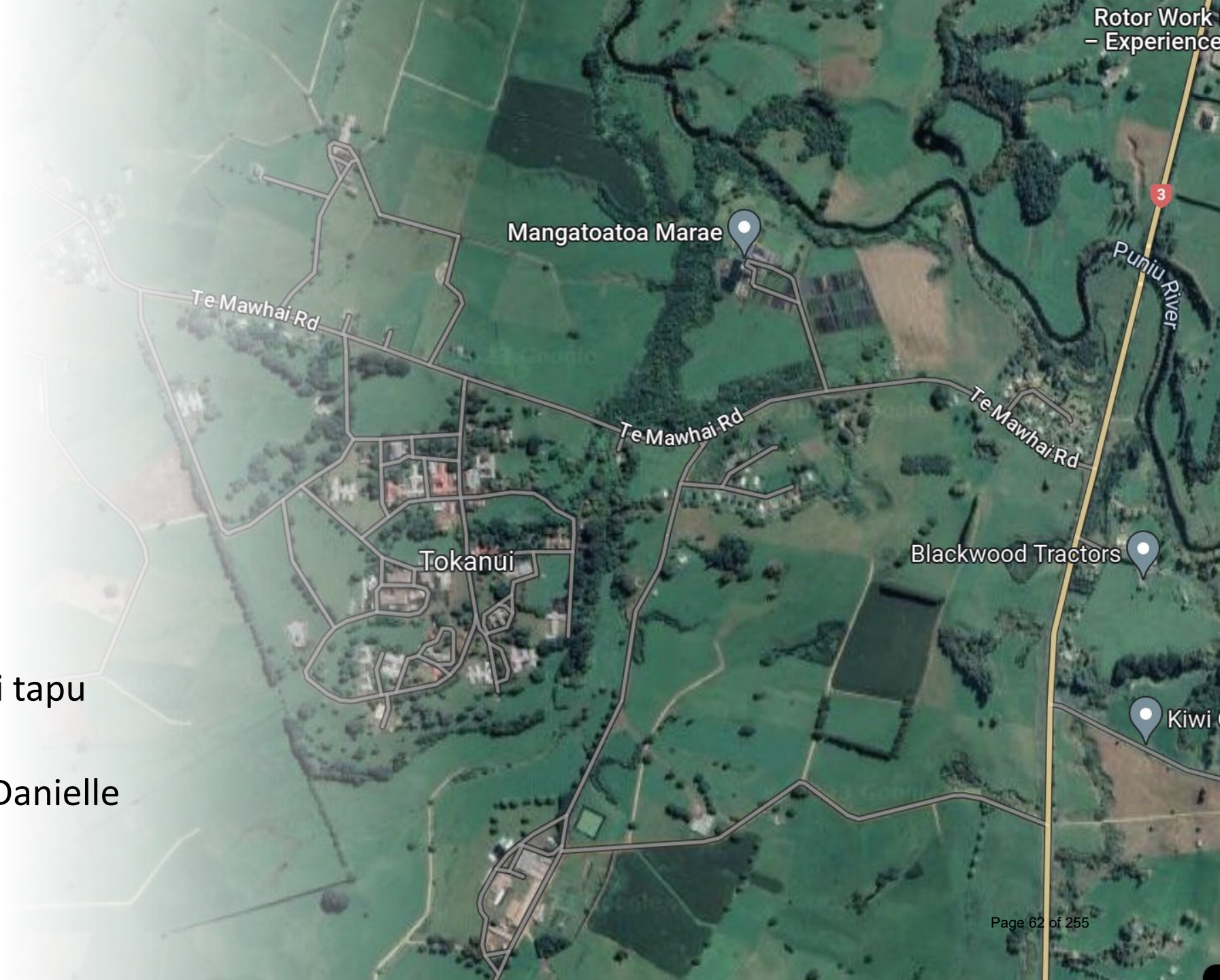
Former Tokanui Hospital

TOPIC	TIME	Duration	PRESENTER
MIHI WHAKATAU & KARAKIA / WELCOME	11:00 – 11:10	10 min	Awhi
CUP A TEA	11:10 – 11:20	10 min	N/A
PROJECT RECAP	11:20 – 11:40	20 min	Matt / Kim
ARCHAEOLOGICAL ASSESSMENT & WAAHI TAPU INVESTIGATION	11:40 – 12:10	30 min	Danielle / Maria
DISPOSALS OPTIONS ASSESSMENT	12:10 – 12:25	15 min	Sean / Kim
HORIZONTAL INFRASTRUCTURE ASSESSMENT	12:25 – 12:45	20 min	Bryan / Matt / Sean
PSI / DSI	12:45 – 12:55	10 min	Mark
TIER-TWO RISK ASSESSMENT	12:55 – 13:05	10 min	Dave
CONSENT PROCESS	13:05 – 13:15	10 min	Christina
ON-GOING COMMS	13:15 – 13:20	10 min	Kim
Q&A	13:20 – 13:30	10 min	All
CLOSING	13:30	10 min	Awhi & Matt

Tokanui

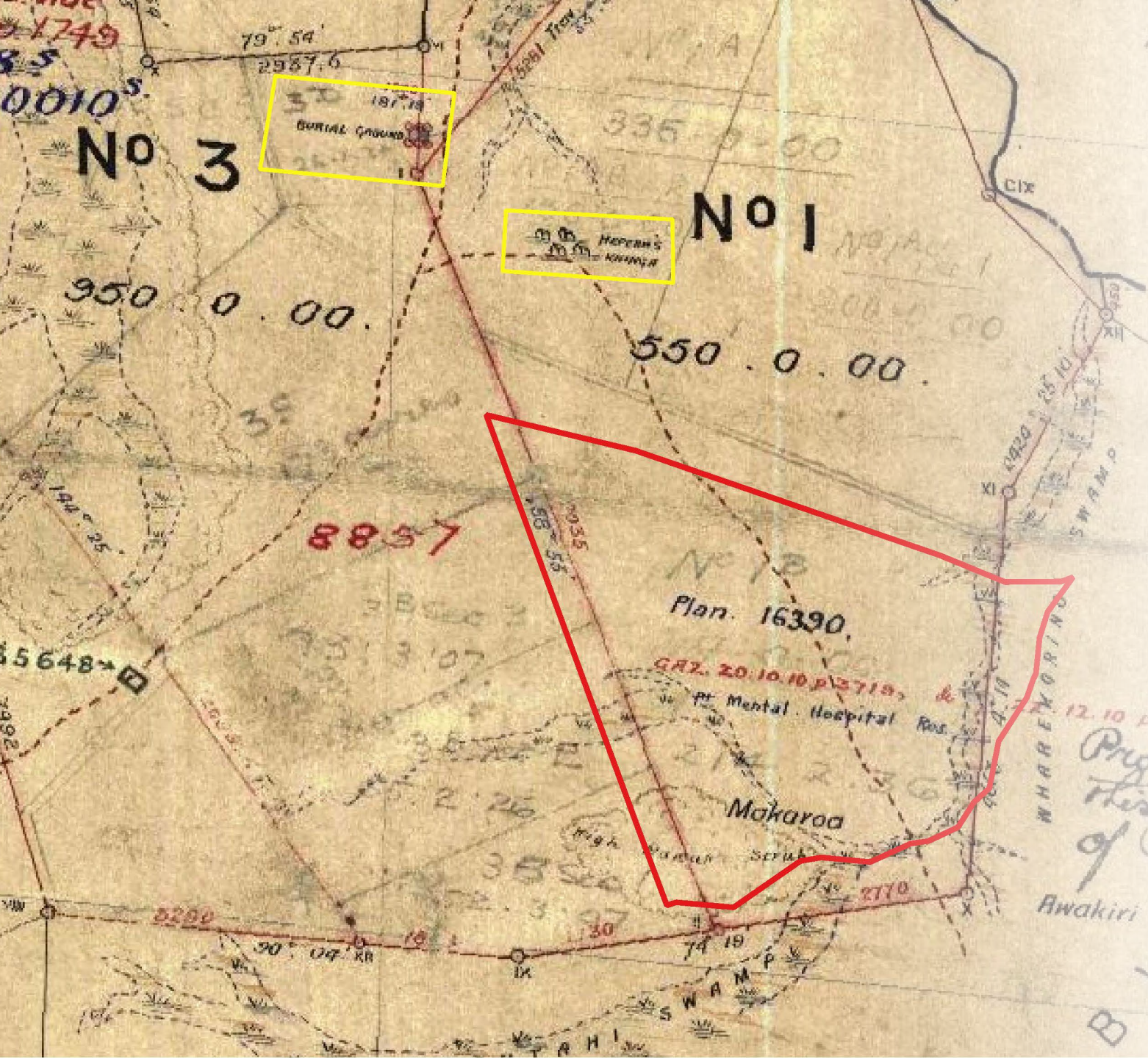
Archaeology and waahi tapu
management

Maria Maniapoto and Danielle
Trilford



Archaeology and waahi tapu

- What's the difference?
- Archaeology is the study of the human past through physical evidence – such as kuumara pits, paa, taonga etc.
- Archaeologists help understand the past of Aotearoa through using scientific methods, mapping, and analysis.
- Archaeologists do not replace kaitiaki Maaori, archaeology is there as a tool to empower mana whenua and iwi Maaori in their kaitiakitanga.
- A common misconception is that archaeologists love to dig things up – and in the past that's true. Nowadays ethics and te ao Maaori drive a lot of thinking and we work early in projects to encourage people to avoid digging sites and protecting them. Sites are precious and once they're gone, we can't get them back.
- While we often have overlapping values, but, we do not replace each other, and archaeologists achieve a better result for whaanau when working under their guidance and insight



The report

- old newspaper records
- pre-1900 maps and plans
- LiDAR (the ground shapes and contours)
- old aerial photos
- soil analysis
- archaeological work undertaken elsewhere
- the national site records
- and any koorero tuku iho available to the archaeologist.

What am I up to at the moment?

- We have an authority from HNZPT for the soil testing works
- We are focused on two areas
- There are several requirements from HNZPT for the work, including archaeologist inducting the team and being available for finds made





What's next

- I prepare a report on anything found in the soil testing works – this is always sent to all mandated mana whenua contacts
- Analyse the works proposed for returning the land – what impact will running the digger on the whenua have to any potential sites? How can I help reduce the impact of that?
- LINZ will possibly apply for another authority for the main digging works
- I undertake analysis of material if it's found
- Whaanau guide me on tikanga at any stage of my mahi

TAR Cultural Management Plan

The intent of this document is to give specific provisions to protect waahi tapu (significant cultural sites and taonga) within the Project Site that are not covered by the HNZPT Act. These site management protocols have been developed and adopted by LINZ in partnership with TAR to manage the potential for waahi tapu and taonga tuku iho discovery. Cultural Monitors/Kaitiaki have been appointed by TAR for the delivery of Phase I to manage and monitor cultural safety protocols.



PURPOSE OF THE CMP

1. Allow hapū represented by TAR Block Ltd members to manage activities on and have regard for the spiritual and cultural values associated with waahi tapu and urupā (burial grounds) in the vicinity of the Project Site.
2. Allow TAR to manage the effects of activities to avoid, remedy and mitigate any adverse effects on waahi tapu and urupā and our relationship with te taiao.
3. Monitors will identify to all persons on the site where there are culturally sensitive areas, for example, proximity to waahi tapu, paa site etc.
4. To ensure that TAR Hapū are recognised for the expertise and knowledge they bring to the Project which will allow the Contractor to conduct its business in an appropriate manner that ensures compliance with all legislative and contractual obligations, whilst recognising and providing for the relationship of TAR Hapū with te taiao.
5. Sets out the expectations and responsibilities of the parties in respect of the environmental and cultural effects of the Phase I investigations within the rohe of TAR Hapū.

CULTURAL MONITORING INCLUDES

Waahi tapu

**Protocols Relating to Human
Remains (Koiwi Tangata)**

**Protocols Relating to Taonga
Tūturu**

Disposal Options Assessment Report

Former Tokanui Hospital

Kim Wepasnick

Principal Environmental Advisor - LINZ

Dr Sean Finnigan

Director, Environmental Engineering – Fraser Thomas Ltd

18 August 2023

Page 71 of 255

Disposal Options Overview

Option 1: Complete Site Demolition with waste disposed off-site:

- A. Removal of **all** non-recyclable demolition materials and horizontal infrastructure to a Class 1 and/or Class 2 landfill located **OFFSITE**.
- B. Dispose of **all** non-recyclable demolition materials and horizontal infrastructure to a Class 1 and/or Class 2 landfill located **OFFSITE** but retaining **SOME** non-hazardous horizontal infrastructure.

Option 2: Complete Site Demolition with waste disposed on-site:

- A. Construction of a purpose-built new disposal **ONSITE** to dispose of **all** non-recyclable demolition materials and all horizontal infrastructure.
- B. Construction of a purpose-built new disposal site **ONSITE** to dispose of **all** non-recyclable materials but retaining **SOME** non-hazardous horizontal infrastructure.

Assessment process is to aid the decision making and the advice to joint Ministers, not to replace it

What even is a purpose-built disposal Site?



Image: Masterton Hospital Demolition

Image: Geofabrics Ltd © 2023

Objective

The primary objective of the disposal options assessment report is to review and capture a robust analysis of the four shortlisted options to manage demolition waste generated from the demolition and remediation project.



Specific objectives include:

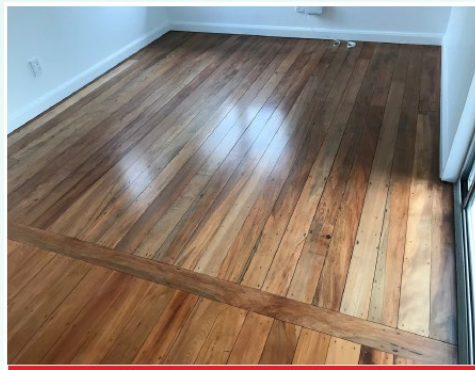
- To assess onsite and offsite options for the management and disposal of demolition materials, contaminated soil and associated infrastructure from the hospital
- Use a holistic approach taking into account environmental, social, cultural and economic factors that meet LINZ requirements and stakeholder expectations,
- Comply with industry best practice and government sustainability and broader outcome goals.



11 October 2021 B6 (1 cube)



5 June 2022 B14 (3 cube)



RIMU FLOORING FROM UNDER B6 (MORGUE CHILLER)

Materials Quantities



14 April 2021 B1 (1 cube)



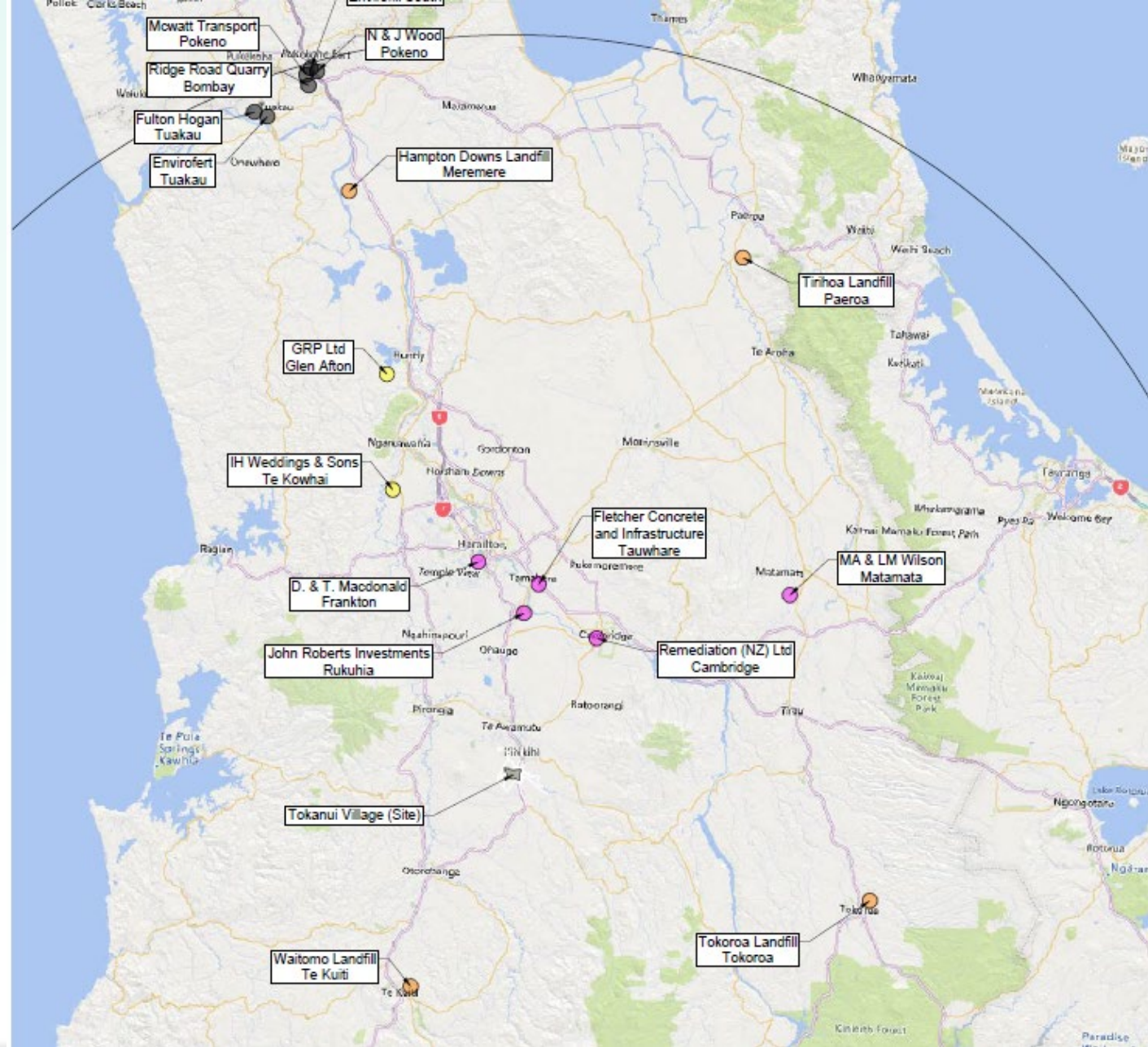
8 December 2021 B6 (7 cube)

Category	Waste Materials Description	Estimated Volumes (m ³)
Non-Contaminated Materials		
Vertical building structures	General building material	40,000
	Sundry structures (fencing, canopies, washing lines etc)	5,000
Horizontal infrastructure	Crushed roading materials including concrete ducts, kerbing etc.	55,000
	Infrastructure services	2,000
Contaminated Materials (Potential and/or confirmed)		
Contaminated Building Materials	Asbestos containing materials	6,000
	Lead-based paint	TBC
Soils	Potentially contaminated soils	45,000
Horizontal infrastructure	Roading materials identified to contain coal tar.	TBC
	Infrastructure services (e.g. asbestos pipes, lagging)	3,000
TOTAL		156,000

Masterton Hospital Salvage Photos

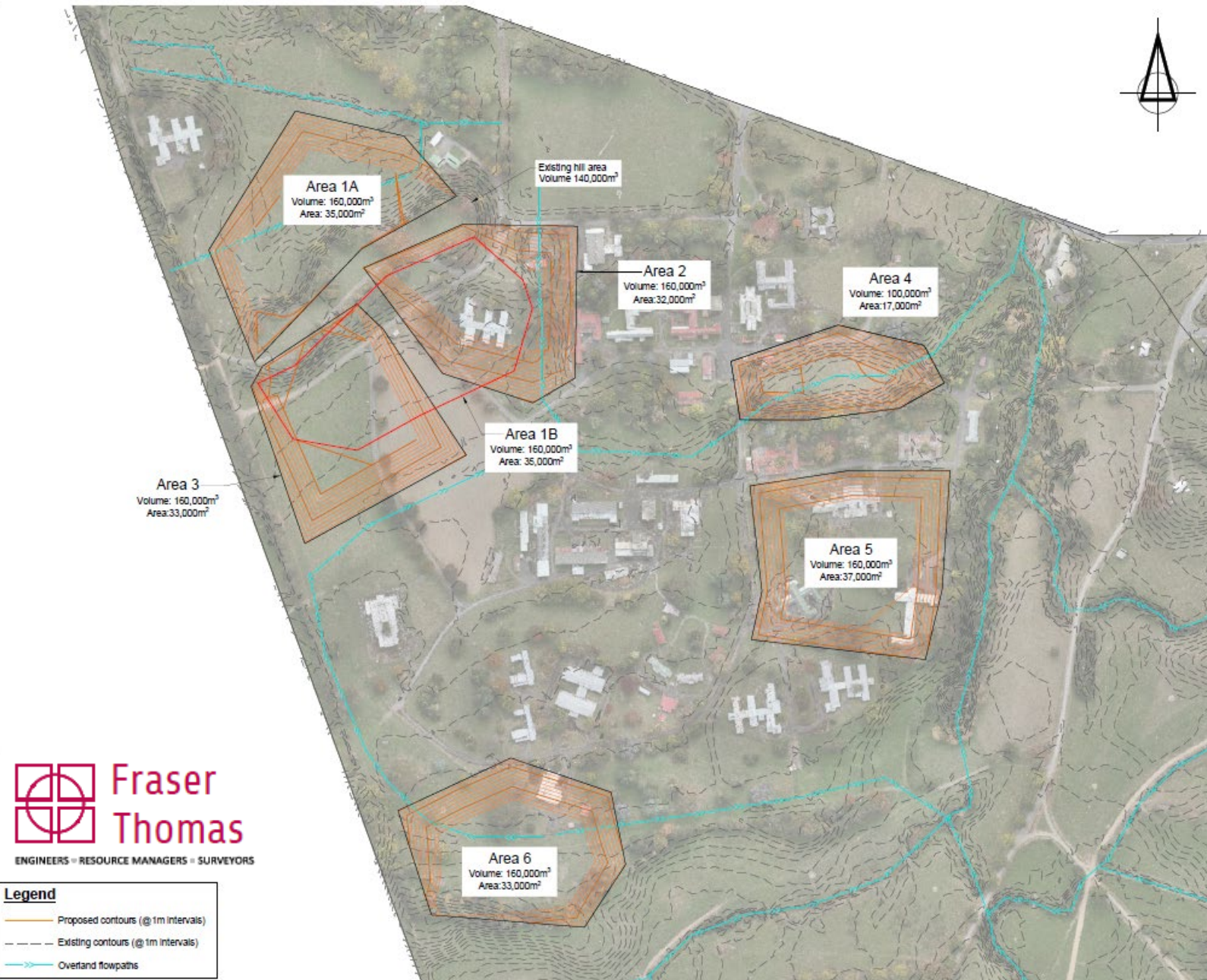
Option 1 – Off-Site

- North Waikato Regional Landfill, Hampton Downs (Class 1), 99km.
- GRP Ltd, Glen Afton (Class 2 & 4), 85km.
- ~6,300-8,700 Truck and trailer movements.



Option 2 – On-Site

- Class 1 or 2 landfill.
- Under Crown control.
- Multiple locations evaluated – 3 short-listed.
- Significant time and cost required to consent.
- Non-complying status – Waipā District Plan.



Options Evaluation

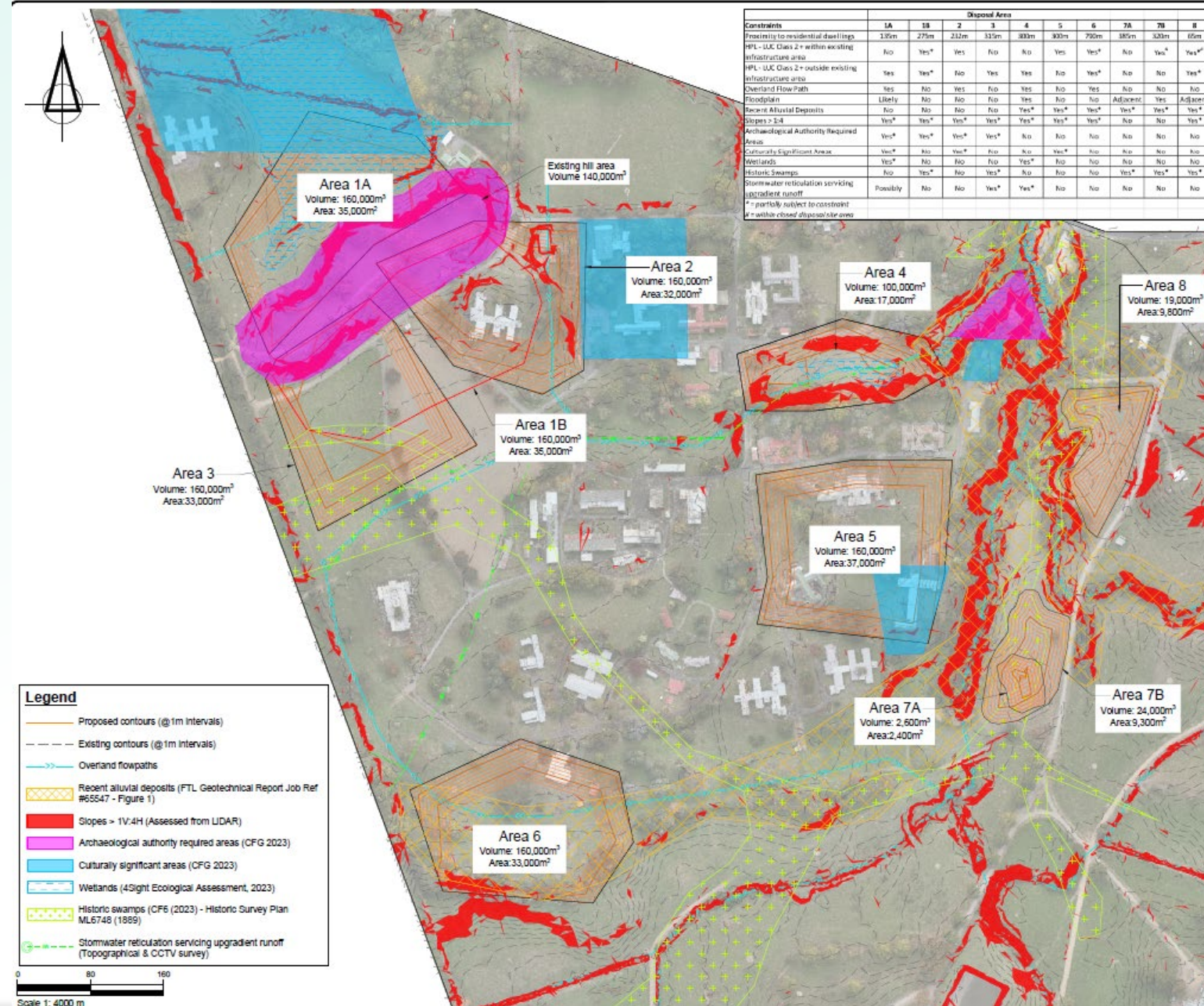
Approach

The evaluation assessment approach was developed as a hybrid approach tailored to the Site, based on the following tools:

- Multi-criteria analysis (MCA),
- Sustainable Remediation Forum - United Kingdom (SuRF-UK),
- Mauri model and
- a range of Māori environmental assessment and performance indicator tools developed by Landcare Research.

Criteria

- Environmental
- Cultural
- Social
- Economic



Criteria	Indicator	Sub-headings
Environmental	Effects on land use/productivity	Contamination of the land Associated effects on land use/productivity
	Effects on surface water	Quantity – peak flows/volumes Quality Silt/sediment Scour/erosion
	Groundwater effects	Groundwater table effects (groundwater levels) Quality Use
	Ecological effects	Plants/trees/birds and other fauna Aquatic species
	Air emissions	Dust/odour Particulate/volatile gases Greenhouse gases (carbon dioxide, methane)
	Sustainability	Reuse/recycling Resilience (e.g. ability to cope with climate change effects) Legacy (future generation) issues
Social	Public health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Worker health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Neighbourhood effects	Dust, noise, odour, vibration, traffic Changes to surface runoff flow patterns
	Amenity/land use	Nuisance Visual effects Land use limitations
	Employment opportunities	Short term during works Long term – ongoing maintenance
	“Wellbeing” perceptions	Dislike of having landfill in local area Personal associations with site history

Criteria	Indicator	Sub-headings
Cultural	Loss of mauri	Loss of a “health and spirit” which permeates through all living and non-living things – plants, animals, water and soil
	Destruction of waahi tapu sites	Ancestral burial sites Loss of cultural heritage Disruption of cultural connectivity Damage iwi relationships Impact on land and resources
	Kiatiakitanga (guardianship) and whenua (land)	Extent of Māori active involvement in control, management and protection of land. Restrictions on land use (Physical, contamination, etc) causing loss of resources/opportunities for economic development.
	Healing the land (Papatūānuku)	Soil health
	Restoration of water services (Wai Ora)	Water quality Ecology
	Mahinga kai (garden, cultivation, food gathering places)	Garden, cultivation, food gathering places Collecting plants for various (e.g. medicine, weaving) purposes (e.g. toetoe, raupo, harakeke, paopao)
Economic	Demolition/remedial works costs (capex)	Capex costs were divided into five cost bands.
	Ongoing maintenance costs (opex)	Opex costs were divided into five cost bands
	Effects on land value	Impact of demolition/remedial works on land value
	Effects on potential earnings from land	Extent and productivity/health of land area available for use
	Minimisation of future liabilities	Legacy effects of residual infrastructure/contamination left in place or deposited in landfill onsite

Preliminary Scoring and Results

Offsite disposal is preferred in comparison with onsite disposal.

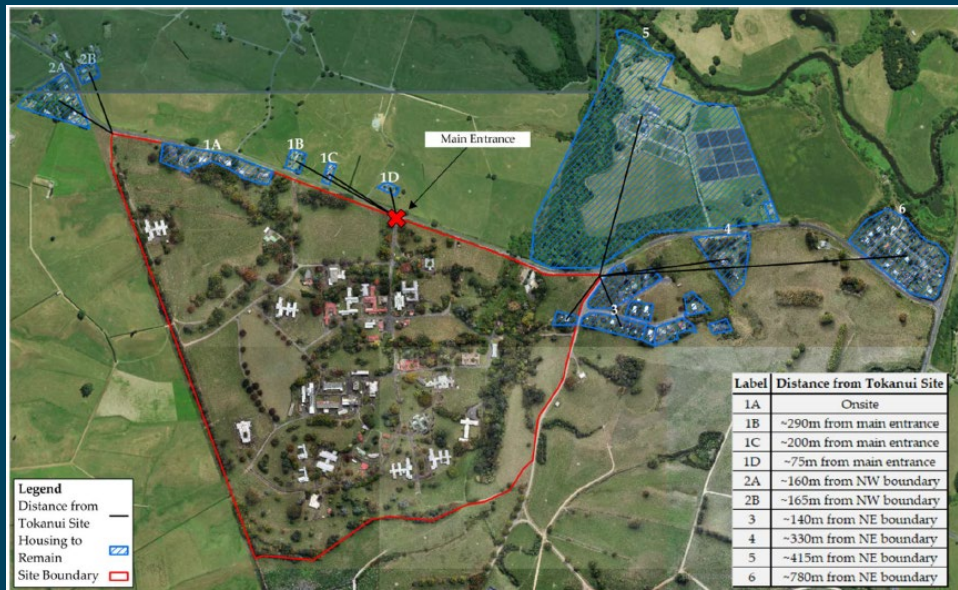


Figure 4: Residential dwellings that are to remain within close proximity of the Site and the Marae land (feature 5)



Figure 5: Annotated geological map of Tokanui Hospital site

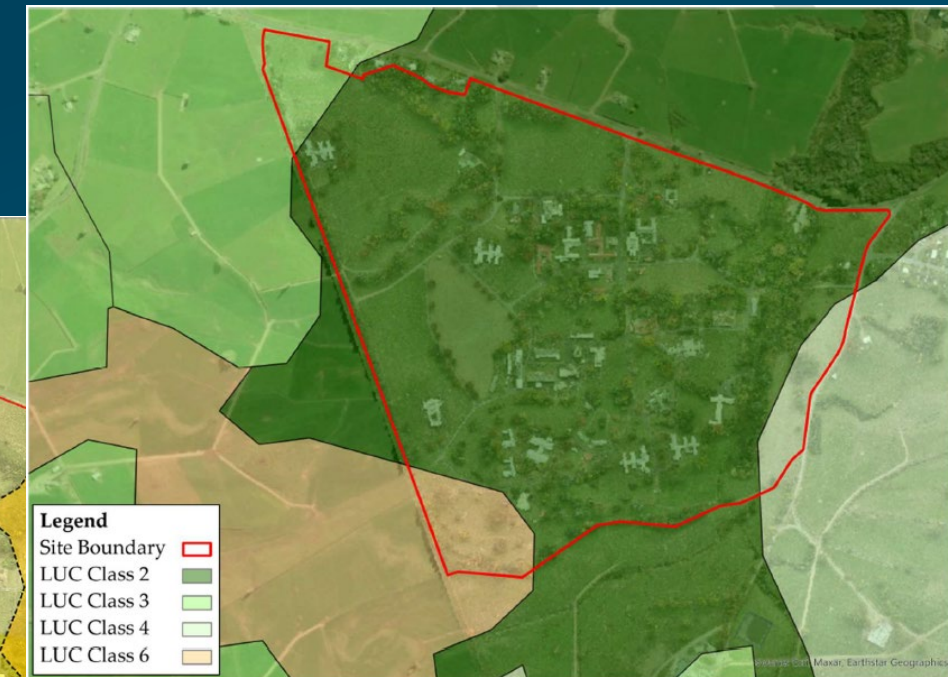


Figure 7: Tokanui Hospital Site – HPL Class 1 and 2 Overlay

Thank you!



→ Mark Ballard
Technical Director - Environment

Former Tokanui Hospital Site Investigation Update

Welcome

Contents

1. The investigation process
2. The **Preliminary Site Investigation** – findings
3. The **Detailed Site Investigation** – fieldwork update
4. Next steps



Following Best Practice

- Investigation process follows Ministry for Environment guidance on contaminated land investigation
- This is a prescribed process
- The Contaminated Land Management Guidelines (CLMG) sets out reporting requirements and how to select environmental and human health guideline values
- CLMG provides advice on many topics including data collection, sampling techniques, laboratory analysis



- Reference to these Best Practice documents are also included in the Deed

9: TOKANUI HOSPITAL DEFERRED SELECTION PROCESS

SUBPART B: DEMOLITION AND REMEDIATION STANDARDS AND WORKS

9.1.11. detailed site investigation report means a detailed site investigation report as described in the **CLMG1**;

9.4. The Crown will, prior to commencing any demolition and remediation works, in respect of the Tokanui Hospital deferred selection properties, prepare and/or obtain a **detailed site investigation report**, a remedial action plan, a demolition management plan, and an asbestos removal control plan, or plans.

9.1.5. **CLMG1** means the *Contaminated land management guidelines No. 1: reporting on contaminated sites in New Zealand*, Ministry for the Environment, revised edition 2011;

9.1.6. **CLMG2** means the *Contaminated land management guidelines No. 2: hierarchy and application in New Zealand of environmental guideline values*, Ministry for the Environment, revised edition 2011;

Investigation Process



Preliminary Site Investigation (PSI)

- Desk based research on available historical documentation including previous investigations
- Site inspection and interview

Sampling & Analysis Plan (SAP)

- Plan detailing proposed sample locations, depths, analysis and the supporting rationale for the investigation design

Detailed Site Investigation (DSI)

- A field investigation collecting the data set out in the SAP
- Reporting of the data collected in the field

Site Specific Risk Assessment

- Interpreting the field data
- Updating existing knowledge to understand potential risk
- Generation of site-specific remediation criteria

Consent Applications

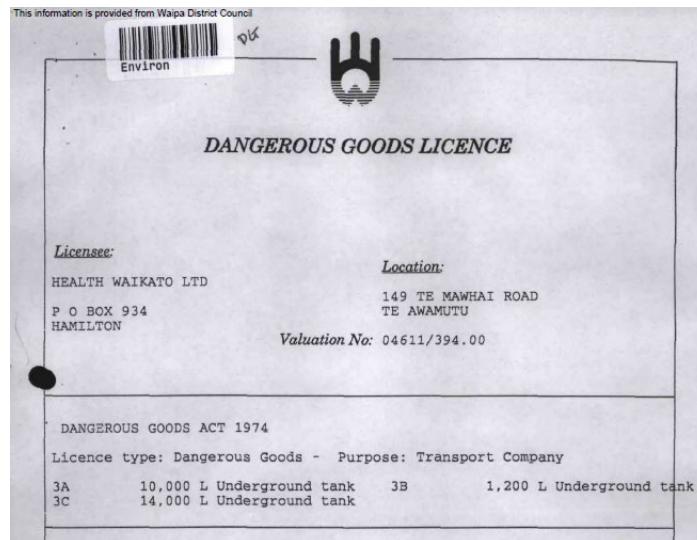
Remediation

We are here

Preliminary Site Investigation

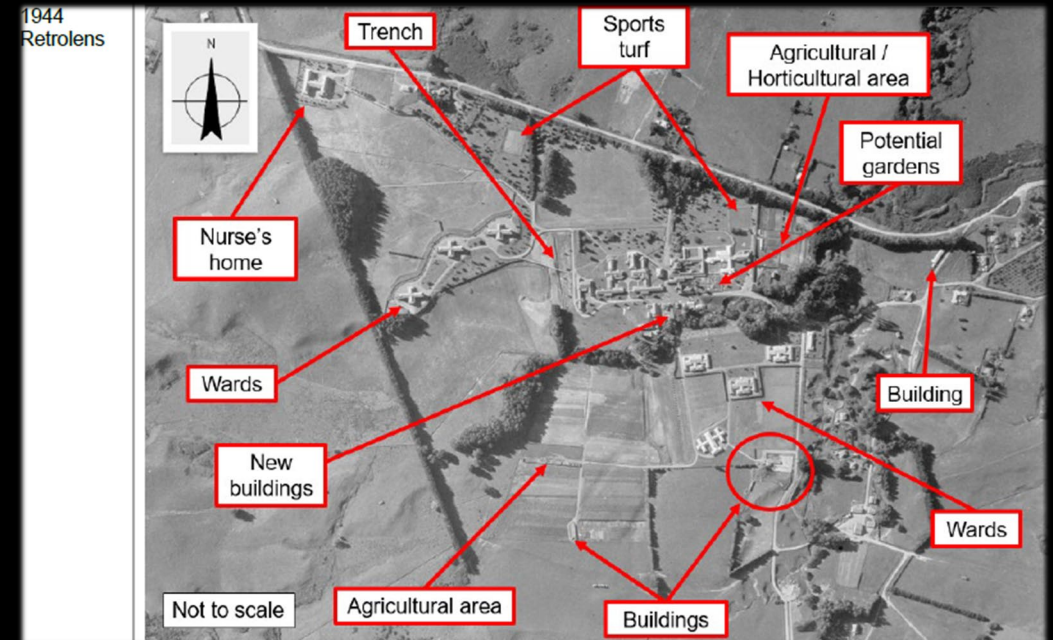
Objectives

- Review available info from existing reports and close data gaps identified
- Identify activities that may be a source of contamination
- Update previous findings to inform a Sampling and Analysis Plan



Scope included:

- Background information review
- Waipa District and Waikato Regional Council files review
- Historical aerial photograph review
- Site inspection & interview



Site Inspection Photos



Site Inspection Photos



Preliminary Site Investigation

Findings

- Potentially hazardous activities or industries mainly concentrated in three areas:

1. Main Commercial/Industrial Area

- Fuel station, Boiler, Laundry, Substations, Workshops, Gardeners Shed

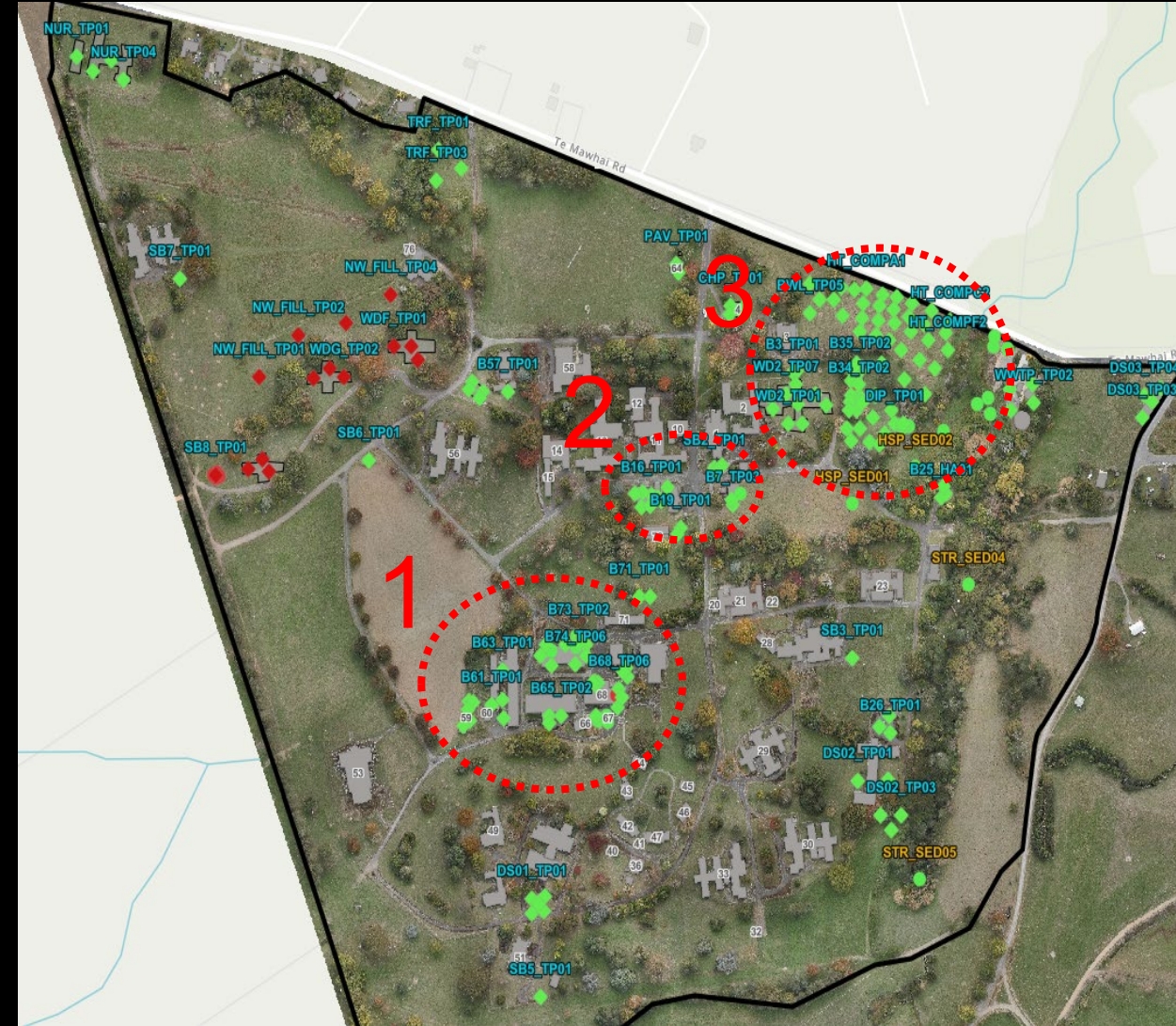
2. Northern Commercial/Industrial Area

- Fuel Station and Garage, Dentist, Old Morgue, Substation

3. Former Horticultural Area

- Market Gardening, Glass Houses, Former Buildings, Potential Sheep Dip

- Remainder are mainly demolished buildings or sports related – substations, tennis courts/bowling green



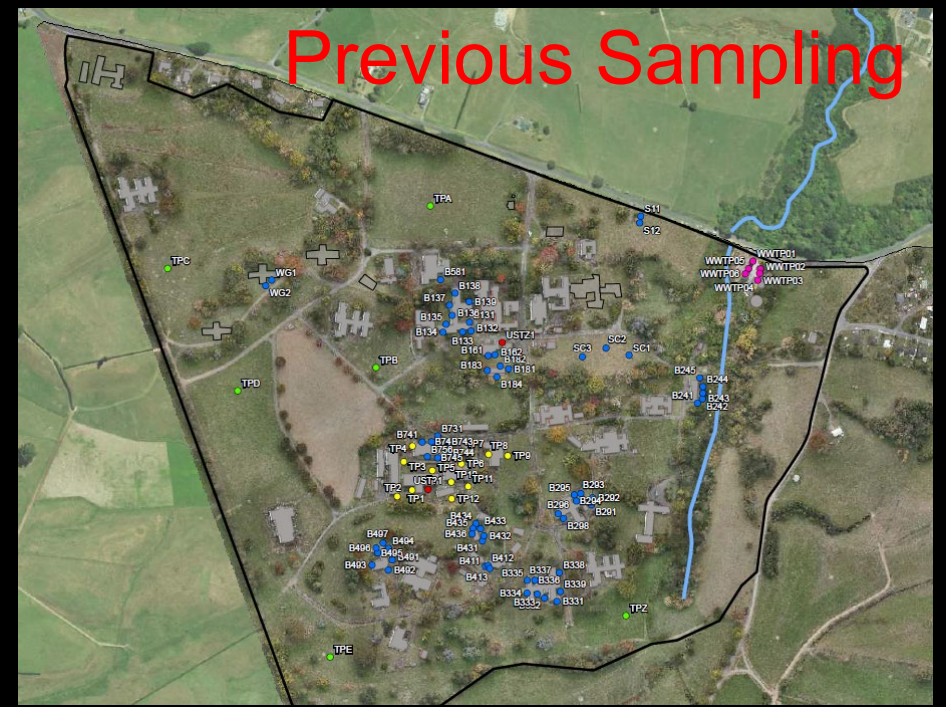
Investigation Planning

Where are the gaps in our knowledge?

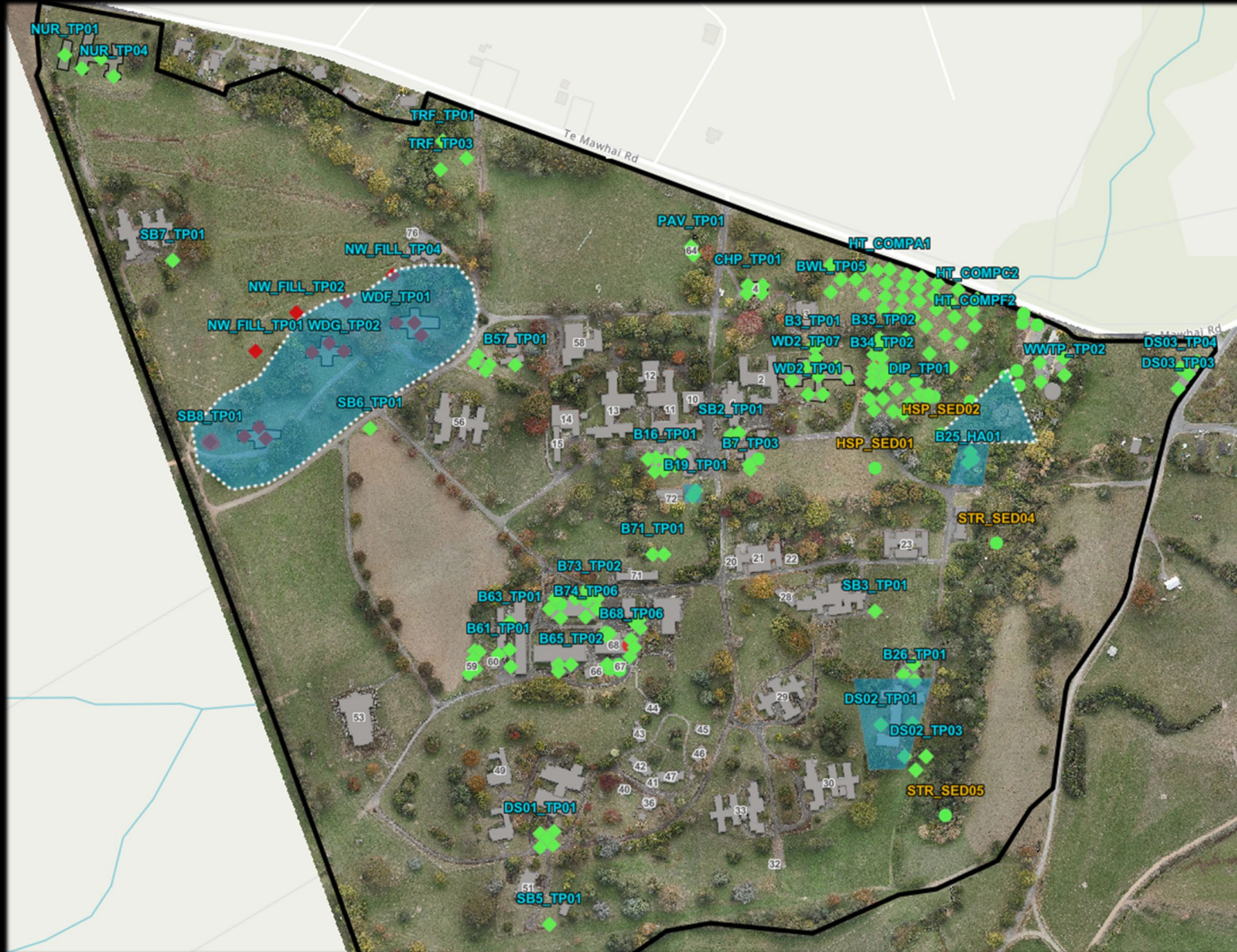
- Where has been sampled before?
- Did previous sampling test for all chemicals of concern?
- Do we understand the variation in contamination with depth?
- What newly identified areas need to be targeted?

What constraints do we have?

- Service ducts
- Archaeological and cultural
- Old buildings (safety inside)
- Poor mobile signal area



Soil Sampling Map



Culturally Significant



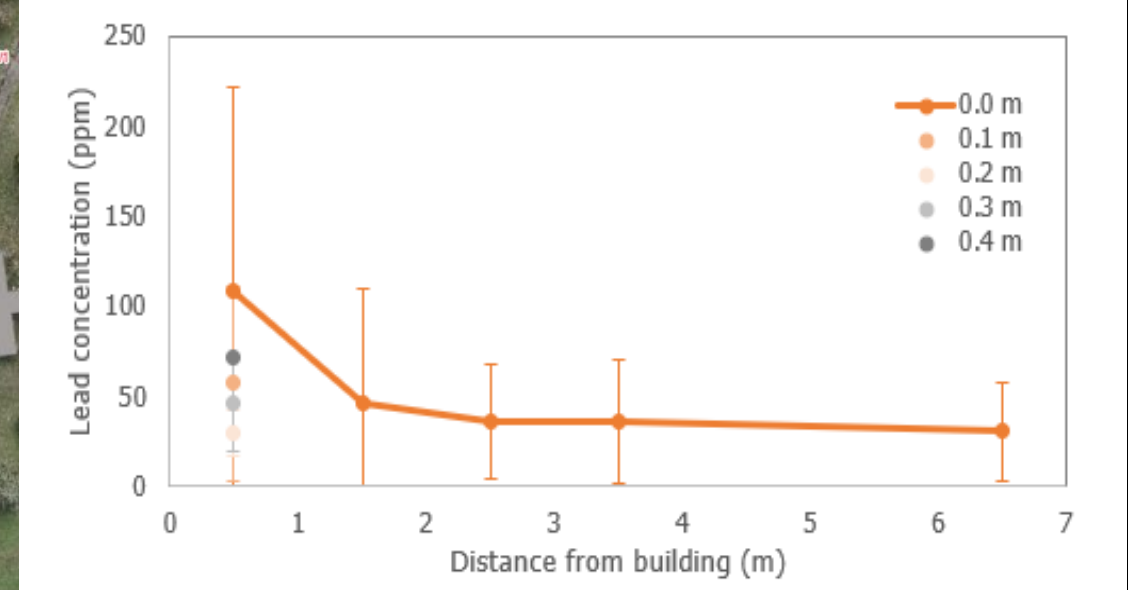
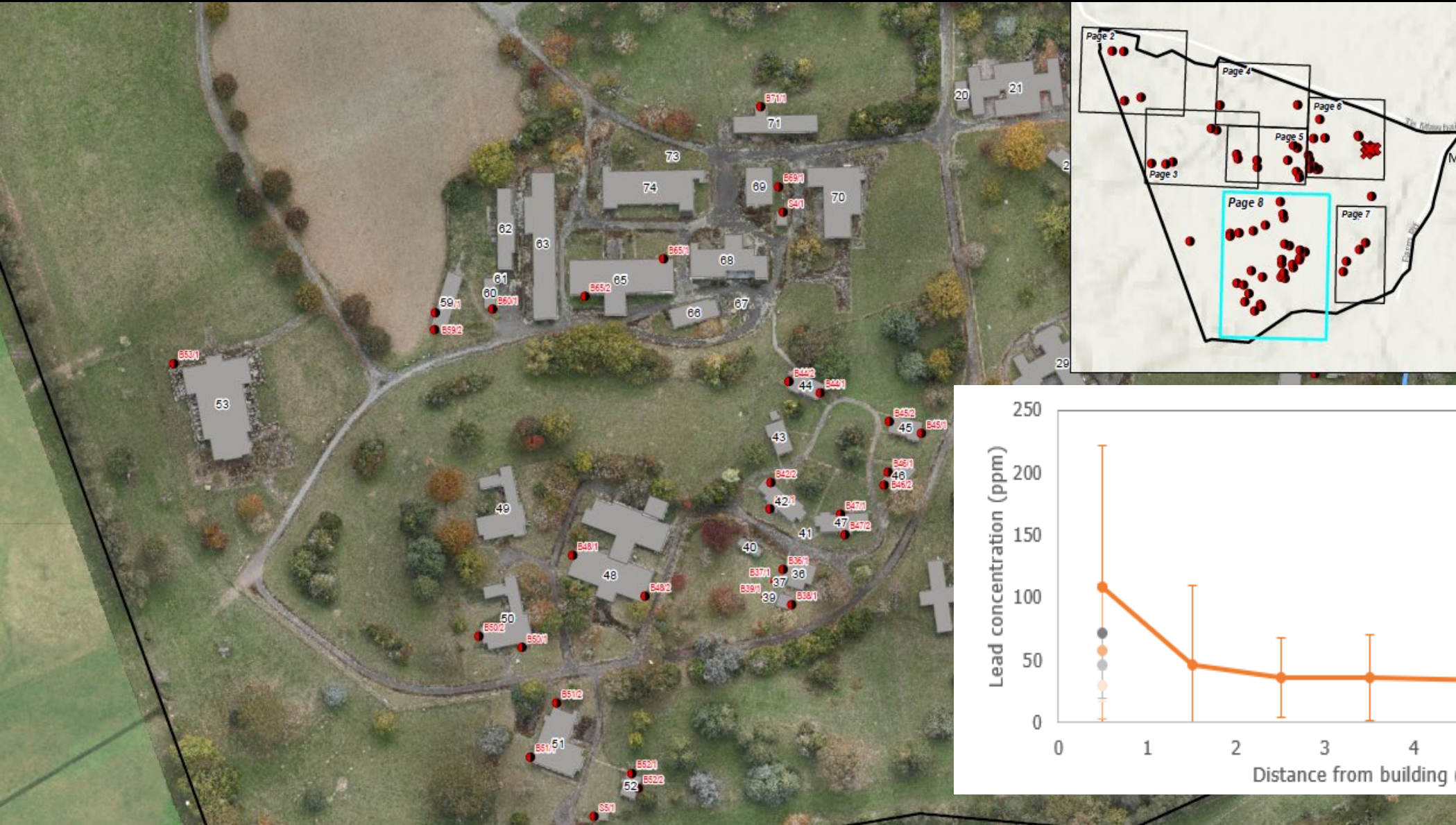
Complete

To be Completed

Sediment Sampling Map



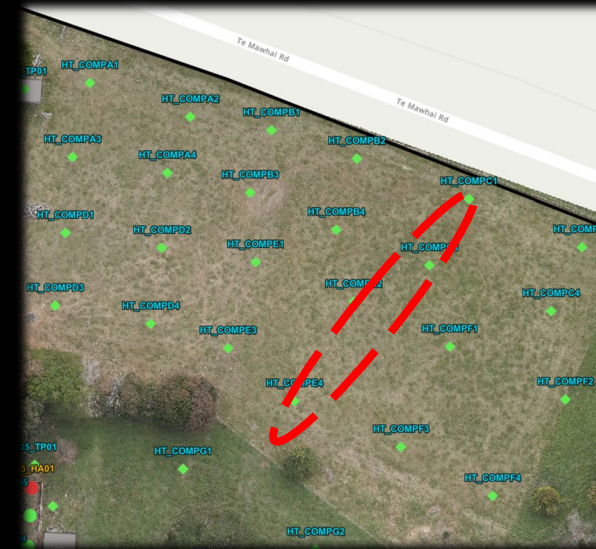
Building Halo Sampling



Detailed Site Investigation

Field Observations

- Little to no evidence of vapours associated with former fuel use
- No evidence of vapours in laundry area
- Lack of oil staining
- Groundwater only encountered at laundry at just over 2m
- Some isolated fragments of asbestos board in soil around buildings (in line with previous assessments)
- Only unexpected discovery – some pieces of waste material (bricks, asphalt, concrete) in the horticultural sampling area



Detailed Site Investigation

Initial Findings

- Little additional evidence of asbestos in soil beyond what previously found by AECOM
- There are contaminant ‘halos’ around buildings
 - associated with degradation of building material over time
- Main areas of concern from PSI have not been realised in site investigation
 - Lack of pesticide contamination in hort areas
 - Lack of chlorinated solvent contamination or vapours in laundry – no evidence of dry-cleaning chemical impact
 - Lack of contamination observed in former fuel areas – e.g. former tank removals were done appropriately

- Remediation focus will likely be around metal contamination associated with buildings degradation or former building locations



Next Steps...

Data Interpretation and Risk Assessment – HAIL Environmental

....what is the data telling us?

....what are the risks?

....what is the extent of remediation needed?



Setting clean-up standards

Dave Bull, HAIL Environmental

What do we mean by clean-up?

Some soil contaminants can readily be destroyed:

- *Fuels and oils*
- *Modern pesticides*

We can treat these, or wait for natural processes to break them down.

For other contaminants, treatment is very difficult or impossible:

- *Heavy metals*
- *Asbestos*
- *Persistent organic pollutants*
(DDT, PCB, dioxins, PFAS...)

The soil has to be taken out of use, covered, or removed – usually to landfill.

Why have clean-up standards?

Contamination can be harmful.

Contamination can lower land value.

Contamination is disrespectful.

We want land to be as clean as practicable...

Clean-up costs money, time, fuel, emissions, airspace.

Some contaminants also occur naturally.

Putting productive soil in landfills is wasteful.

...but no cleaner than necessary.

How do we set clean-up standards?

We try to derive concentration thresholds that will:

- Protect children's health

homes, public areas

- Protect the land

wetlands, gardens, landscape

- Protect the water

From these, we write simple rules for demolition.

How do we address mana whenua?

Must remove...

...or must not disturb?

Consenting Process

Staged Approach



Certificate of Compliance
(Above ground demolition works)



Resource Consent
(Soil Disturbance)



Certificate of Compliance

- For the removal of buildings (above ground)
- From Wāipa District Council
- Confirms that the proposal is permitted
- Requires:
 - Acoustic Assessment
 - Limitation on traffic volumes (<100 per day)
 - Site Management Plan - dust, silt and sediment and removal of buildings

Preliminary Consent Requirements

Council	Environmental Standard/Plan	Consent required for (preliminary assessment only)
Wāipa District Council	Wāipa District Plan	• Earthworks • Traffic
	NES for assessing and managing contaminants in soil to protect human health	• Rehabilitation of contaminated soils (if required)
Waikato Regional Council	Waikato Regional Plan	• Any temporary diversion of water (e.g. maybe required for lining sw system)
	NES Freshwater	• Works in proximity to wetlands • Works within streams (e.g. removal of culverts)

Skateholder Engagement

- Government Stakeholders
 - Wāipa District Council (prior to CoC)
 - Waikato Regional Council (prior to RCA)
 - Waka Kotahi (prior to RCA)
- Community
 - Tenants – LINZ (ongoing)
 - General Community – Informative (prior to works)

Ongoing Communications and Engagement

- **Informing wider community and other stakeholders**
- **Will trigger increase interest**
- **High profile project**
- **Will take a proactive approach**
 - Newsletters & media releases
 - Community information sessions
- **Next Steps...**

An aerial photograph of Lake Tekapo, New Zealand, with a semi-transparent teal overlay. The lake's surface is a mix of light blue and green, reflecting the surrounding landscape. The right side of the image shows the brown, rocky terrain of the surrounding land.

Whatungarongo te tangata toitū te whenua.

People come and go,
but the land remains.

📍 Lake Tekapo, Canterbury Region.

APPENDIX C: Hui Supporting Material

C.2 - Disposal Options Assessment and Horizontal Infrastructure Assessment (Section 6.4)

May - June 2023

Former Tokanui Hospital Demolition and Remediation Project

Disposal Options Assessment Summary

Background

- The site is approximately 80 hectares in area with roughly 74 buildings, a wastewater treatment plant, a swimming pool, eight substations, a closed landfill (referred to as 'existing disposal site') and substantial roading and underground infrastructure and services. Buildings are in poor condition and contain hazardous materials. The Hospital is a deferred selection property (DSP) in the Ngāti Maniapoto Deed of Settlement (the Deed).
- Under the Deed, the Crown has committed to a standalone process within the Property Redress Schedule for the transfer of the Site which details specific requirements for the demolition and remediation of the Site before it is available for transfer to Maniapoto. LINZ is the Government agency responsible for delivering this project.

Objectives and Scope

Objective

The primary objective of the disposal options assessment report is to review and capture a robust analysis of the four shortlisted options to manage demolition waste generated from the demolition and remediation project. Specific objectives include:

- To assess onsite and offsite options for the management and disposal of demolition materials, contaminated soil and associated infrastructure from the hospital using a holistic approach taking into account environmental, social, cultural and economic factors that meet LINZ requirements and stakeholder expectations, comply with industry best practice and government sustainability and broader outcome goals.
- To meet the Crowns requirements under Clause 9.11.1 of the Deed and supporting process set out in the MoU, by providing the governance entity with relevant information concerning any proposed new disposal site, including any supporting advice or material relied upon to inform Ministers approval, to allow the governance entity to provide an informed view on the creation of a new disposal site on a Tokanui Hospital deferred selection property.

Out of scope

- Investigation and remediation of existing disposal sites.
- Investigation and remedial options relating to potentially contaminated soil as required under the Remediation Standards paragraphs in the Deed.

MoU Communication and Engagement Process

The MoU signed by Te Nehenehenui Trustees and LINZ agreed the following five stage communication and engagement process:

Stage 1:	Stage 2:	Stage 3:	Stage 4:	Stage 5:
- LINZ notify TNT in writing of any proposed horizontal infrastructure to be retained, any proposed new disposal site, and timeframes for demolition and remediation works; and, - Agree reasonable timeframe for TNT to provide its views in writing on the matters noting that TNT may choose to discuss any matter with the Maniapoto iwi, hapu and whanau and may request that LINZ discuss these matters with Maniapoto iwi, hapu and whanau	TNT will provide LINZ with its views in writing on the matters notified in Stage 1, within the agreed timeframe for response.	LINZ will respond to TNT in writing confirming - LINZ's understanding of the view of TNT; - how LINZ will take these views into account; and, - whether LINZ requires any further response from TNT and when such response must be received	LINZ presents TNT's views to joint Minister before they make a decision on any of the matters outlined in the MoU and the Deed.	LINZ advise TNT on joint Ministers' decision and confirm details of the horizontal infrastructure to be retained and details of any new disposal sites; arrange hui with the parties to update on works progress

Disposal Options Considered

Selected assessment options agreed for evaluation are as per paragraph 9.9 of the Tokanui Hospital Deferred Selection Process are summarised below. For clarity, the Crown has agreed to removal **all vertical structures** on the property (paragraph 9.16.3); the options therefore pertain to *where* the waste generated from the demolition will be removed to. Any new onsite disposal facility (referred to as new disposal site as defined at 9.1.17) would comprise either a Class 1 or 2 landfill, as defined in the WasteMINZ Technical Disposal to Land Guidelines. It would be designed specifically to cater for waste materials from the demolition process and hence its design would be tailored to the required material volumes and characteristics.

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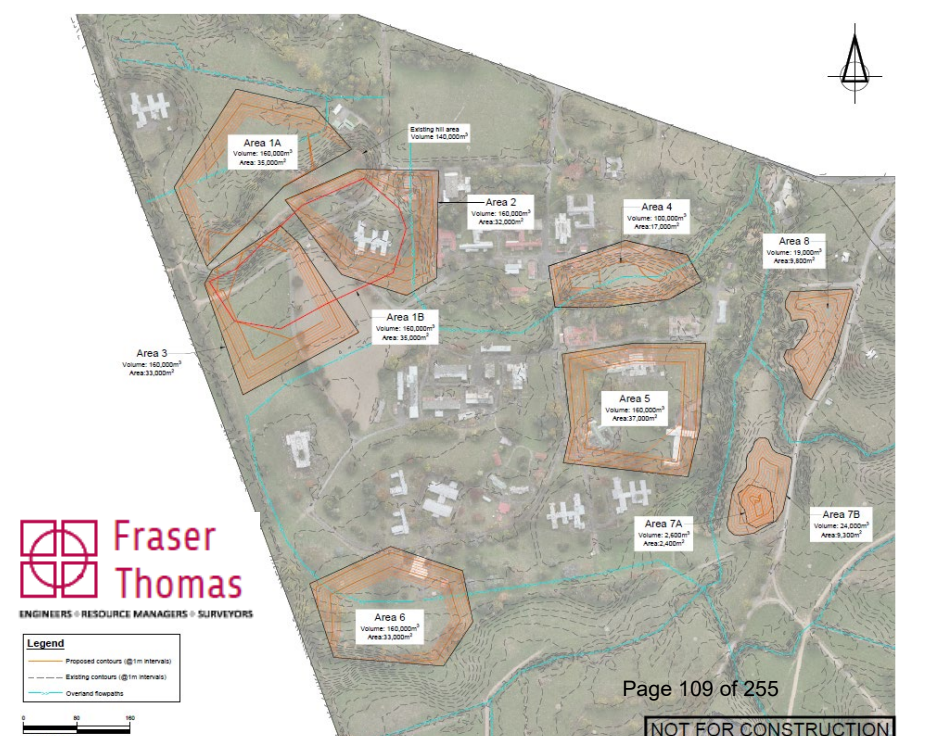
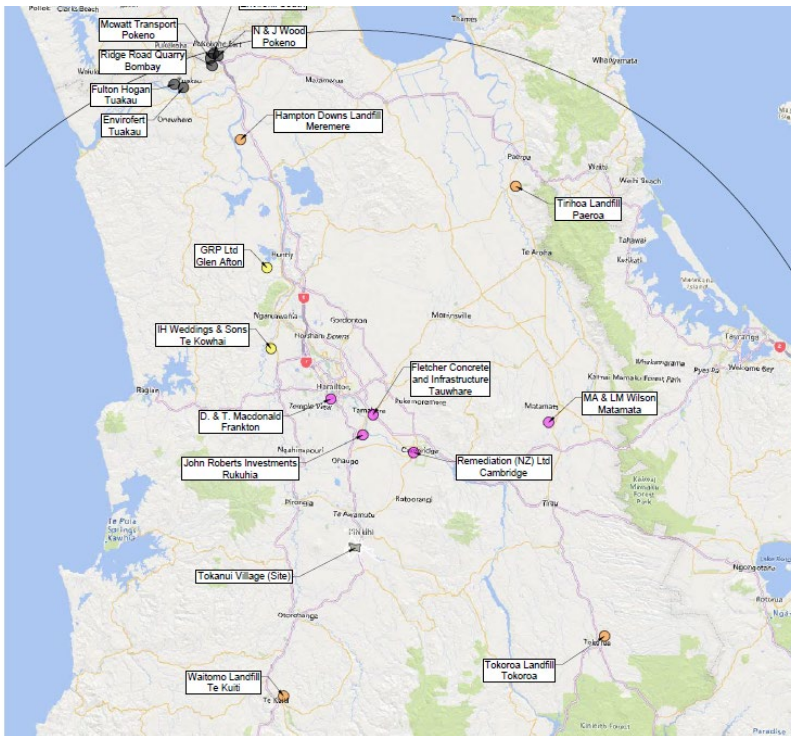
1A. Dispose of **all** contaminated and/or non-contaminated materials and horizontal infrastructure to a Class 1 and/or 2 landfill located **off** the Site.

1B. Dispose of **all** contaminated and/or non-contaminated materials, to a Class 1 and/or 2 landfill located **off** the Site **but retaining some horizontal infrastructure**.

Option 2: Complete Site in line with Subpart B: Demolition and Remediation Standards with waste disposed **ON-SITE**:

2A. Construction of a new disposal site located **on** a Tokanui Hospital deferred selection property to dispose of **all** contaminated and/or non-contaminated material and horizontal infrastructure.

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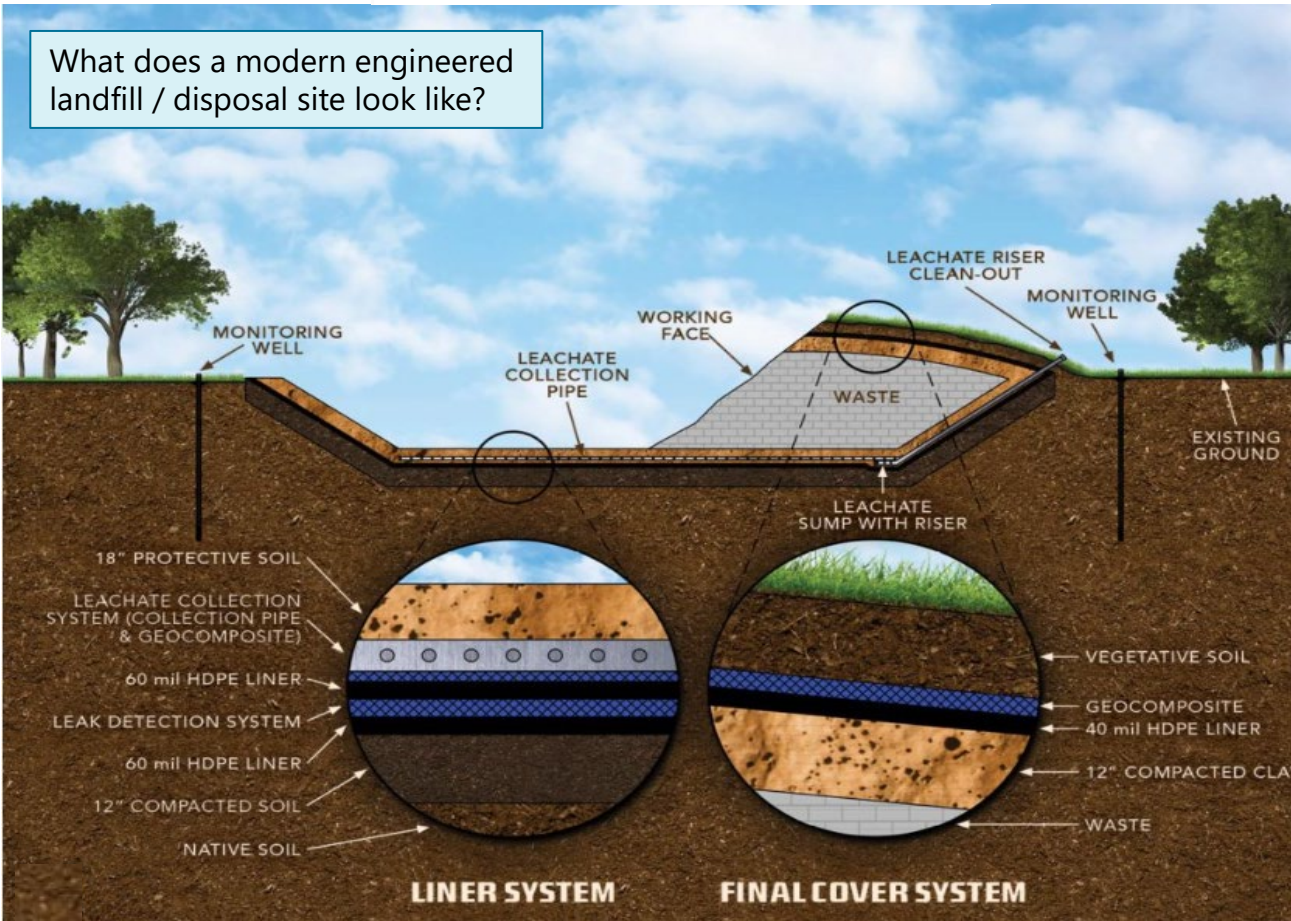
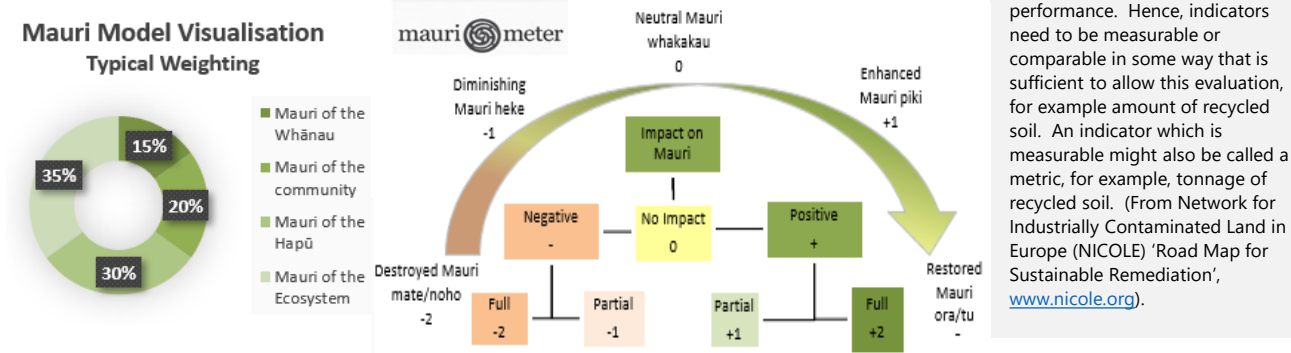
Former Tokanui Hospital Demolition and Remediation Project

Disposal Options Assessment Summary

Decision Making Criteria

The assessment was undertaken looking at environmental, social, cultural, economic criteria consistent with the Mauri model and taking into account the criteria agreed to by the Crown to assess and inform the disposal options assessment (refer section 4.4 of the report). The choice of criteria is important as it will ensure LINZ considers the right information as part of this options analysis. Within each criteria, a number of indicators were developed for evaluation, along with a number of sub-headings to help explain what each indicator covered.

For Maniapoto, land use and management of natural resources needs to be guided by a commitment to sustainability, both in the present and for the generations to come, which means maintaining diverse and abundant ecosystems in perpetuity while providing for diverse cultural, social and economic activities that support a balanced, healthy, secure and sustainable quality of life.!



Criteria	Indicator	Sub-headings
Environmental	Effects on land use/ productivity	Contamination of the land Associated effects on land use/productivity
	Effects on surface water	Quantity – peak flows/volumes Quality Silt/sediment Scour/erosion
	Groundwater effects	Groundwater table effects (groundwater levels) Quality Use
	Ecological effects	Plants/trees/birds and other fauna Aquatic species
	Air emissions	Dust/odour Particulate/volatile gases Greenhouse gases (carbon dioxide, methane)
	Sustainability	Reuse/recycling Resilience (e.g. ability to cope with climate change effects) Legacy (future generation) issues
Social	Public health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Worker health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Neighbourhood effects	Dust, noise, odour, vibration, traffic Changes to surface runoff flow patterns
	Amenity/land use	Nuisance Visual effects Land use limitations
	Employment opportunities	Short term during works Long term – ongoing maintenance
	“Wellbeing” perceptions	Dislike of having landfill in local area Personal associations with site history
Cultural	Loss of mauri	Loss of sense of identity/independence associated with having a home base
	Destruction of wāhi tapu (cultural/spiritual) sites	Ancestral burial sites Loss of cultural heritage Disruption of cultural connectivity Damage Iwi relationships Impact on land and resources
	Kiatiakitanga (guardianship) and Whenua (land)	Extent of Māori active involvement in control, management and protection of land Restrictions on land use (physical, contamination, etc.) causing loss of resources/ opportunities for economic development
	Healing the land (Papatūānuku)	Soil health
	Restoration of water services (Wai Ora)	Water quality Ecology
	Mahinga kai (garden, cultivation, food gathering places)	Garden, cultivation, food gathering places Collecting plants for various (e.g. medicine, weaving) purposes (e.g. toetoe, raupo, harakeke, paopao)
Economic	Demolition/remedial works costs (capex)	Capex costs were made on a qualitative, judgement basis
	Ongoing maintenance costs (opex)	Opex costs were made on a qualitative, judgement basis
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Former Tokanui Hospital Demolition and Remediation Project

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Preliminary Scoring and Results (subject to iwi views)

The adopted scoring system was again based on the Mauri model, with five scoring options, ranging from -2 (full negative) through 0 (no impact) to +2 (fully positive). Scores for each criteria are obtained by summing up the scores of individual indicators and then multiplying those scores by the criteria weighting.

This process is to AID the decision-making and advice to joint Ministers NOT to replace it.

Criteria	1A	1B	2A	2B
Horizontal Infrastructure to be removed	All	Some (20%)	All	Some (20%)
Demolition Waste Disposal	Offsite	Offsite	New facility onsite	New facility onsite
Weighted Scores				
Environmental	76	93	-385	-344
Social	40	20	0	10
Cultural	460	350	-370	-350
Economic	180	155	-170	-105
Total	756	618	-925	-789
Ranking	1	2	4	3
Deliverability Assessment				
Significant Constraints	No	No	Yes	Yes
Consentability	Yes	Yes	Unlikely	Unlikely

Preliminary Results

Based on LINZ and FTL inputs, are summarised below. These show:

- The **preferred option** is 1A (offsite removal of all demolition waste and horizontal infrastructure) with a total score of 756.
- The second preferred option is 1B (offsite removal of all demolition waste and some horizontal infrastructure) with a total score of 618.
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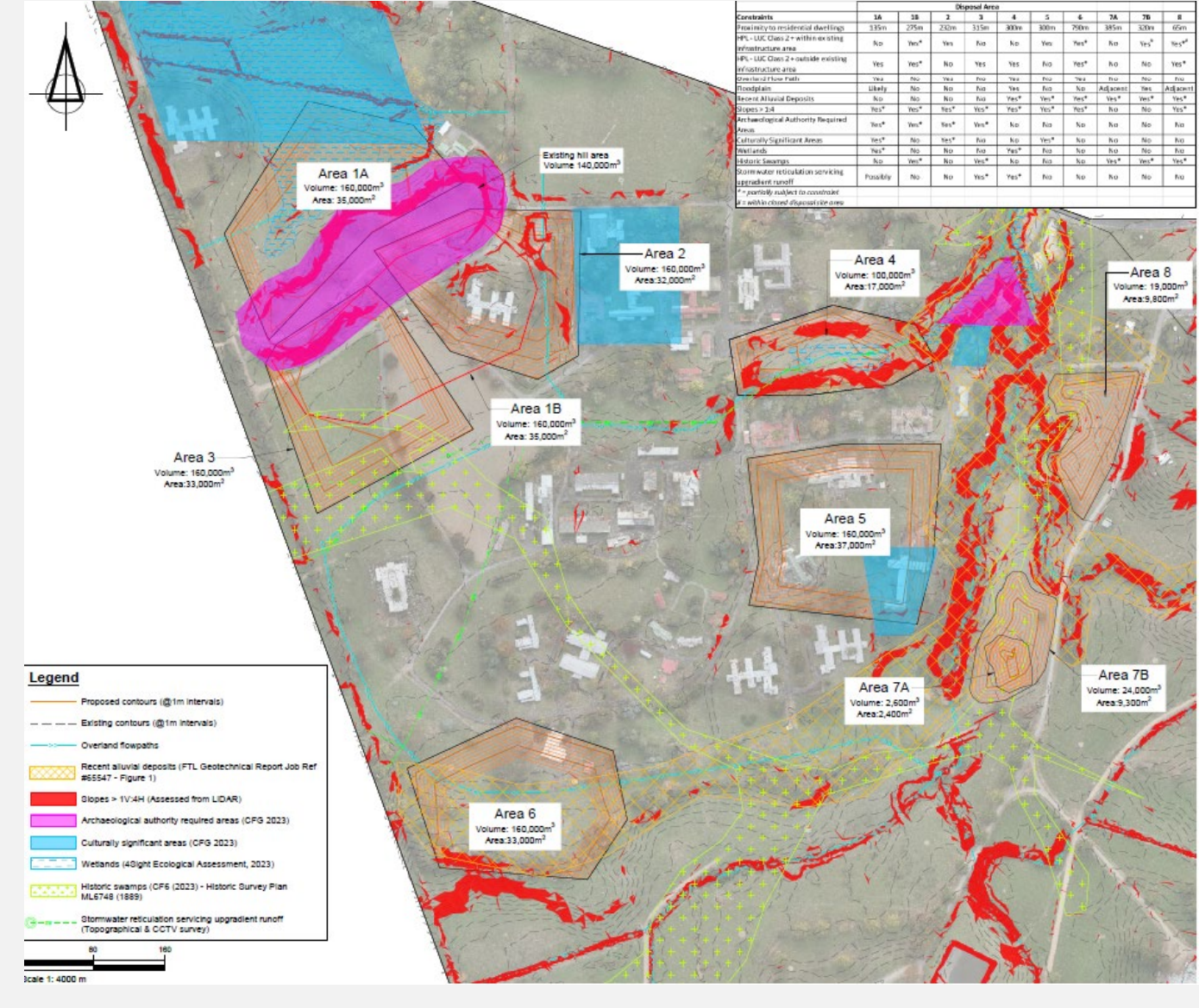
Offsite disposal is preferred in comparison with onsite disposal.

The selection of 1A over 1B as the most preferred option is primarily controlled by the cultural criteria, with the different in scores for these two options being more significant than the other three criteria.

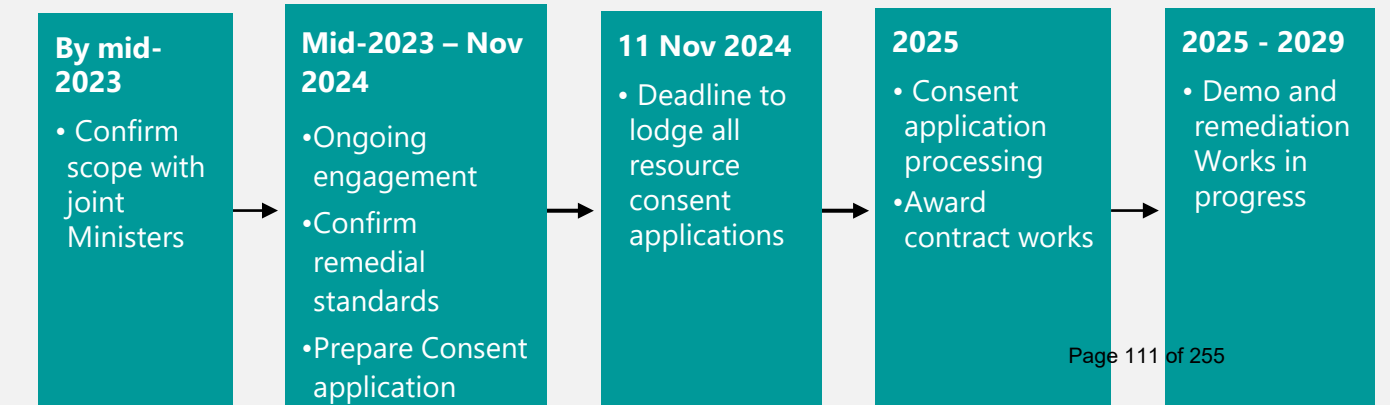
Limitation:

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Potential Disposal Sites Constraints Map



Timeline



Former Tokanui Hospital Demolition and Remediation Project

Disposal Options Assessment Summary

Background

- The site is approximately 80 hectares in area with roughly 74 buildings, a wastewater treatment plant, a swimming pool, eight substations, a closed landfill (referred to as ‘existing disposal site’) and substantial roading and underground infrastructure and services. Buildings are in poor condition and contain hazardous materials. The Hospital is a deferred selection property (DSP) in the Ngāti Maniapoto Deed of Settlement (the Deed).
- Under the Deed, the Crown has committed to a standalone process within the Property Redress Schedule for the transfer of the Site which details specific requirements for the demolition and remediation of the Site before it is available for transfer to Maniapoto. LINZ is the Government agency responsible for delivering this project.

Objectives and Scope

Objective

The primary objective of the disposal options assessment report is to review and capture a robust analysis of the four shortlisted options to manage demolition waste generated from the demolition and remediation project. Specific objectives include:

- To assess onsite and offsite options for the management and disposal of demolition materials, contaminated soil and associated infrastructure from the hospital using a holistic approach taking into account environmental, social, cultural and economic factors that meet LINZ requirements and stakeholder expectations, comply with industry best practice and government sustainability and broader outcome goals.
- To meet the Crowns requirements under Clause 9.11.1 of the Deed and supporting process set out in the MoU, by providing the governance entity with relevant information concerning any proposed new disposal site, including any supporting advice or material relied upon to inform Ministers approval, to allow the governance entity to provide an informed view on the creation of a new disposal site on a Tokanui Hospital deferred selection property.

Out of scope

- Investigation and remediation of existing disposal sites.
- Investigation and remedial options relating to potentially contaminated soil as required under the Remediation Standards paragraphs in the Deed.

Mana Whenua Engagement Summary

The following summarises the engagement with mana whenua to date which has enabled the LINZ project delivery team to establish an enduring relationship and ensures the direction required for the investigations and subsequent project are scoped in a way that mana whenua views can be incorporated throughout the life of the project and beyond.

Wānanga / Ongoing Korero	Cultural Impact Assessment	Cultural Induction	Waahi tapu Sites
- Four wānanga were held in 2021 to document and record the spiritual, cultural and environmental significance of the Site, LINZ team attended to hear first-hand. - Korero with mana whenua over several years has occurred providing greater understanding of the whenua and its significance.	- A Cultural Impact Assessment (CIA) was completed in 2021 to document Tokanui tangata whenua values, issues and concerns regarding potential adverse impacts on cultural values relating to the proposed remediation options. - The CIA supported the investigations and assessment of the impacts of the disposal options outlined below.	- A cultural induction was provided at the Mangatoatoa Paa for the project team and consultants, to assist in the understanding historical grievances, as well as cultural and social norms of the iwi and hapū. - This supported investigations approaches and assessment of the impacts of disposal options.	- Work was completed to identify sites of cultural significances in addition to known archeological sites of significances. - This information was a key consideration of the assessment of potential locations for the disposal sites within the hospital site boundary.

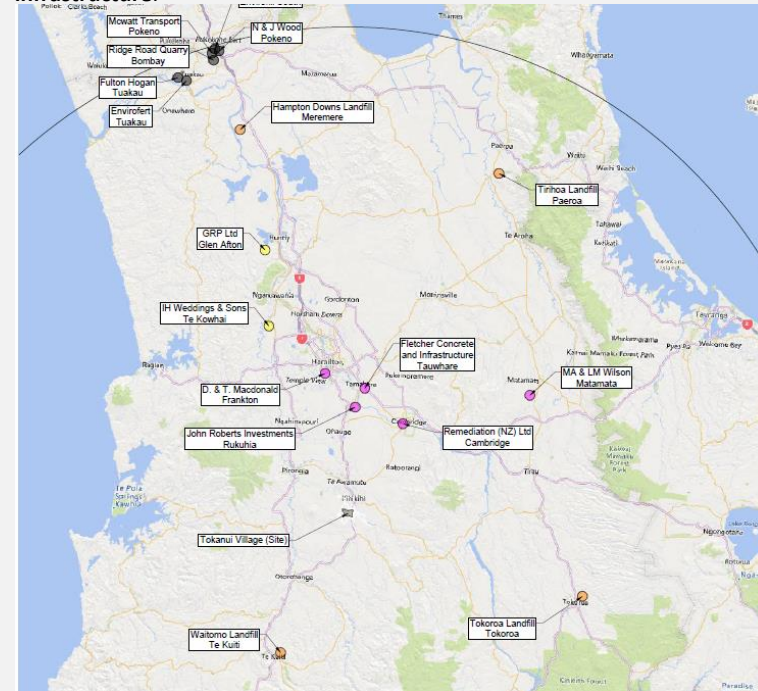
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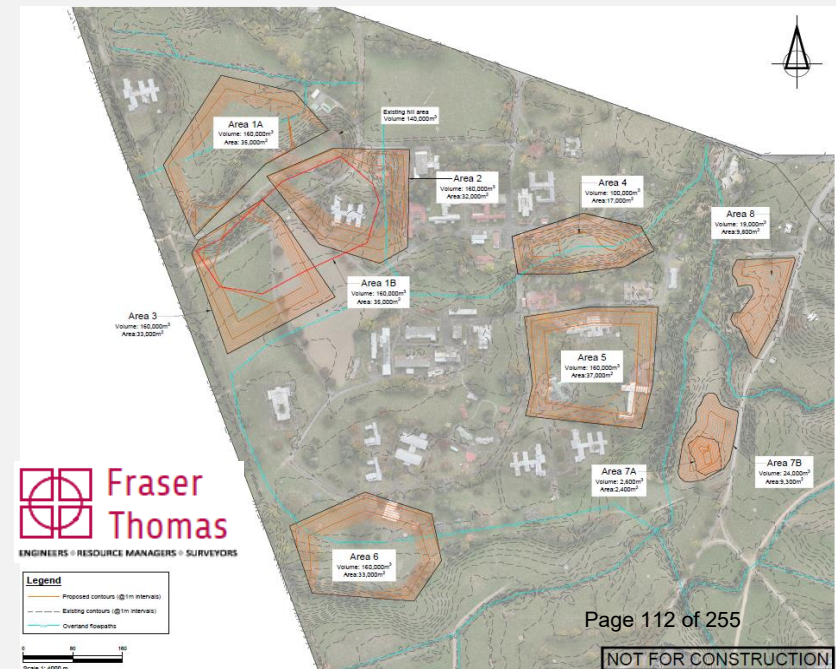
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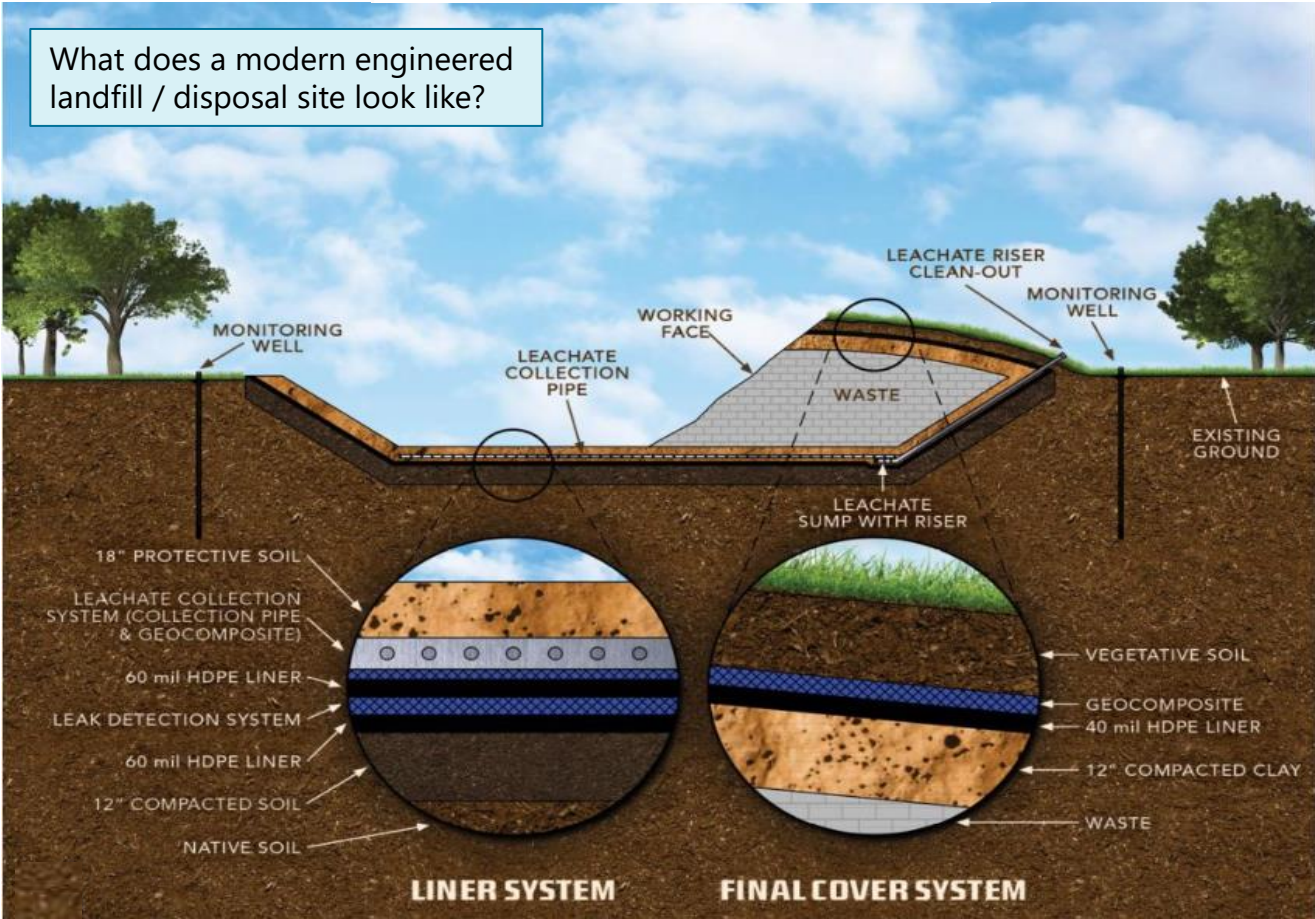
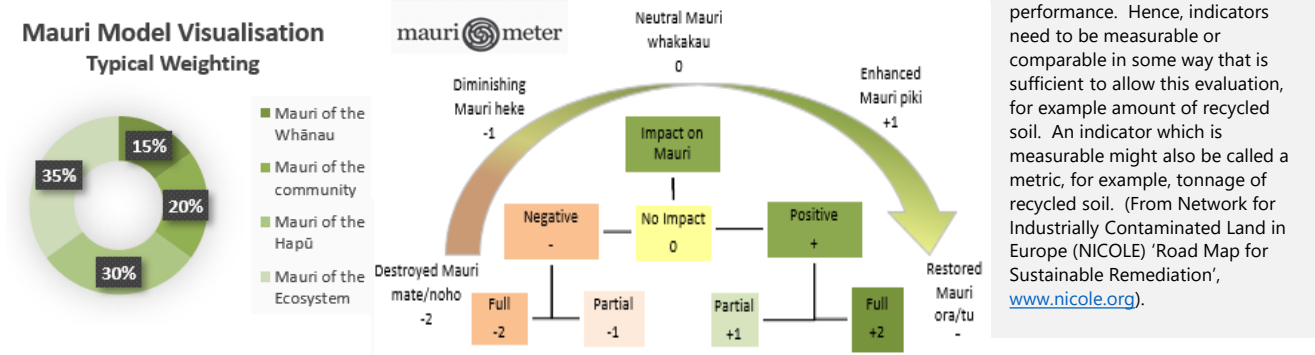
Former Tokanui Hospital Demolition and Remediation Project

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Former Tokanui Hospital Demolition and Remediation Project

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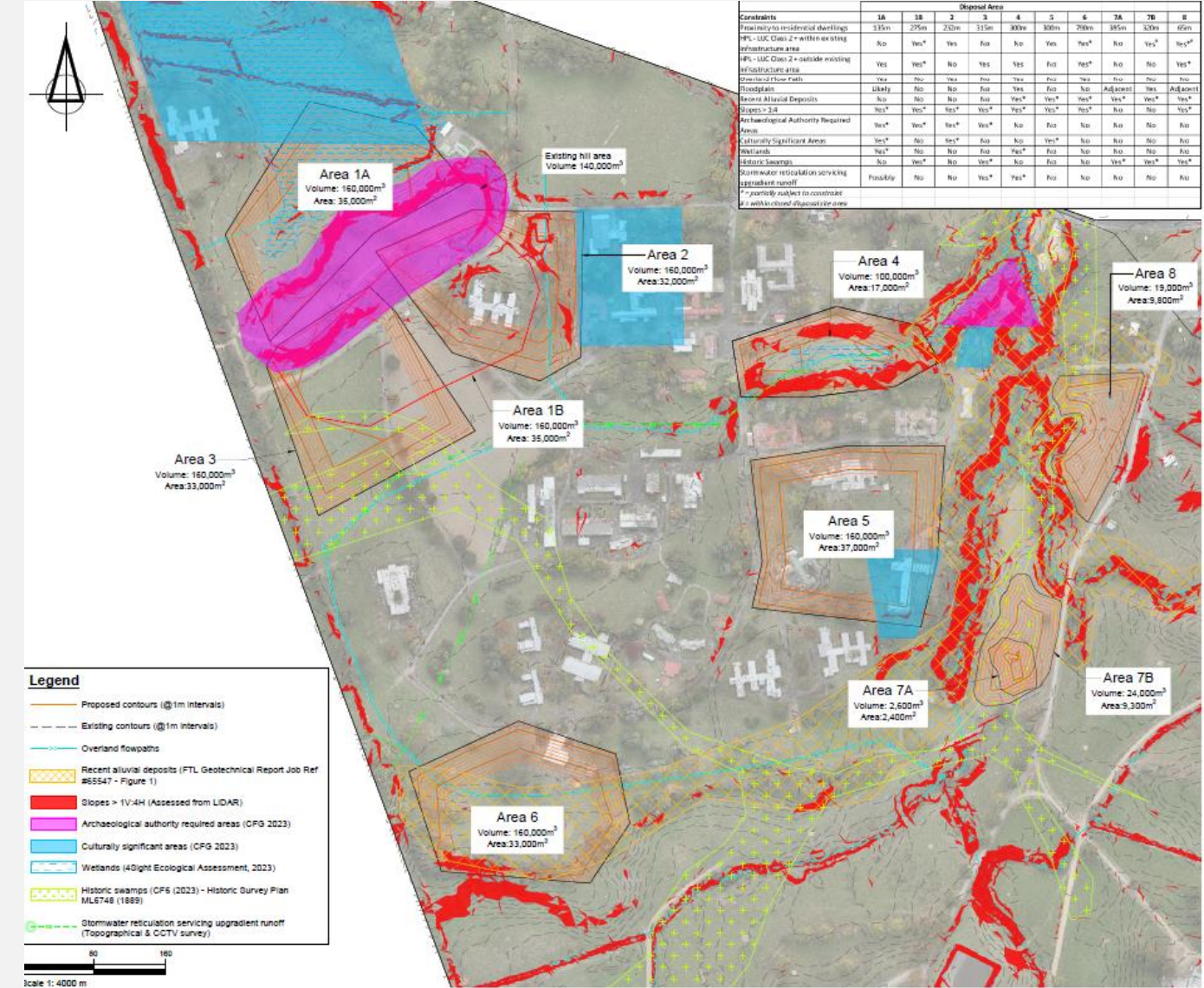
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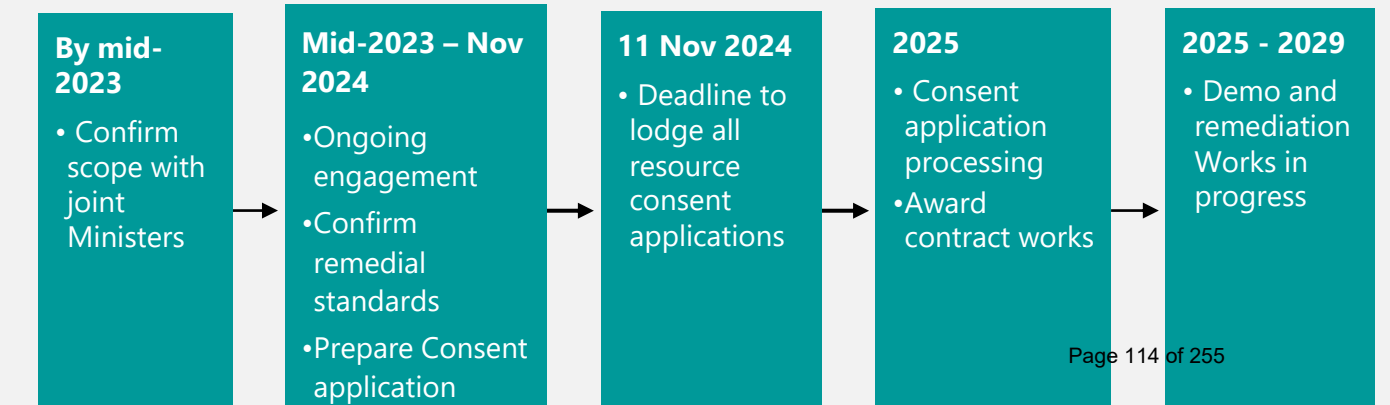
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Potential Disposal Sites Constraints Map



Timeline



APPENDIX C: Hui Supporting Material

C.3 - Contamination & Closed Landfill Investigations Hui (Section 6.5)

13 December 2023

Tokanui Soil Investigations

Kim Wepasnick, Principal Environmental Advisor, LINZ

Dr Dave Bull, Site Contamination Specialist, HAIL Environmental Ltd

Dr Sean Finnigan, Director Environmental Engineering, Fraser Thomas Ltd

Elliot Bish, Senior Environmental Scientist, Fraser Thomas Ltd

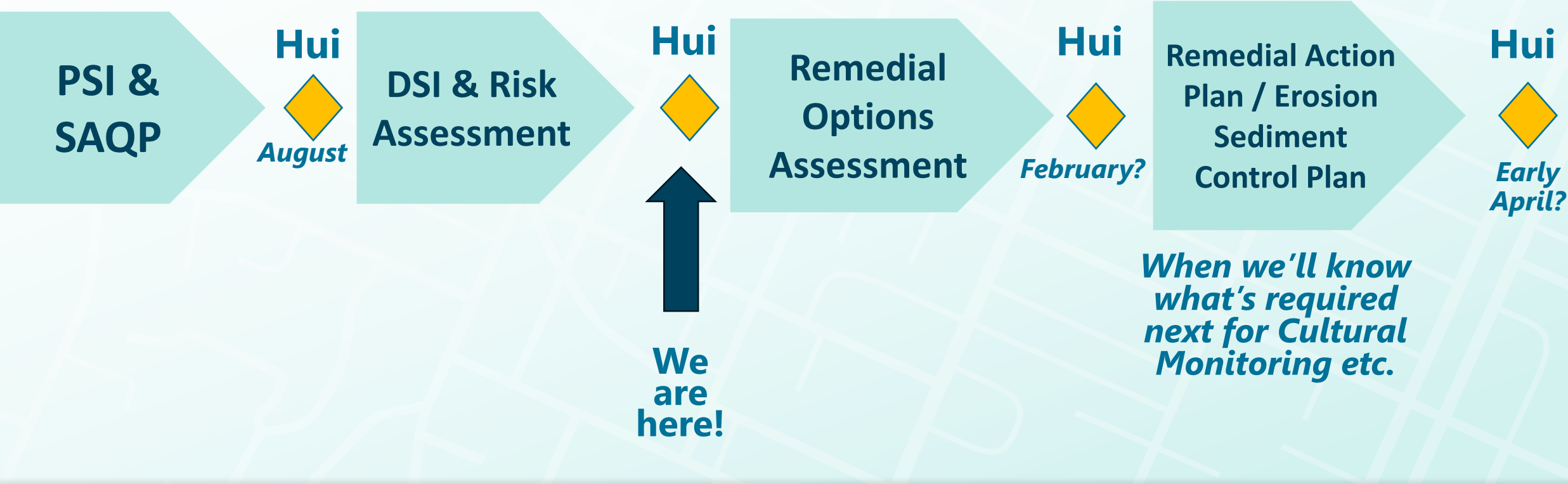
Agenda

Time	Duration	Topic	Who
10:00	15 min	Welcome Karakia Objective of Today's Hui	Awahi Mana Whenua Matt
10:15	15 min	Preliminary Site Investigation (PSI) Recap – Potential sources of contamination locations	Kim / Dave
10:30	30 min	Detailed Site Investigations (DSI) (soil sampling) and Closed Landfill Investigation Findings, incl time for questions.	Dave / Kim Sean/Elliot support on landfill
11:00	15 min	Tea/coffee/kai break	
11:15	30 min	Risk Assessment Report Overview Remedial strategy and overarching principles discussion	Dave All
11:45	10 min	Next steps - Finalise the Site Specific Risk Assessment Report - Remedial Options Report & Hui (~Feb) - Remedial design report & Hui (~April) - Demolition update	Kim / Matt
11:55	5min	Closing Closing karakia	Awahi Mana Whenua
12:00	30min	More kai, socialising	

Objective

- To present the soil investigation findings
- To discuss the remedial strategy and overarching principles and
- How these principles will be incorporated into the remedial options and then the remedial design.

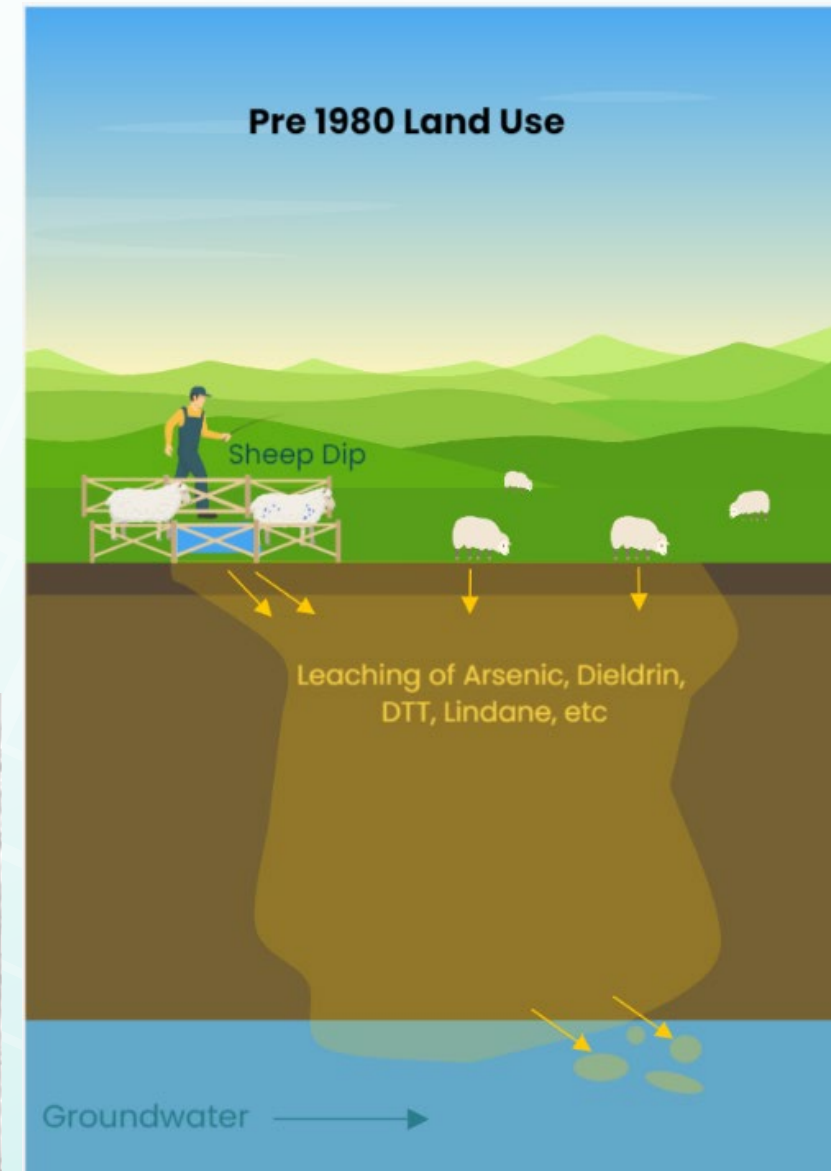
Contaminated Land Process



Contamination!

How did it get there?

- Legacy of past practice involving storage and use of hazardous substances and disposal of hazardous waste
- Contaminants can seep through soil into the groundwater or be carried into nearby land and waterways in rainwater and attached to dust.
- Not contained by property boundaries
- Hazardous gases can also pollute the air



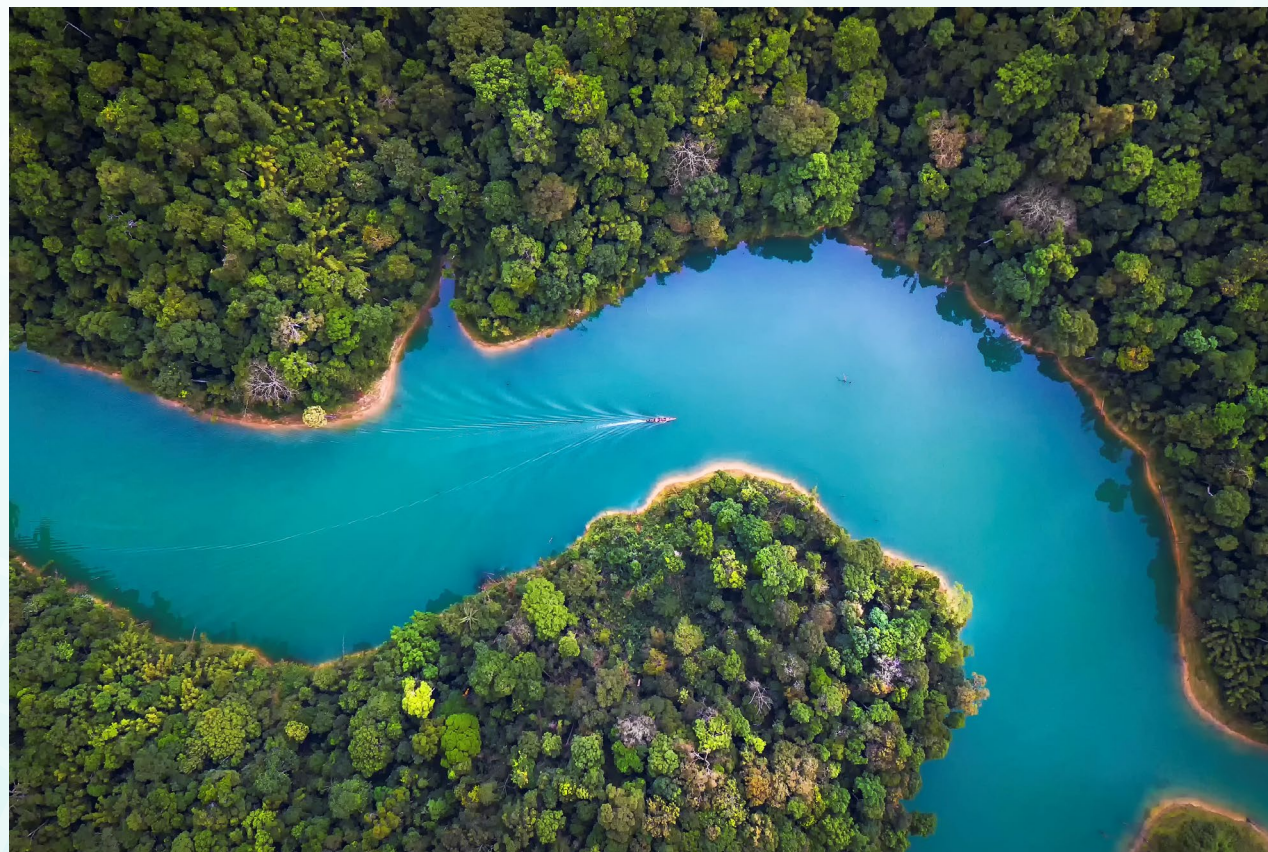
Why does it matter?

- Known carcinogens and other health implications
- Protect kai sources
- Clean and safe drinking water
- Protection of native species

TO PROTECT HUMAN HEALTH AND THE ENVIRONMENT

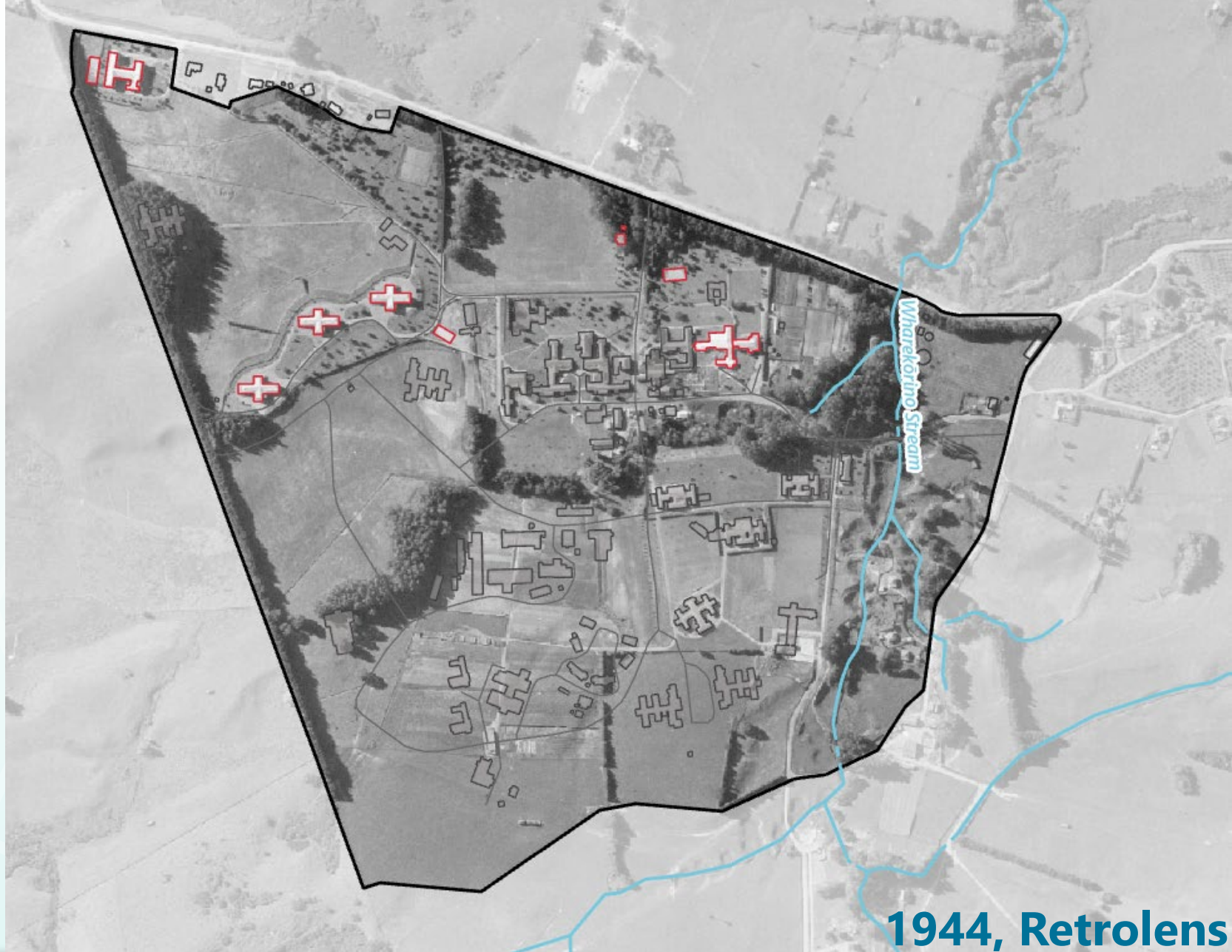
Te toto o te tangata he kai, te oranga o te tangata, he whenua, he oneone

While food provides the blood in our veins, our health is drawn from the land and soils



Past activities at Tokanui

- Farming, Agriculture & Grounds Maintenance
 - Use of pesticides
 - Possible Sheep-dipping (arsenic)
 - Sports turfs
- Vehicle refuelling, engineering workshops
 - Storage and use of petroleum products
- Heat & Electricity
 - Transformer Oils, Hydrocarbons, heavy metals
- Chemical Storage
 - Water treatment plant, Swimming pool, Dentist, Pharmacy, Morgues
- Waste Disposal & Treatment
 - Incinerator, Wastewater Treatment Plant, Existing closed landfill
- Demolished & Existing Buildings
 - Hazardous Building Materials (lead & asbestos)



1944, Retrolens

946

Not a title of survey

June 1888

No objection in respect to boundary

1/4/88

946

PLAN
OF
NATIVE CLAIMS
ON THE
RIVER PUNIU
IN THE
COUNTY OF WAIKATO.

Certify that this map is correct and in accordance
with the rules in force under the Native Lands Act
of 1863, and of 1873, and of 1883.
Respectfully
Inspector of Survey

McFieburn's
Trig. XI.

WAARA KAHUPONEKA.
MARY ALLEN.
JOHN GAGE.
GEORGE GAGE.

1260° 0' 0"

IX PUNIU S.D.
Waipa County

Transmitted to the Inspector of Survey
the first day of June 1888

Respectfully certify that all boundaries have
been observed and marked in the
ground that the same have been found
and obtained as indicated, and that
all the work has been performed under
my own supervision

J. Rogers
1/4/88

John Walker
Licensed Surveyor

Co. Surveyor
Waikato

946

9501

This plan is only a compilation
of the title & boundary maps
and is not a title map
1881

1050

PLAN
of 1050
BLOCK OF LAND
POKORU
at Puniu
WAIKATO.

County of Waikato

Purchased by T. Russell Esq.

Scale 10 chains to 1 inch

R. B. Jackson
1/4/88

Certify that the lines are
properly set out and
that the title is
the property

1/4/88

2866 Acres

ML 1050

1050

1050

ML 1050

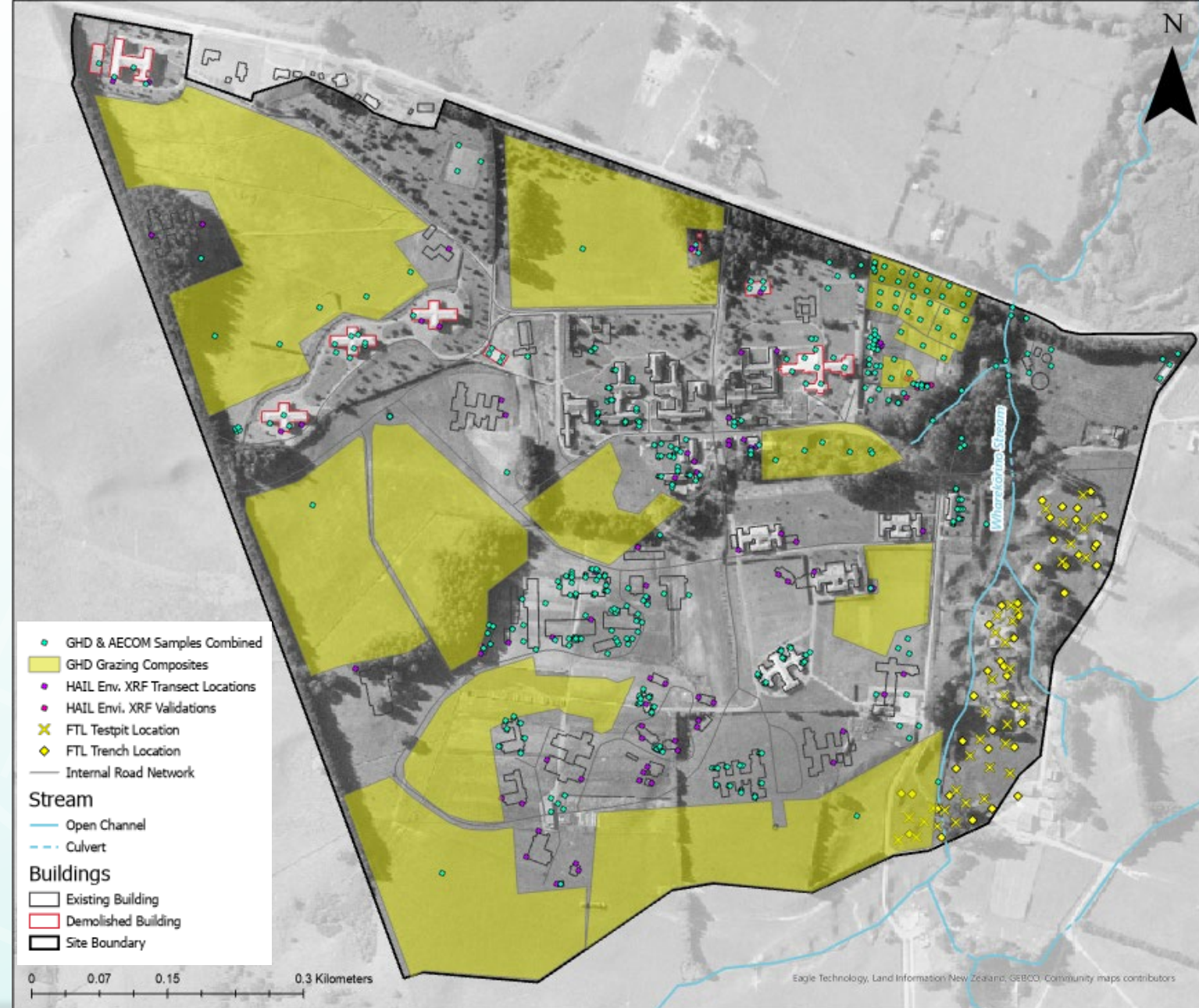
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Soil Sample Locations

LOTS of samples!

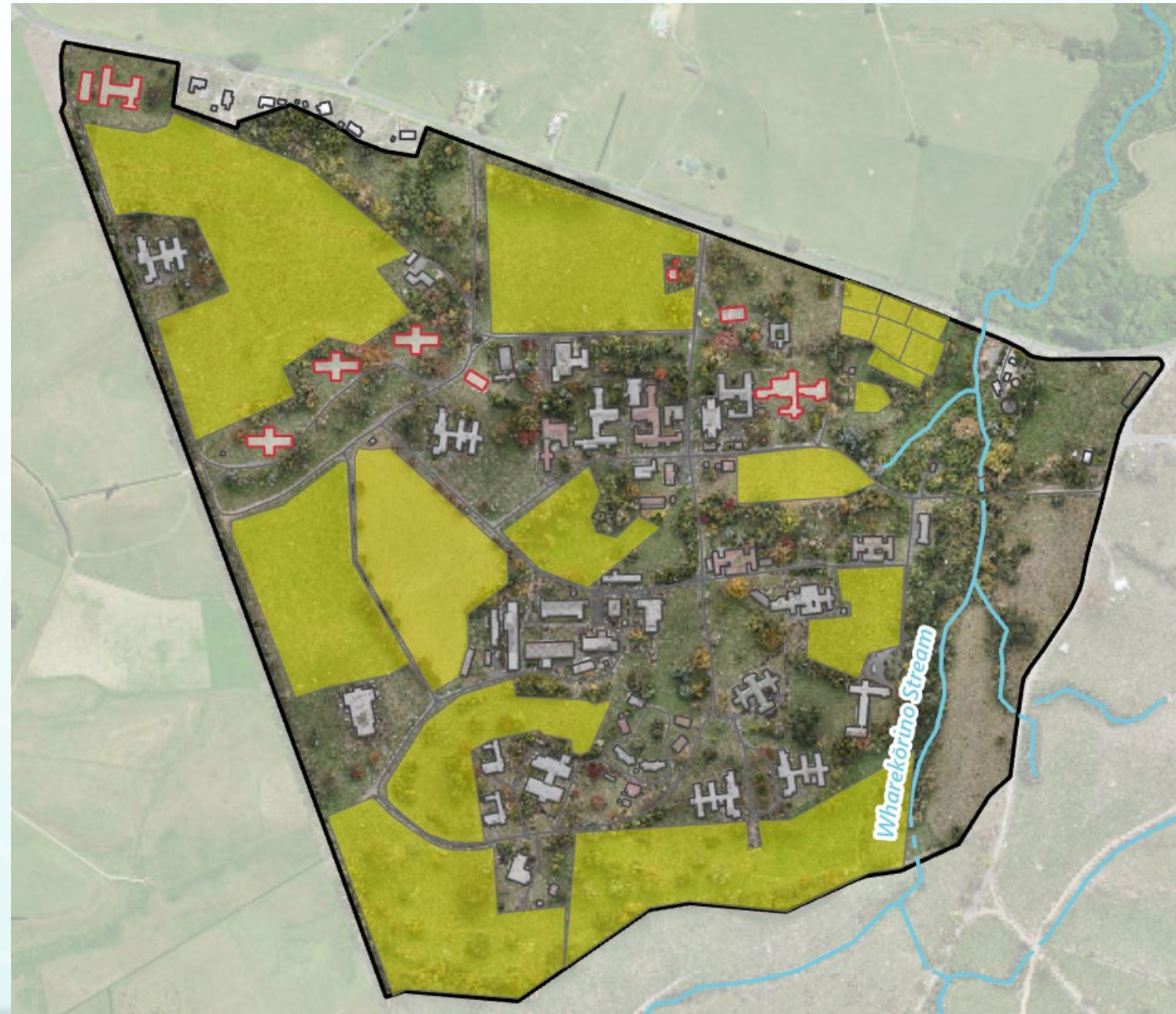
What were we looking for?

- Heavy metals
- Asbestos
- Hydrocarbons
- Dielectrics
- Solvents
- Pesticides and Herbicides



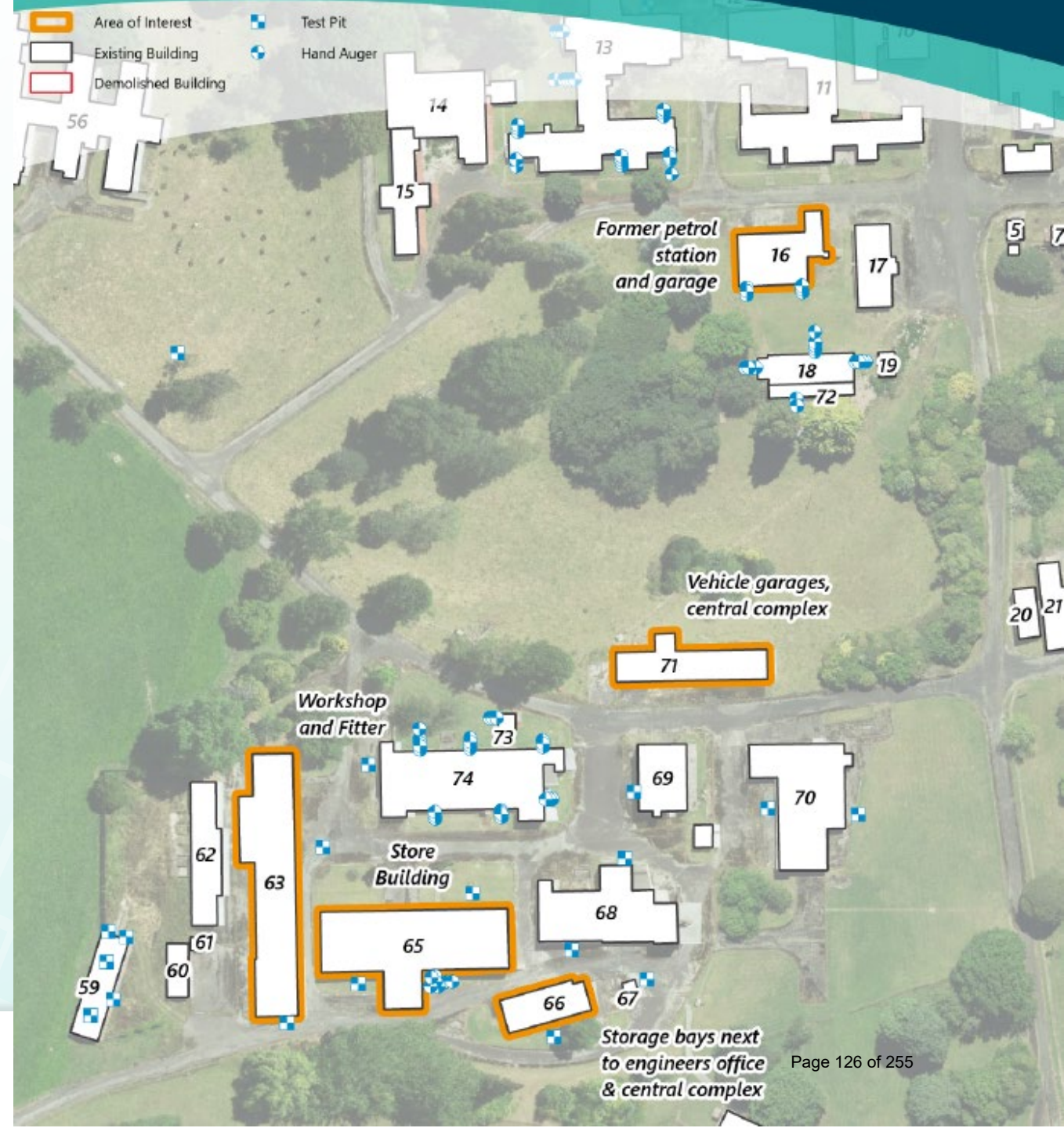
Farming, Agriculture & Grounds Maintenance

- Potential Sheep Dip
- Market Gardens / Horticulture
- Grazing Areas
- Sports Turfs



Service & Repair

- Hydrocarbons
 - From diesel and petrol storage tanks, vehicle maintenance;
- Polyaromatic Hydrocarbons (PAH's)
 - from waste oils and diesel tank;
- BTEX
 - from petrol tank;
- VOC's/Solvents
 - from vehicle maintenance;
- Heavy metals
 - from petrol tank and/or waste oil



Heat & Electricity



Chemical Storage

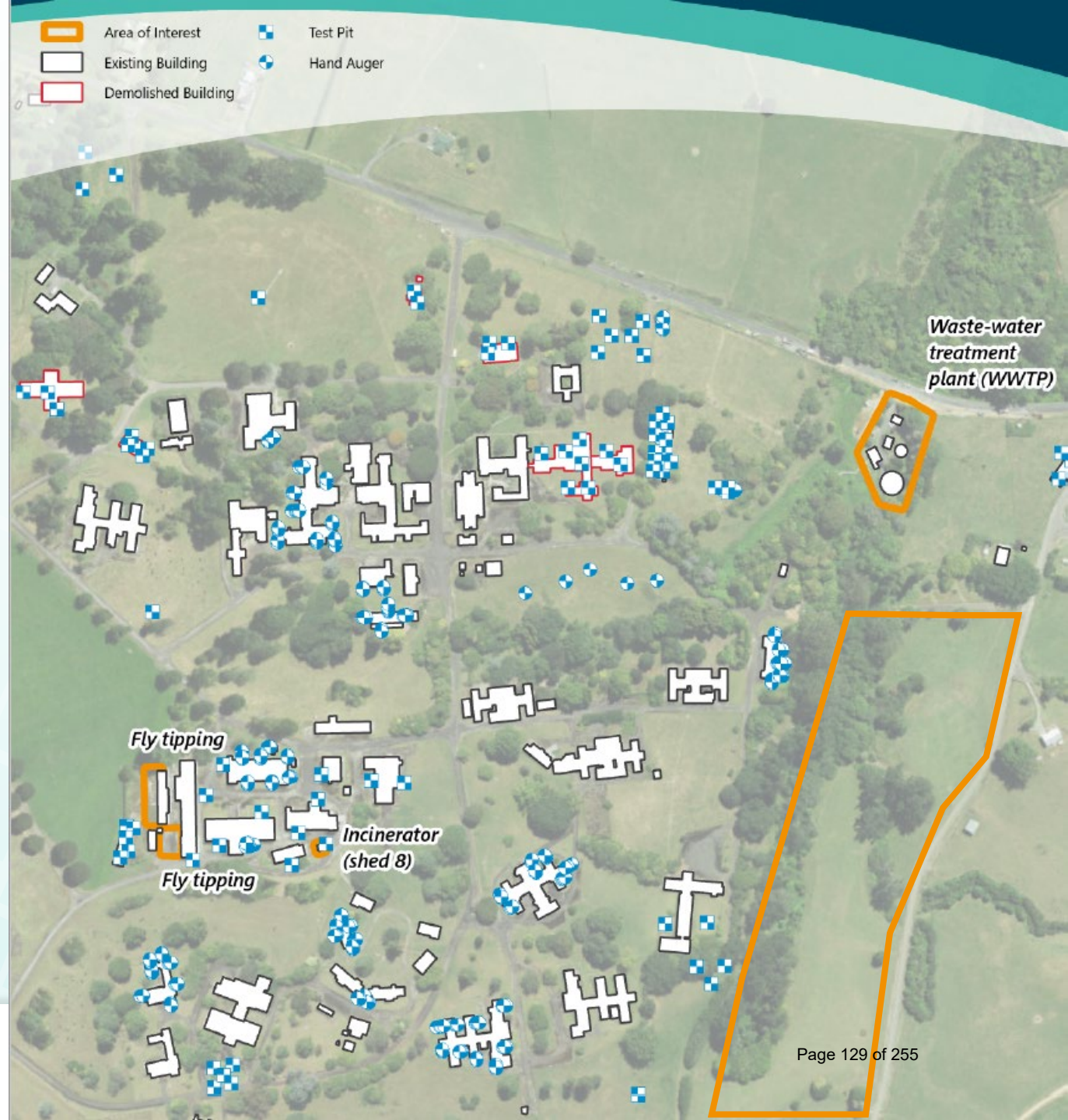
Wide range of chemicals and solvents, notably:

- **Heavy Metals**
 - Mercury associated to Dentist
- **Formaldehyde**
 - likely to have degraded given the time elapsed
- **Pharmaceuticals**
 - it is expected that any contaminating activities were low volume and likely discharged via the sewerage system.
 - No evidence of external discharge pipes to ground were observed.

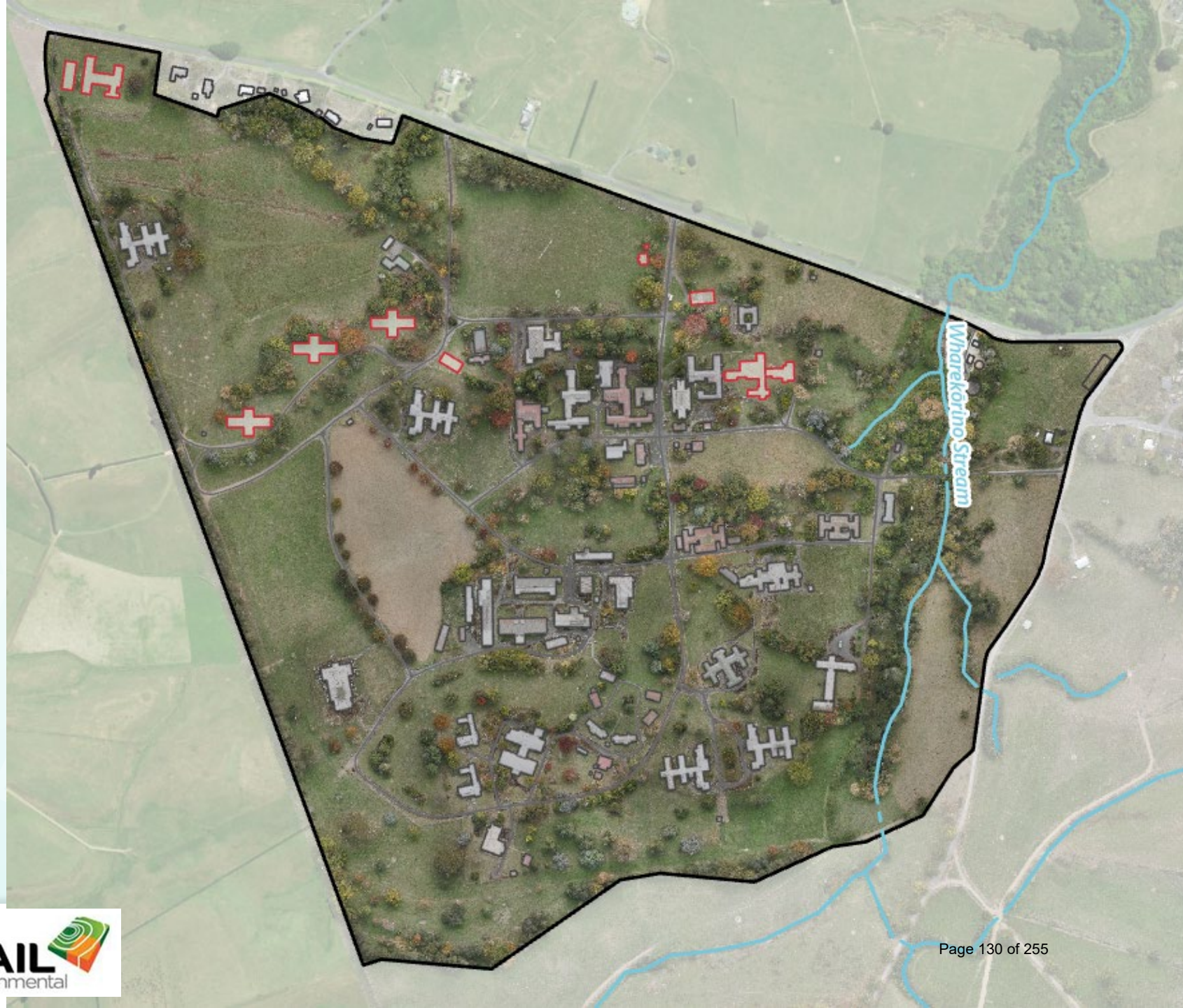


Waste Disposal & Treatment

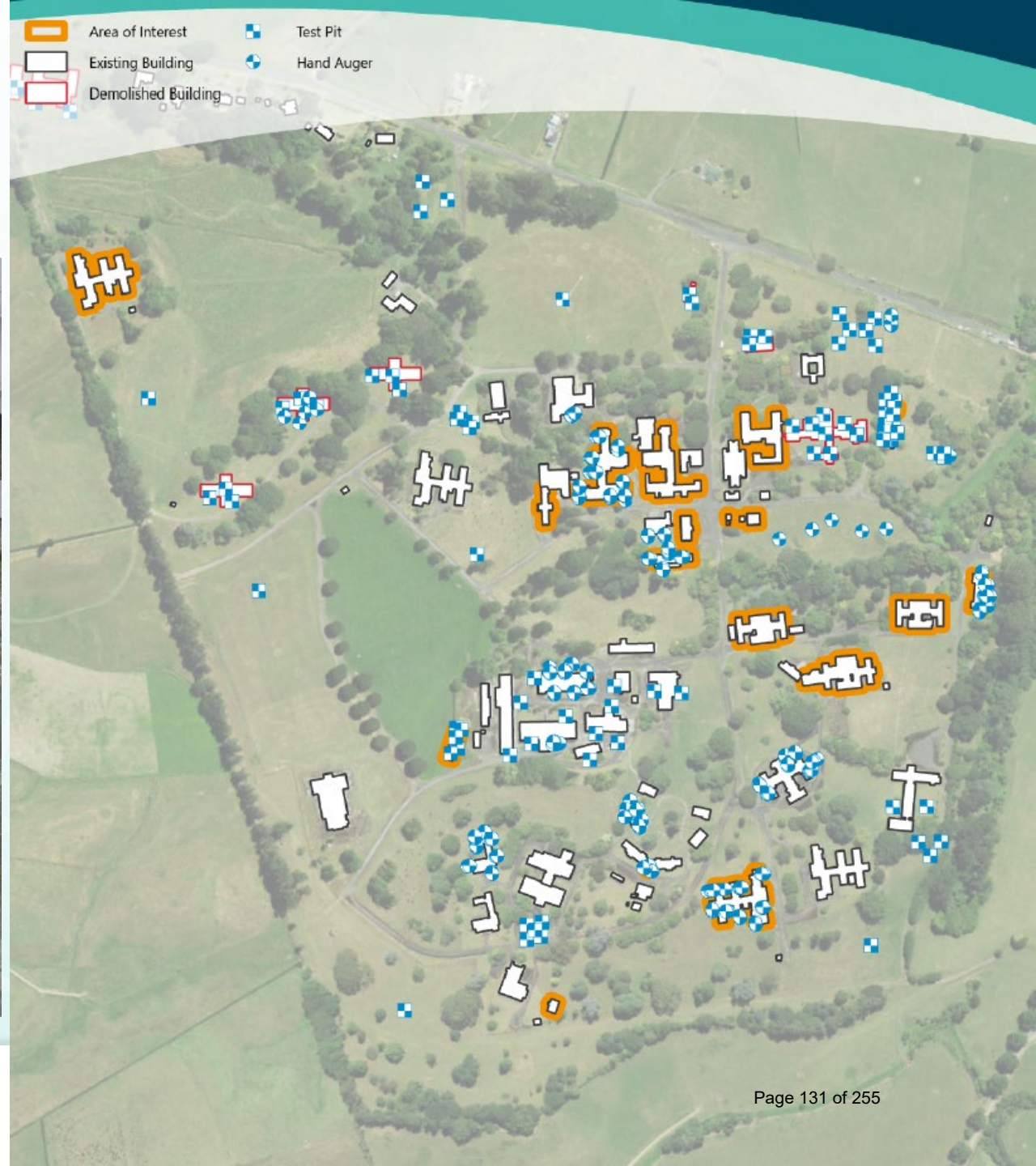
- Incinerator,
- Wastewater Treatment Plant,
- Fly tipping,
- Existing closed landfill...
more on this later.



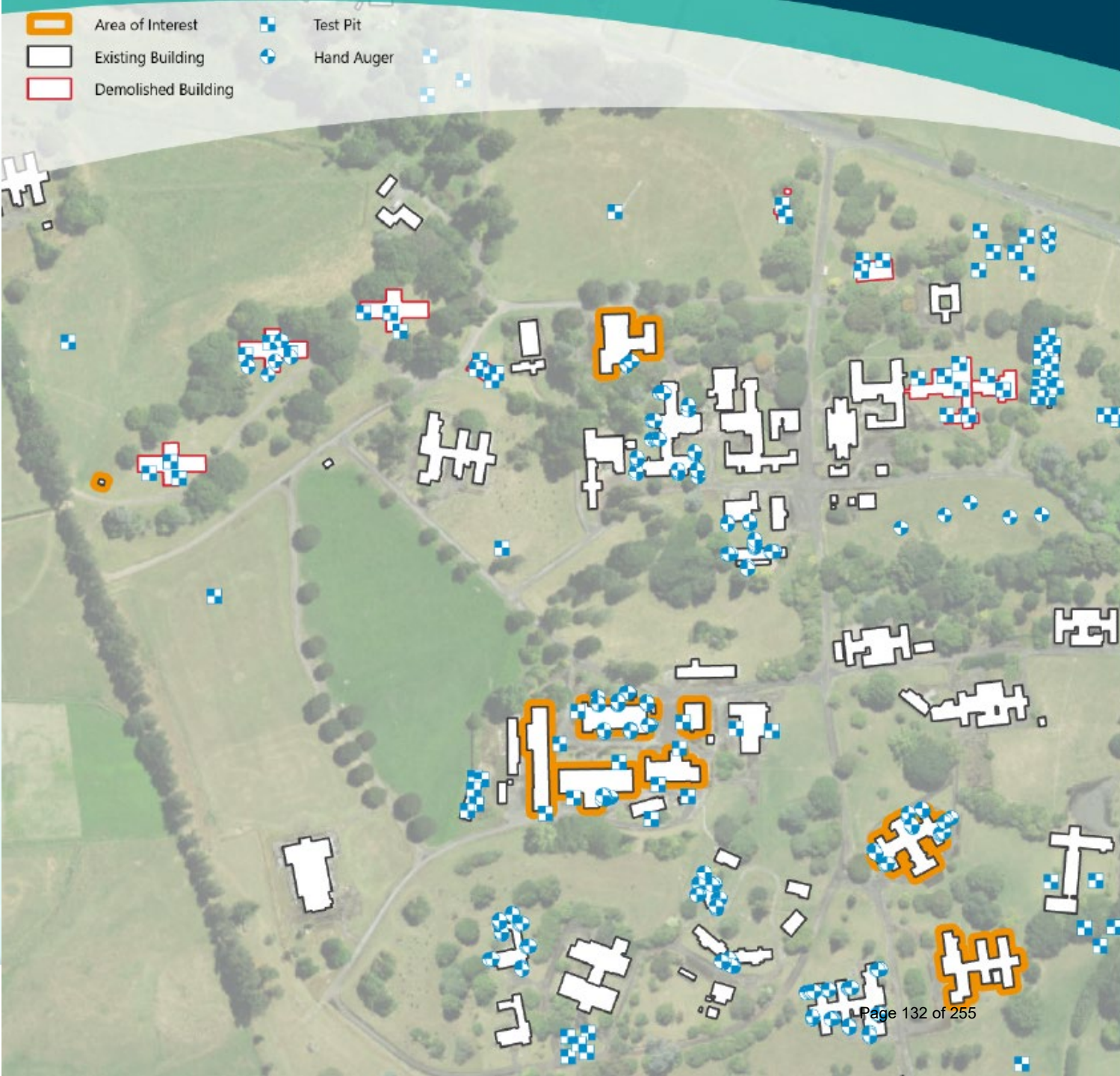
Demolished & Existing Buildings



Lead-based Paint buildings

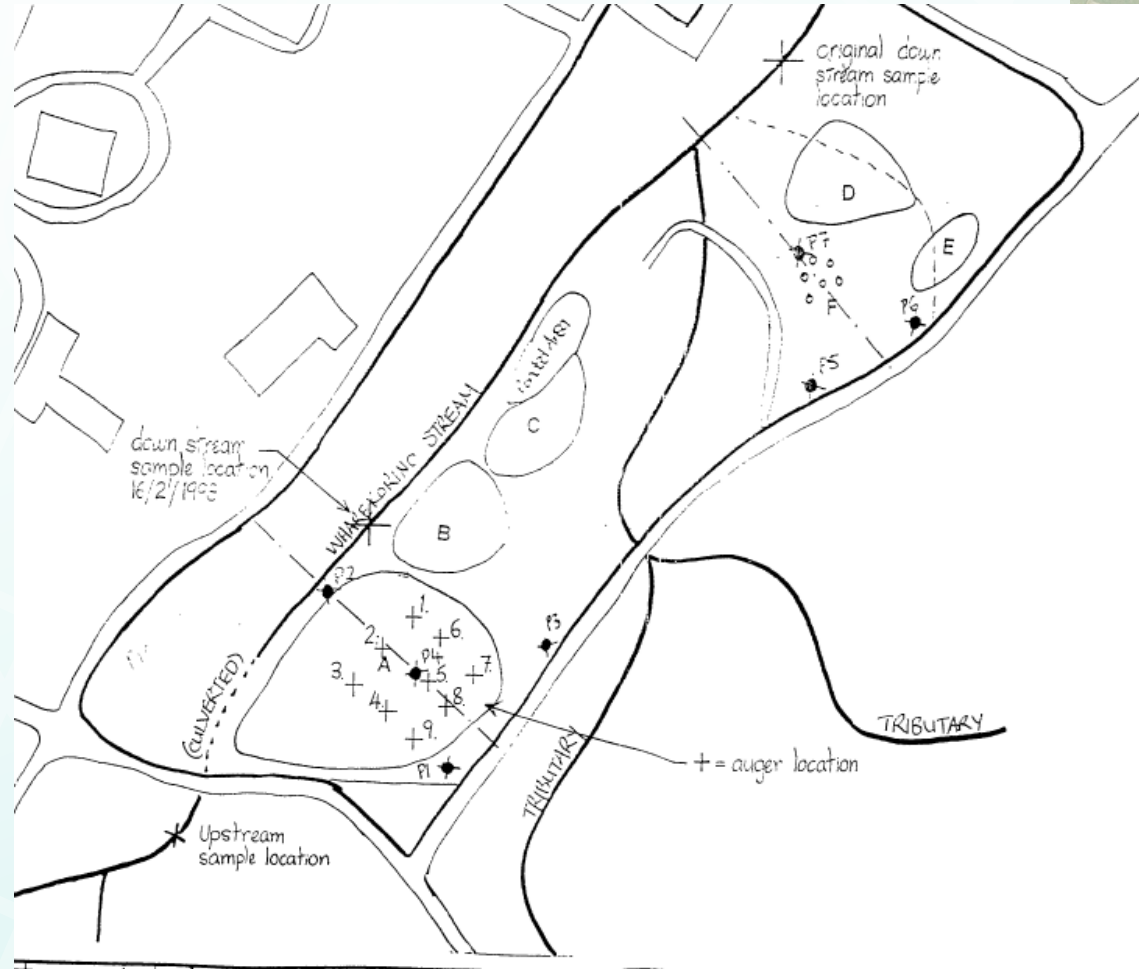


Asbestos

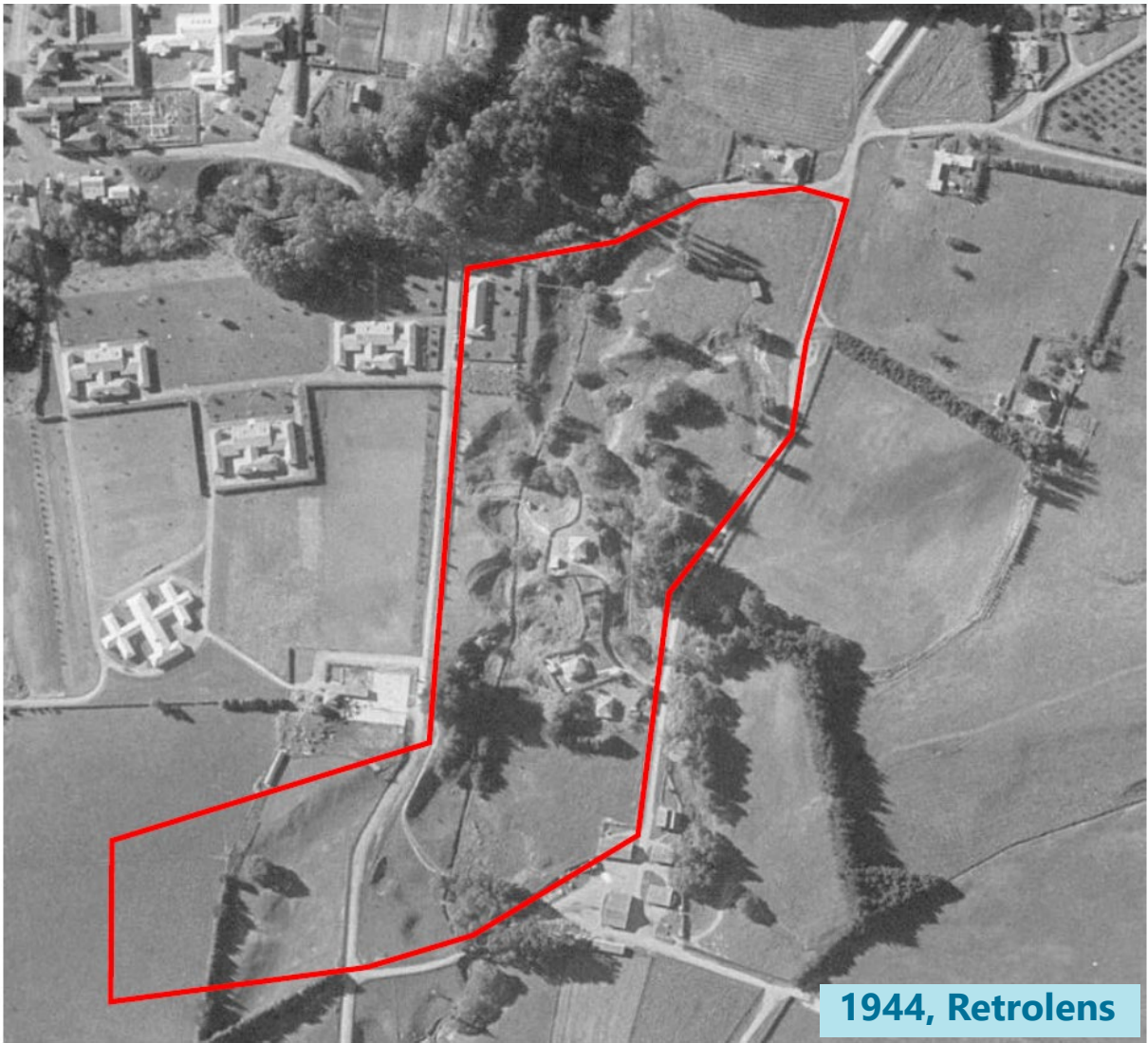


Closed Landfill

- Consented in 2000, consents expire in 2035 (AUTH102269.01.01, AUTH102270.01.01 and AUTH102271.01.01)
- AEE describes several distinct areas
- Used for different types of refuse
- Started ~1943 through to late 1980's
- LINZ Retains liability in perpetuity, including maintaining consents



Closed Landfill



1944, Retrolens





TP28



TP22



TP30



TP14



TP3

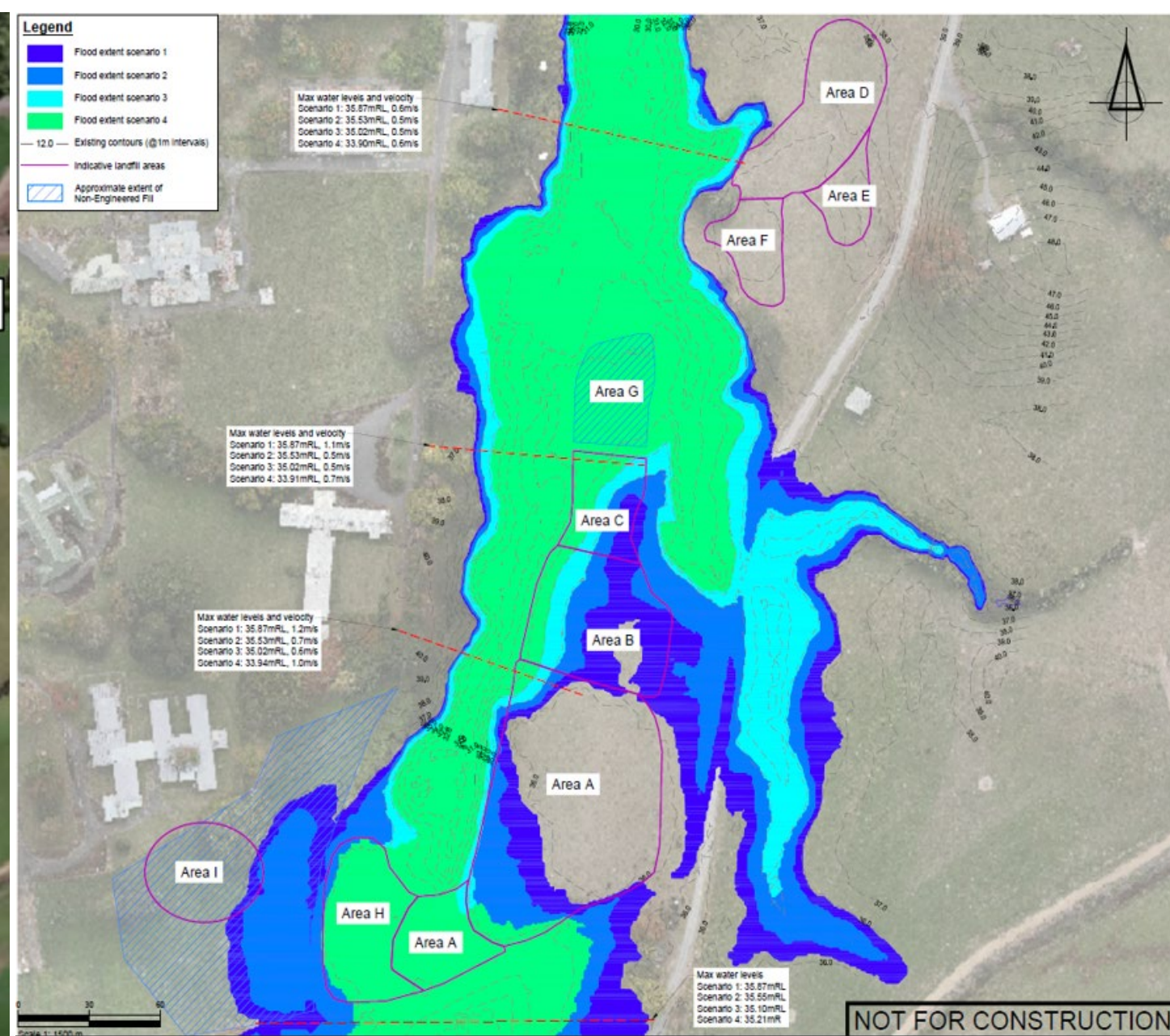
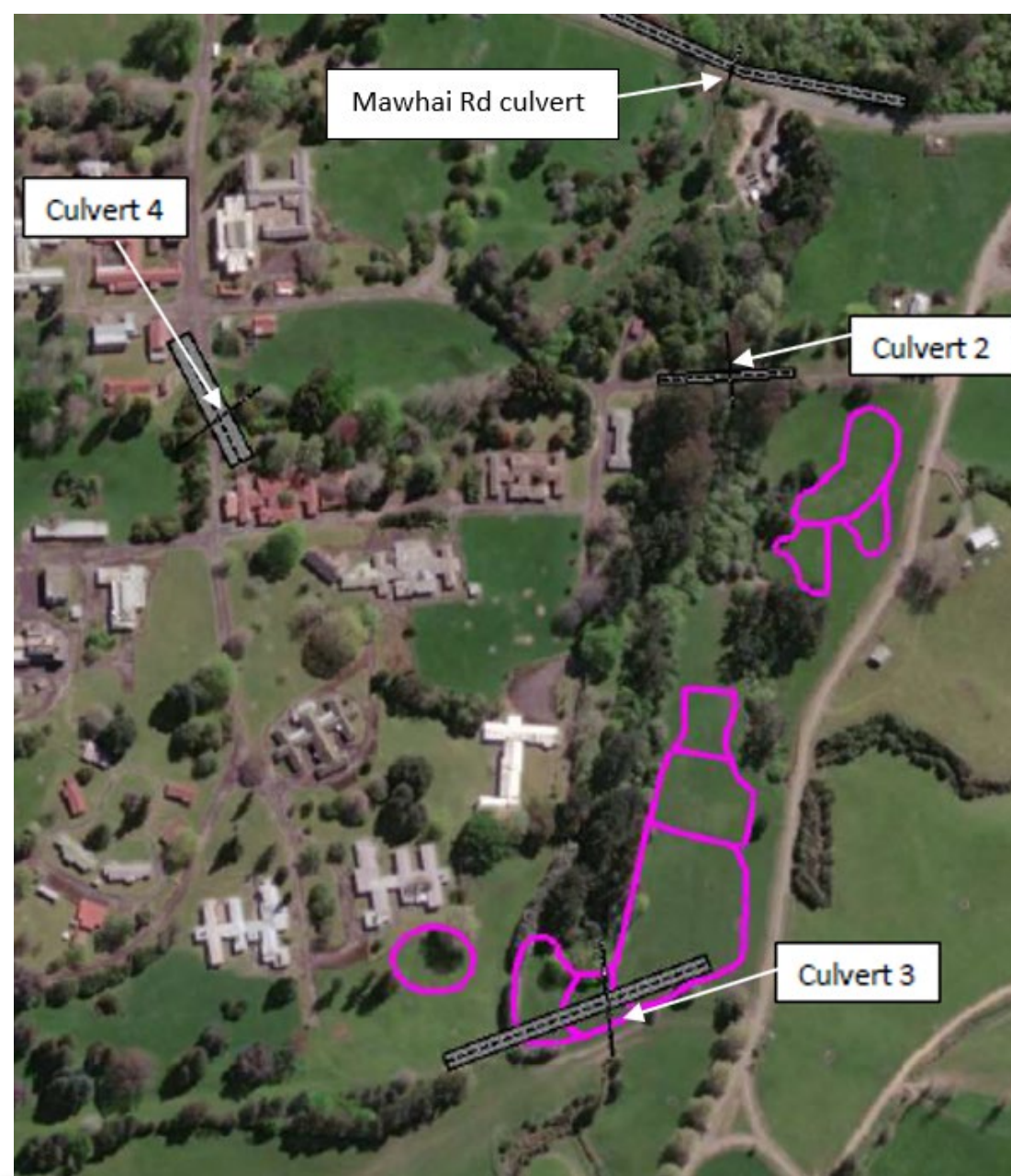


TP57



TP52

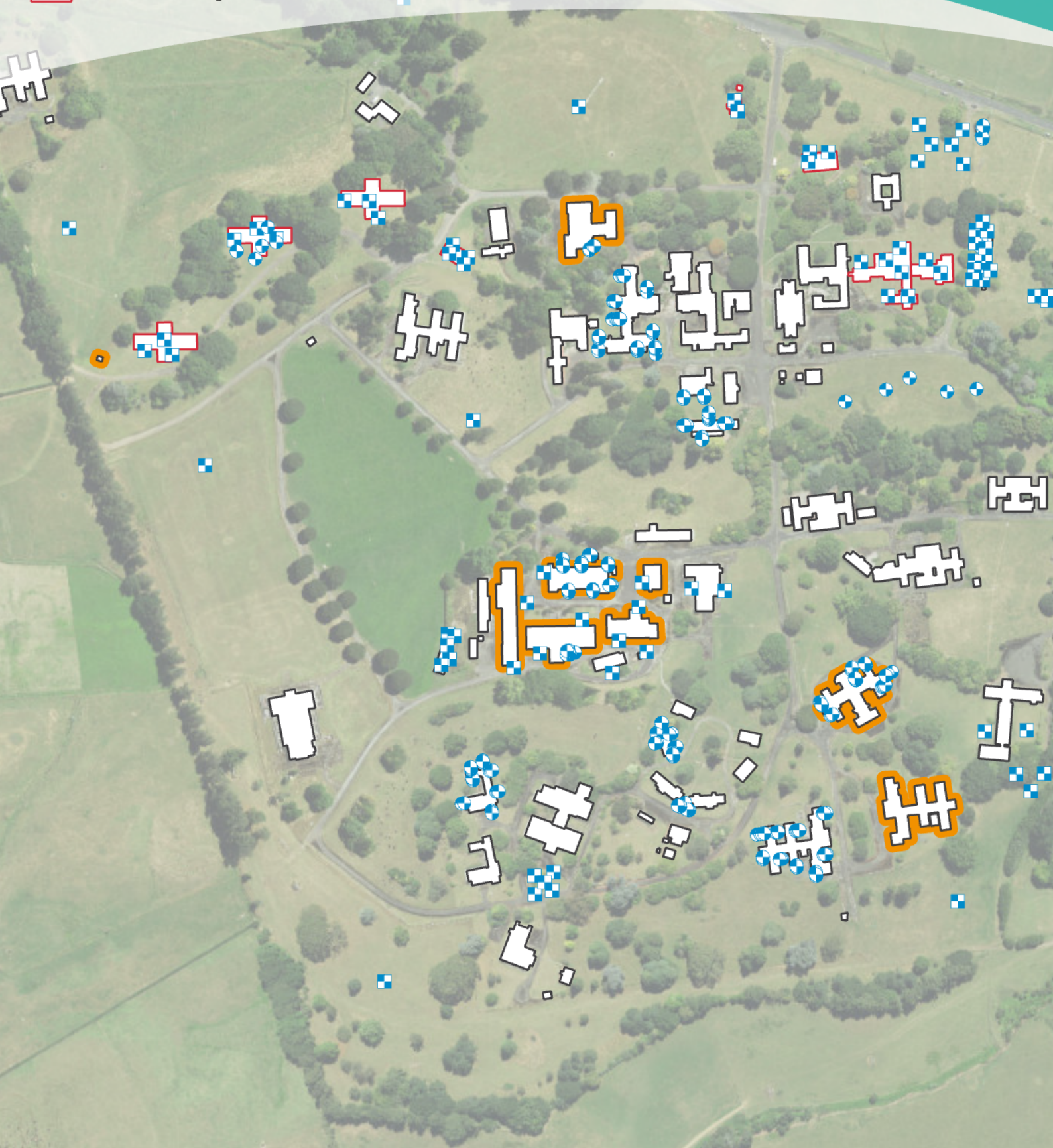




Sample Locations

Asbestos

-  Area of Interest
-  Existing Building
-  Demolished Building
-  Test Pit
-  Hand Auger



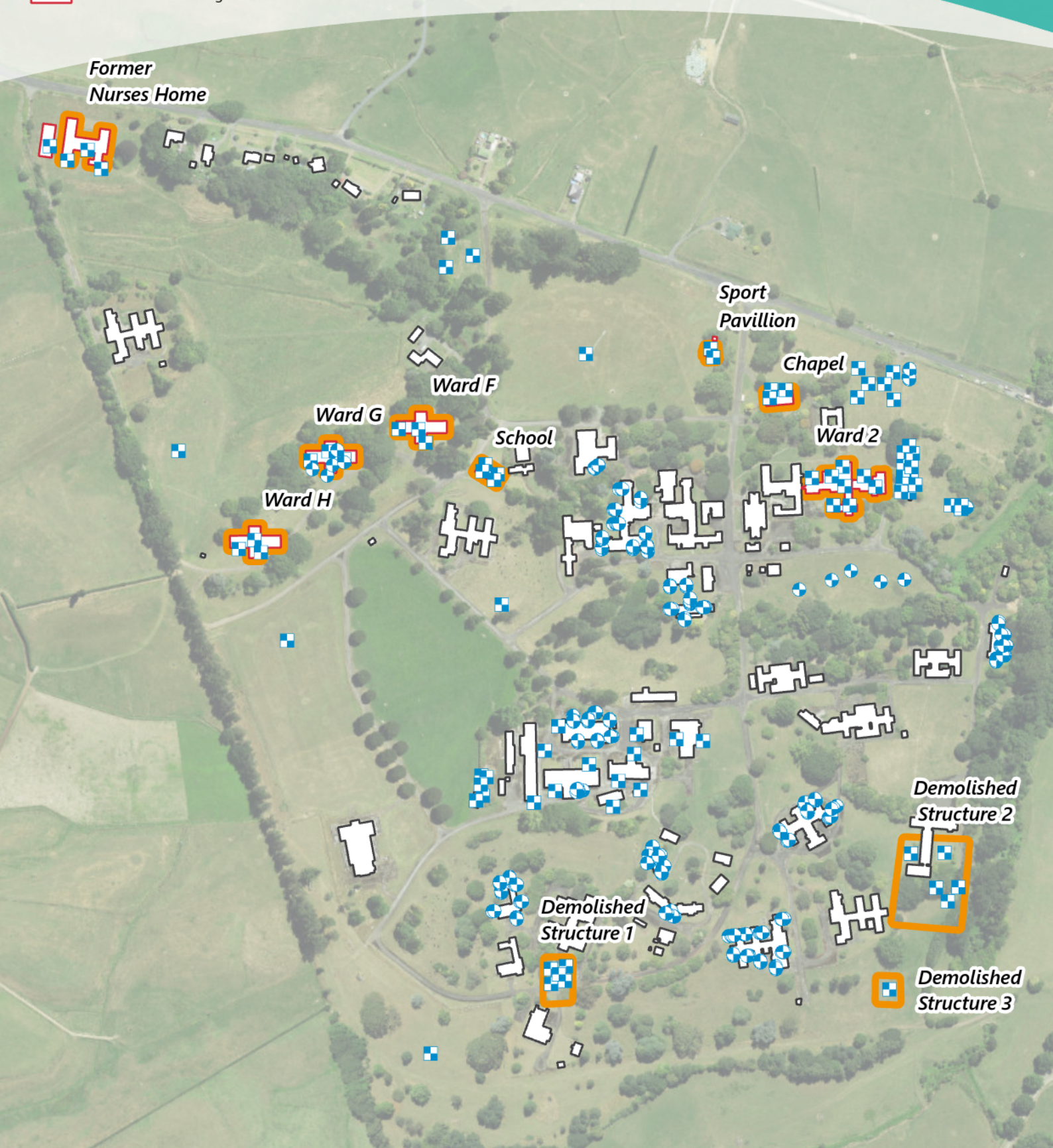
Sample Locations Chemical Storage

-  Area of Interest
-  Existing Building
-  Demolished Building
-  Test Pit
-  Hand Auger



Sample Locations Demolished Buildings

-  Area of Interest
-  Existing Building
-  Demolished Building
-  Test Pit
-  Hand Auger



Sample Locations

Grazing Areas

-  Area of Interest
-  Test Pit
-  Existing Building
-  Demolished Building

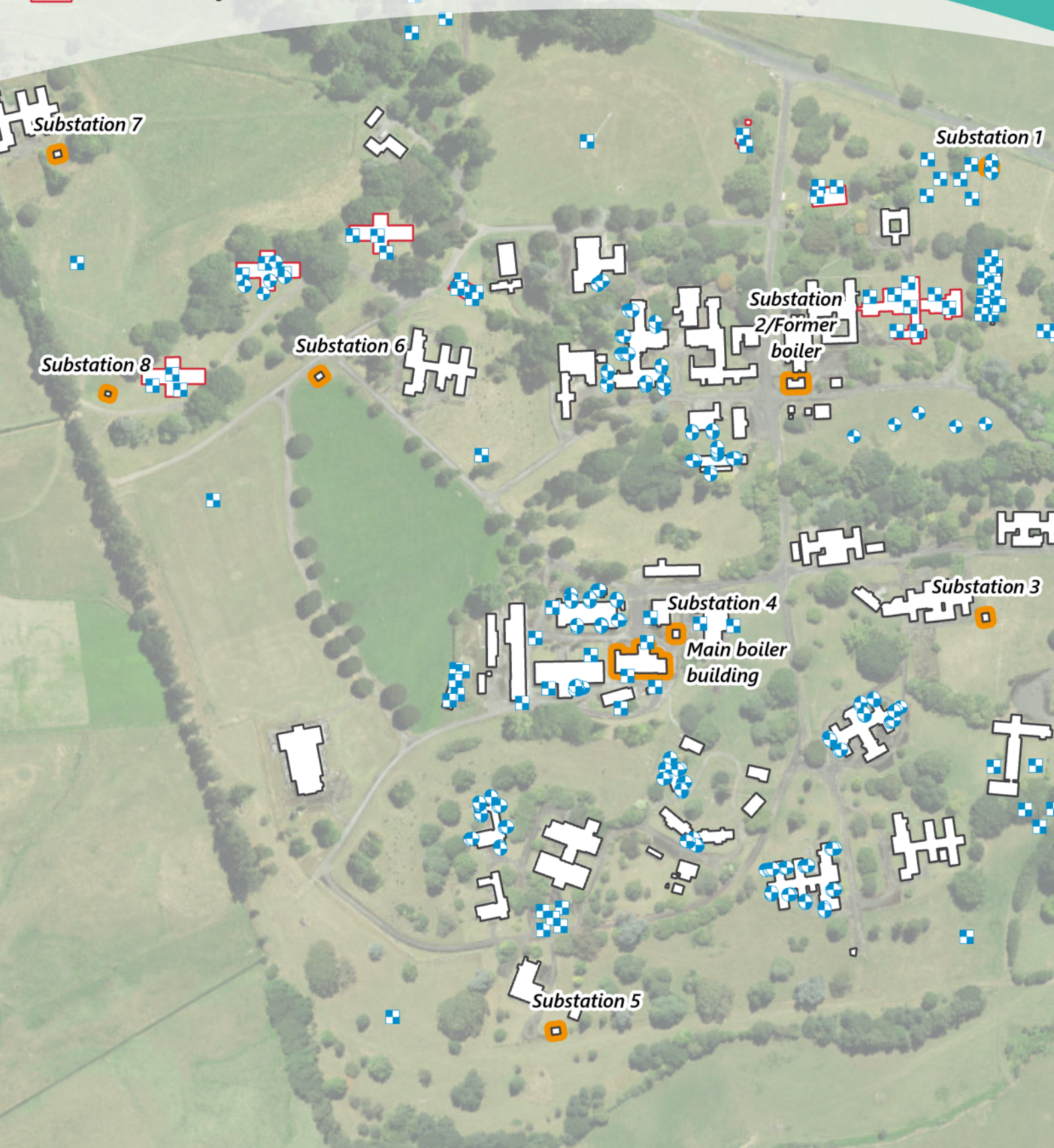


Sample Locations

Heat and Electricity

-  Area of Interest
-  Existing Building
-  Demolished Building

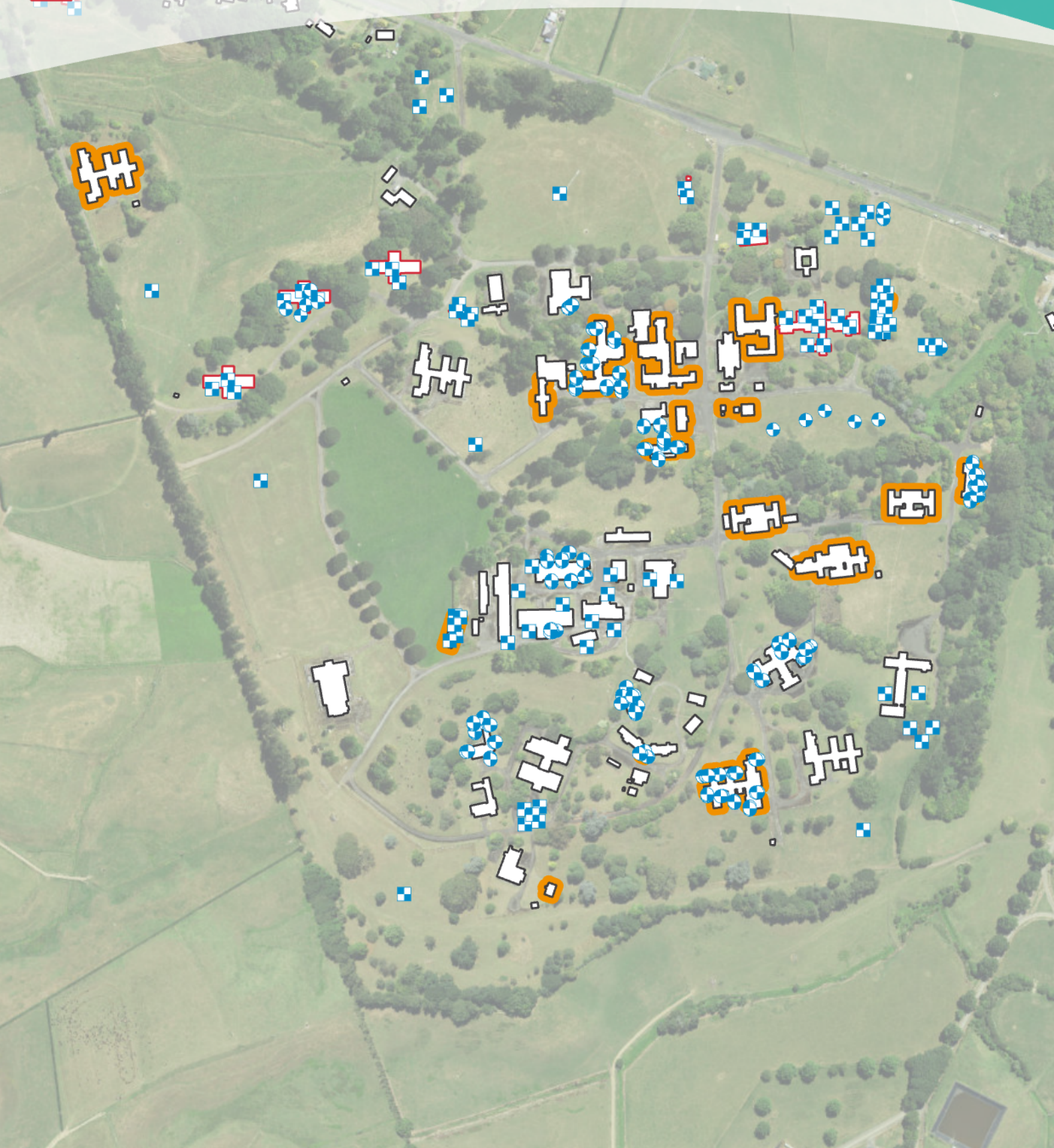
-  Test Pit
-  Hand Auger



Sample Locations

Lead

-  Area of Interest
-  Existing Building
-  Demolished Building
-  Test Pit
-  Hand Auger



Sample Locations

Potential Livestock Dip & Market Gardens/Horticulture



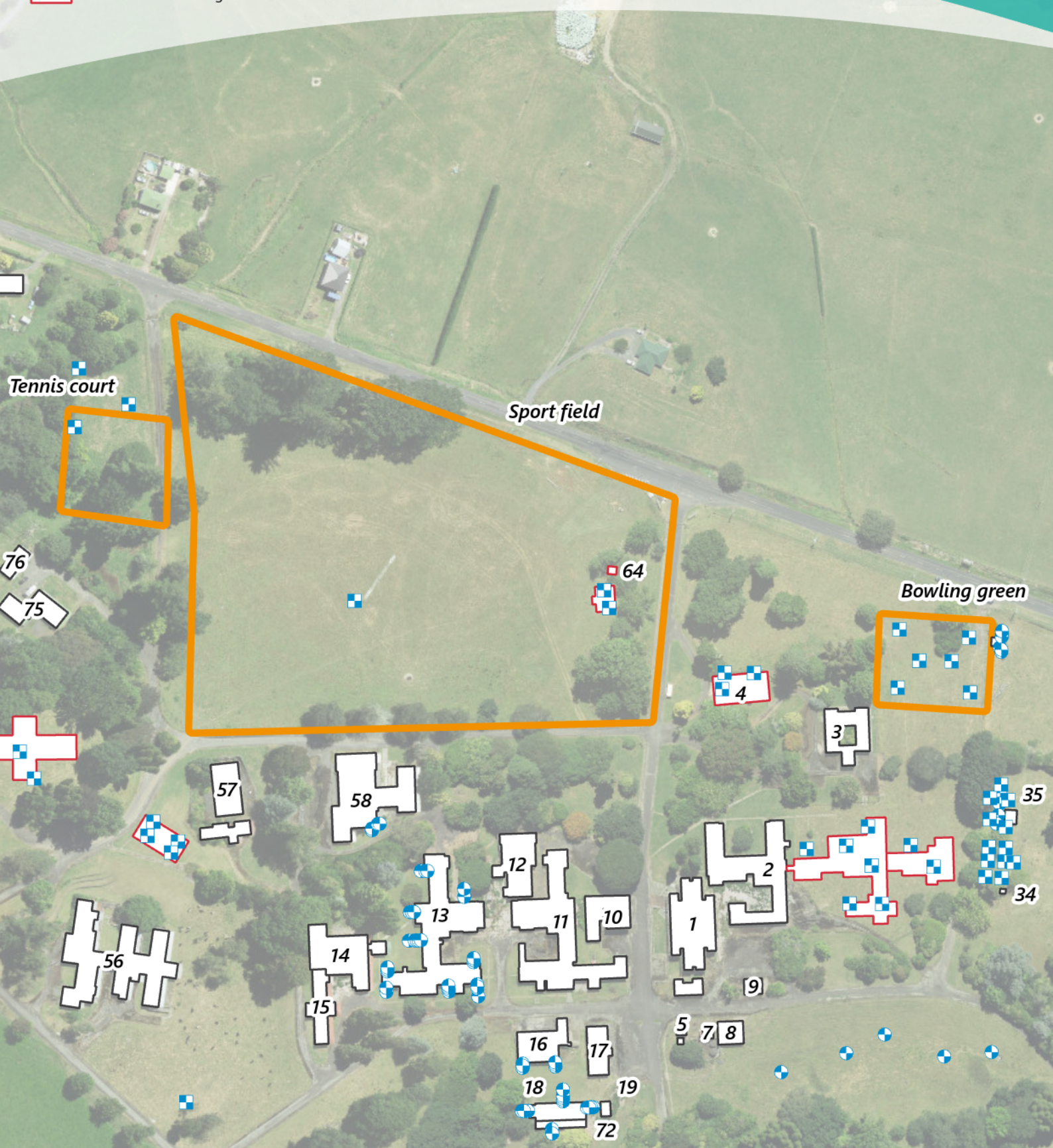
Sample Locations Service and Repair



Sample Locations

Tennis Court, Sports Field, and Bowling Green

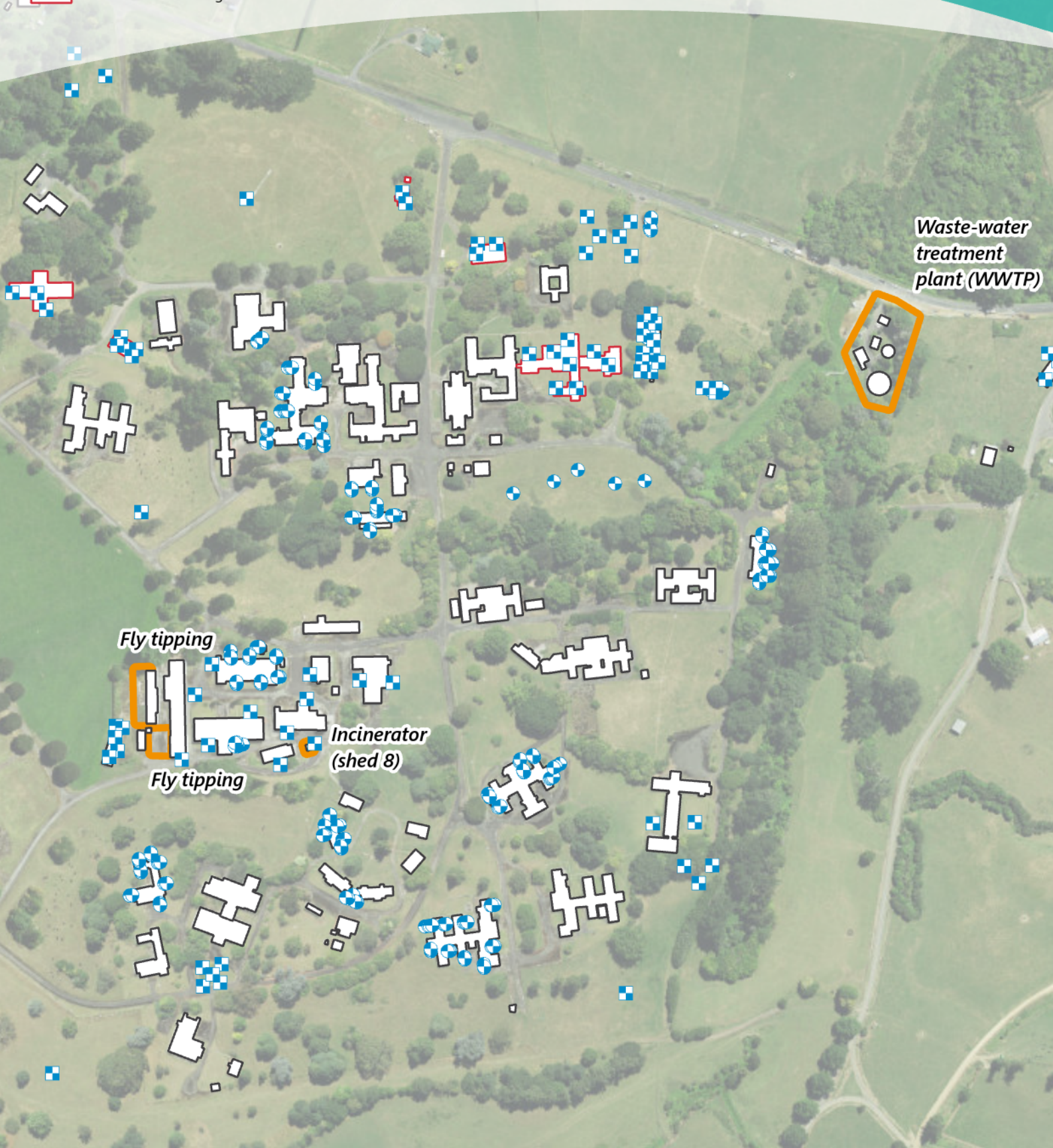
-  Area of Interest
-  Test Pit
-  Existing Building
-  Hand Auger
-  Demolished Building



Sample Locations

Waste Treatment and Disposal

-  Area of Interest
-  Existing Building
-  Demolished Building
-  Test Pit
-  Hand Auger



APPENDIX C: Hui Supporting Material

C.4 - Remedial Options Hui (Section 6.6)

30 April 2024 & 6 May 2024

Soil Contamination: Site Specific Risk Assessment and Remedial Options

Former Tokanui Hospital

Kim Wepasnick
Principal Environmental Advisor

Dr Sean Finnigan
Director, Environmental Engineering, FTL

Dr Dave Bull
HAIL Environmental

Elliot Bish
Senior Environmental Scientist, FTL

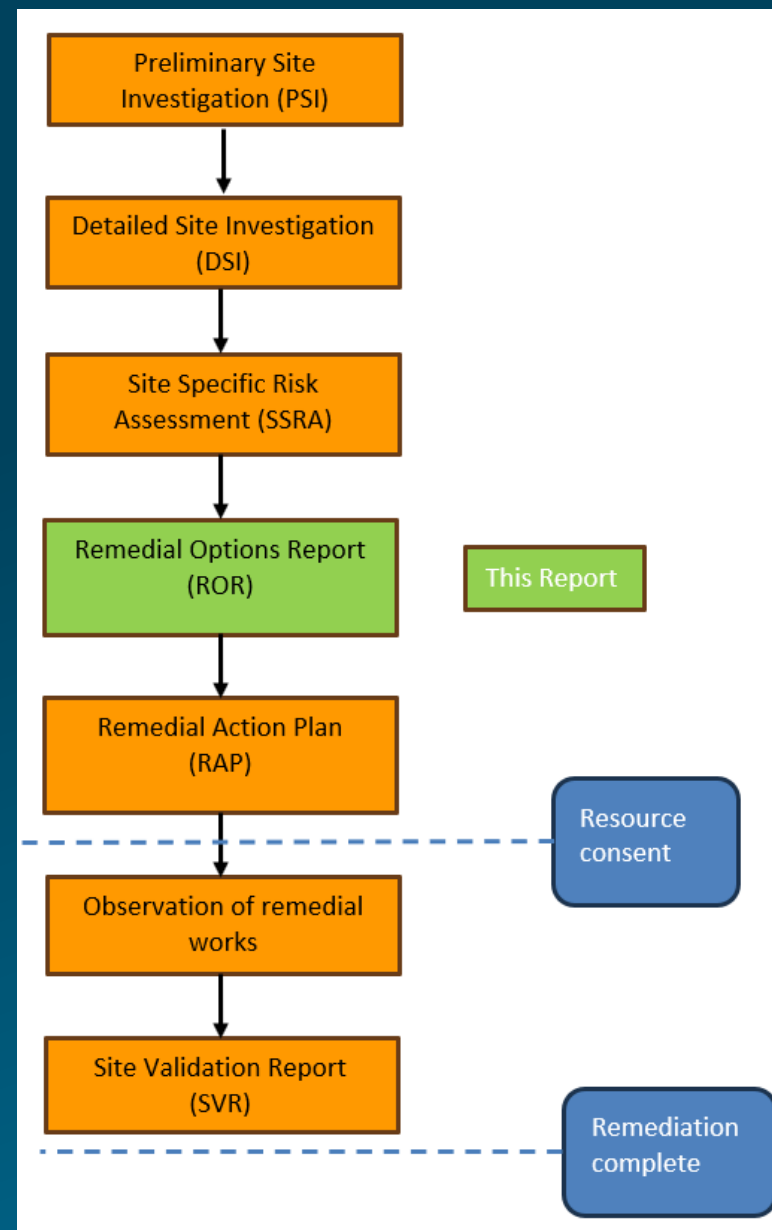
30 April 2024

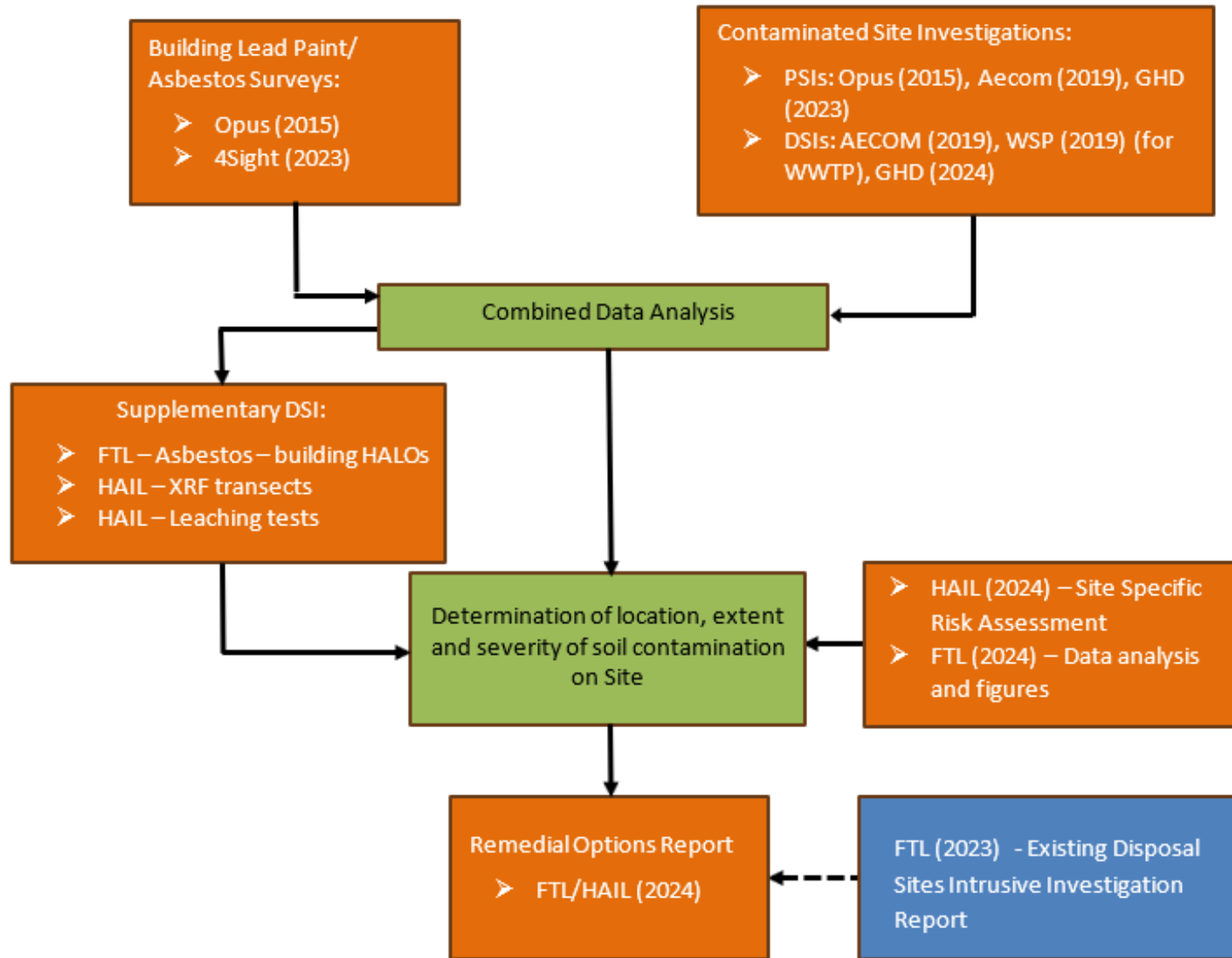
Overview

- Recap on Investigations – Kim Wepasnick
- Site specific risk assessment – Dave Bull
- Contaminated soil volumes – Elliot Bish
- Options development – Dave Bull
- Options assessment – Sean Finnigan
- Next steps – Kim Wepasnick
- Demo update – Bryan Daly

Where are we at?

- Additional FTL/HAIL testing done.
- Supplementary report in progress.
- SSRA completed.
- ROR – preliminary assessment and report completed for stakeholder input.





Management/ Remediation Standards

- “Low level” contaminated soils above background levels but within managed standard.
- “Moderate level” contaminated soils exceed managed standard.
- No “high level” contaminated soils found.

Scenario	Wetland ¹	Rural residential ¹	Managed ¹
Arsenic	9	9	70
Cadmium	0.3	0.9	10
Chromium	100	150	150
Copper	50	280	280
Lead	70	120	460
Mercury	3	3	3
Zinc	150	350	450
DDT²	1	2	2
ACM²	0.01 %	0.01 %	0.01 %
AF/FA²	0.001 %	0.001 %	0.001 %
Fuels and Oils	No odour or staining	No LNAPL ²	No LNAPL ²
Benzene	0.11	0.11	0.11*
BaP_{eq}²	6	6	35
Hazardous Wastes	Absent	Absent	-

Notes:

1. All concentrations milligrams per kilogram dry weight, except asbestos % weight for weight, fuels/oils and hazardous wastes.
2. DDT, dichlorodiphenyltrichloroethane, is an insecticide banned in the 1970s. ACM refers to fragments of asbestos-containing materials, up to 7 mm in size. AF/FA is asbestos fines and fibrous asbestos. BaP_{eq} is a way of expressing the toxicity-weighted concentration of a group of chemicals called polycyclic aromatic hydrocarbons (PAHs) that are formed by incomplete burning of organic materials. LNAPL (light non-aqueous phase liquid) is a groundwater contaminant such as petrol, diesel or oil that is less dense than water and not very soluble in water.

*Only within 100 m of surface water.

Site Specific Risk Assessment

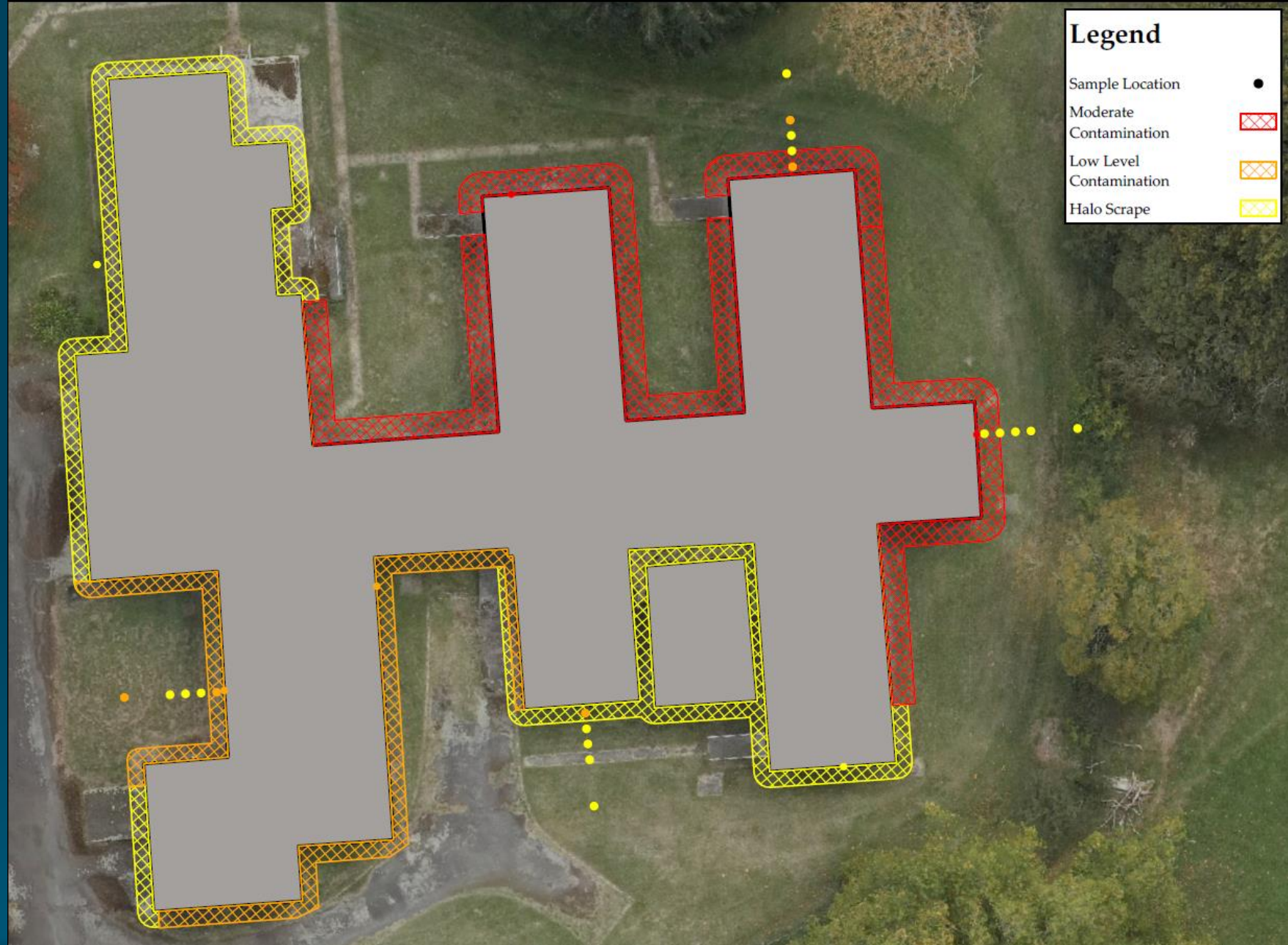
- Site generally not contaminated.
- Principal issue is deteriorated building materials.
Effect in soil typically 2-3 m from affected buildings.
- Existing disposal areas found to extend into site.
- Few hotspots.

Contaminated Soil Volumes

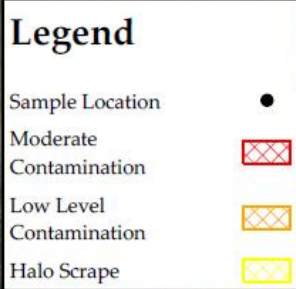
- Compilation and analysis of results from AECOM, GHD, FTL and HEL.
- GIS determination of contaminated soil volumes:
 - Building perimeters (HALOs)
 - Localised hotspots
- Provisional allowances for other sources:
 - HALO scrape post building demolition
 - Building subfloor scrape, post building demolition
 - Soil around asbestos watermain.

Remedial Area Calculations

- Remedial areas calculated based on soil sample results from all environmental investigations completed at the site.
- 'Moderate' contamination > 'Managed' remedial standard (red).
- 'Low level' contamination < Managed remedial standard (orange).
- 'HALO scrape' (yellow) is a failsafe remediation area to pick up any contaminants that may migrate into the building HALO's during asbestos removals, infrastructure demolition and soil remediation.
- Following removal of above ground infrastructure, sub floor void check and soil scrape will be undertaken (where necessary).

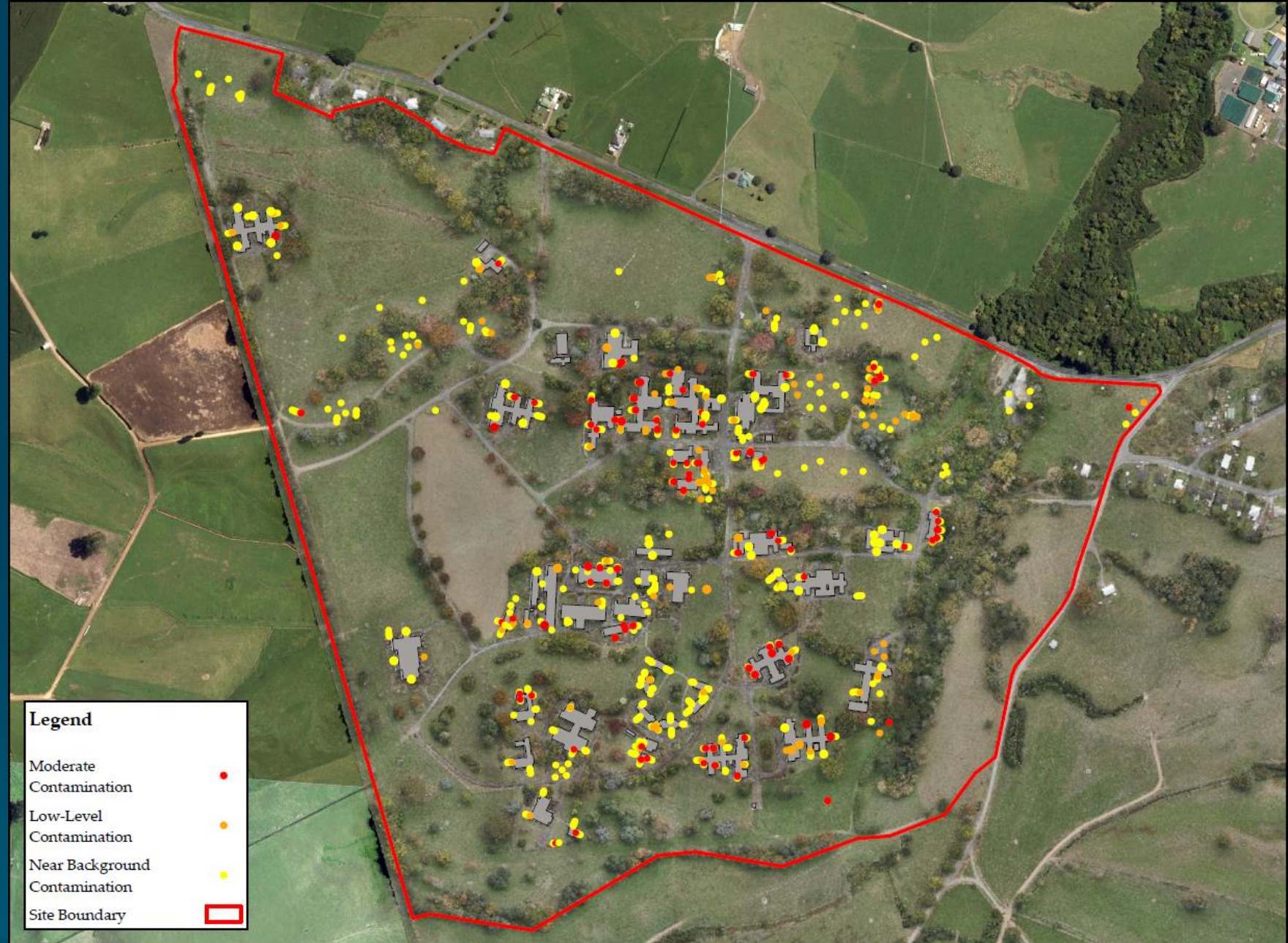


- Provision also made for contaminated soil associated with removal of 4.2km of asbestos watermains across the site



Building HALO samples vs. Open space samples

- Samples shown in Figure show surface contamination (noting contamination generally decreases quickly with depth in majority of locations).
- Not all contamination is related to existing buildings or building materials. Some historical activities i.e. piggery, filling, demolition of historic structures, storage of chemicals, have contributed to soil contamination.
- Grazing areas were sampled via compositing (mixing multiple samples into 1). These composites did not identify any contamination hotspots in the open space areas across Tokanui.



Confirmed and Provisional Contaminated Soil Volumes

Contamination Level Classification	Contaminated Soils Description	Contains asbestos	Estimated Volumes (m³)
Low Level	Exceeds site specific rural residential soil remedial standard but not the managed remedial standard.	Yes	593
		No	384
Moderate Level	Exceeds site specific managed remedial standard.	Yes	824
		No	602
TOTAL CONFIRMED CONTAMINATED SOIL			2,403
PROVISIONAL ALLOWANCES			
Estimated halo scrape post-building demolition ²		Some	869
Estimated building subfloor space scrape, post-building demolition ³		Some	1,930
Inferred asbestos contaminated soil around asbestos watermains ¹		Likely	328
ESTIMATED TOTAL INCLUDING PROVISIONAL ALLOWANCES			5,530
Notes:			
1. Assumed that on average a 100mm wide ring of soil around the asbestos watermains that are to be removed from the Site is contaminated with asbestos. Testing will be undertaken at the time of watermain removal of this soil to confirm the volume of soil requiring removal. This is addressed further in the separate Demolition Management Plan for the Site.			
2. Provisional allowance made for soil scrape around all buildings, post-demolition and post-contaminated soils removal, comprising 1m wide strip x 150mm deep, excluding areas already remediated.			
3. Provisional allowance made for soil scrape across the subfloor space of all buildings excluding those with concrete floor slabs, post-demolition and post-contaminated soils removal comprising building footprint areas x 150mm depth.			

Objective

The primary objective of the remedial options report is to review and capture a robust analysis of eight options considered to manage contaminated soil from the remediation project.



Specific objectives include:

- To assess onsite and offsite options for the management of identified contaminated soil from the hospital
- Use a holistic approach taking into account environmental, social, cultural and economic factors that meet LINZ requirements and stakeholder expectations,
- Comply with industry best practice and government sustainability and broader outcome goals.

Remedial Options Considered

Option 1 – Reuse soils as backfill in managed area

Option 2 – Soil blending

Option 3 - Stabilisation

Option 4 - Bioremediation/destruction

Option 5 – Contain soils on-site within cell in managed area

Option 6 – Place soils in existing disposal areas

Option 7 – Dispose of soils to off-site landfill

Or a combination of the above.

Option	Name	Low-Level Contaminated Soil		Moderate-Level Contaminated Soil	Site Specific Constraints
		No Asbestos	With Asbestos		
1	Reuse as Backfill	Yes	No	No	Industrial area preferred site, to minimise potential Highly Productive Land (HPL) issues
2	Blending	Yes	No	Potentially (if asbestos free)	If blending moderate level soils to low level status, will result in larger volume of low-level contaminated soils, with possible HPL issues
3	Stabilisation	Not applicable – rejected for further consideration			
4	Bioremediation/ destruction	Not applicable – rejected for further consideration			
5	New containment cell on-site	Yes	Yes	Yes	Industrial area is preferred location – avoids alluvial soils, HPL and stormwater issues
6	Utilise existing disposal site(s)	Yes	Yes	Yes	Northern site within 65m of cluster of residential houses and ~40m from farm house on adjacent property
7	Off-site disposal	Yes	Yes	Yes	None
8	Combination	Varies			

Option 1: Backfill

- Low level, asbestos free soils only.
- Backfill cavities from demo works (e.g. roads/paving, building foundations)
- Reduces imported clean backfill vols
- Must be in contiguous area (max 15% of site) – 2 best locations shown



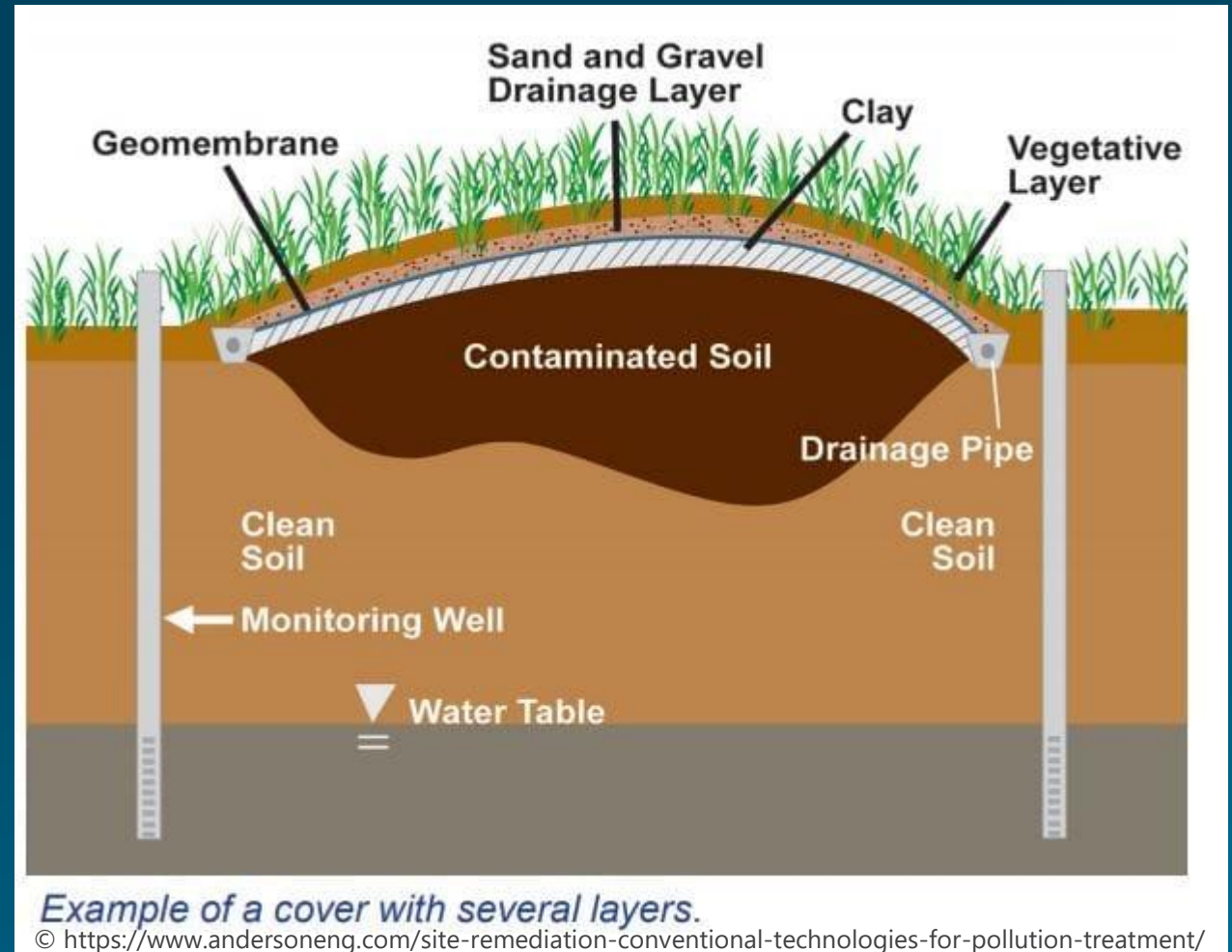
Option 2: Blending

- Mix contaminated soils with cleaner soils to reduce contaminants to acceptable levels
- Not safe if asbestos present
- Involves more overall soil disturbance
- Can be done *in situ* or *ex situ*



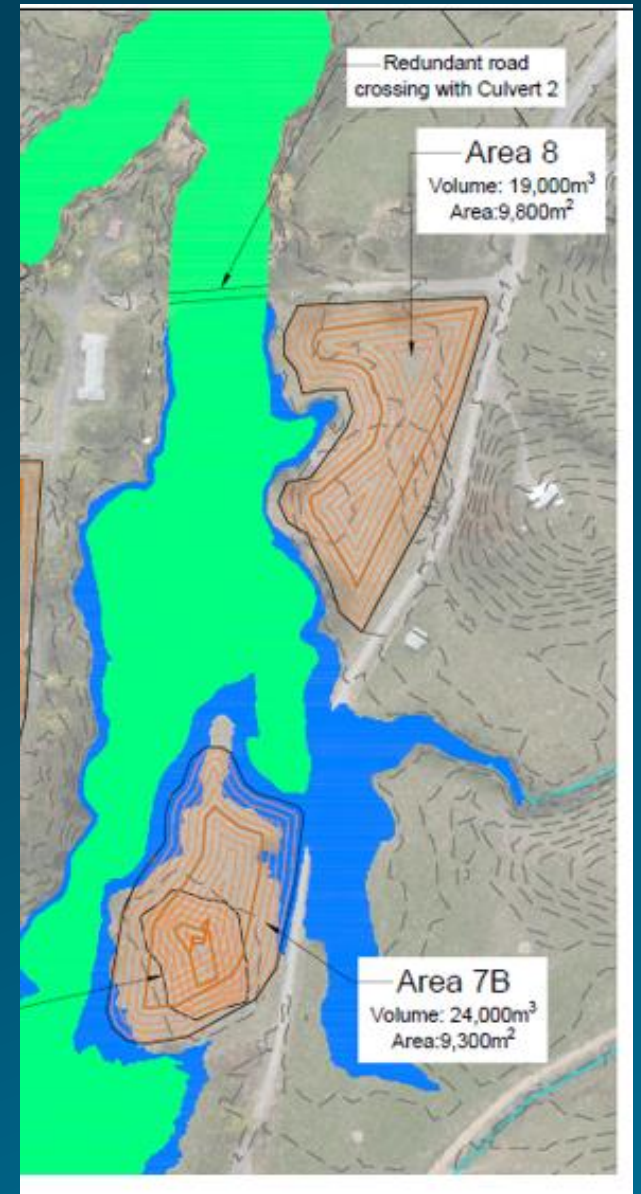
Option 5: New Containment Cell on-site

- Designated management area with impermeable liner and cap.
- All contaminated soil can be buried in it.
- Most suitable location is industrial area of site



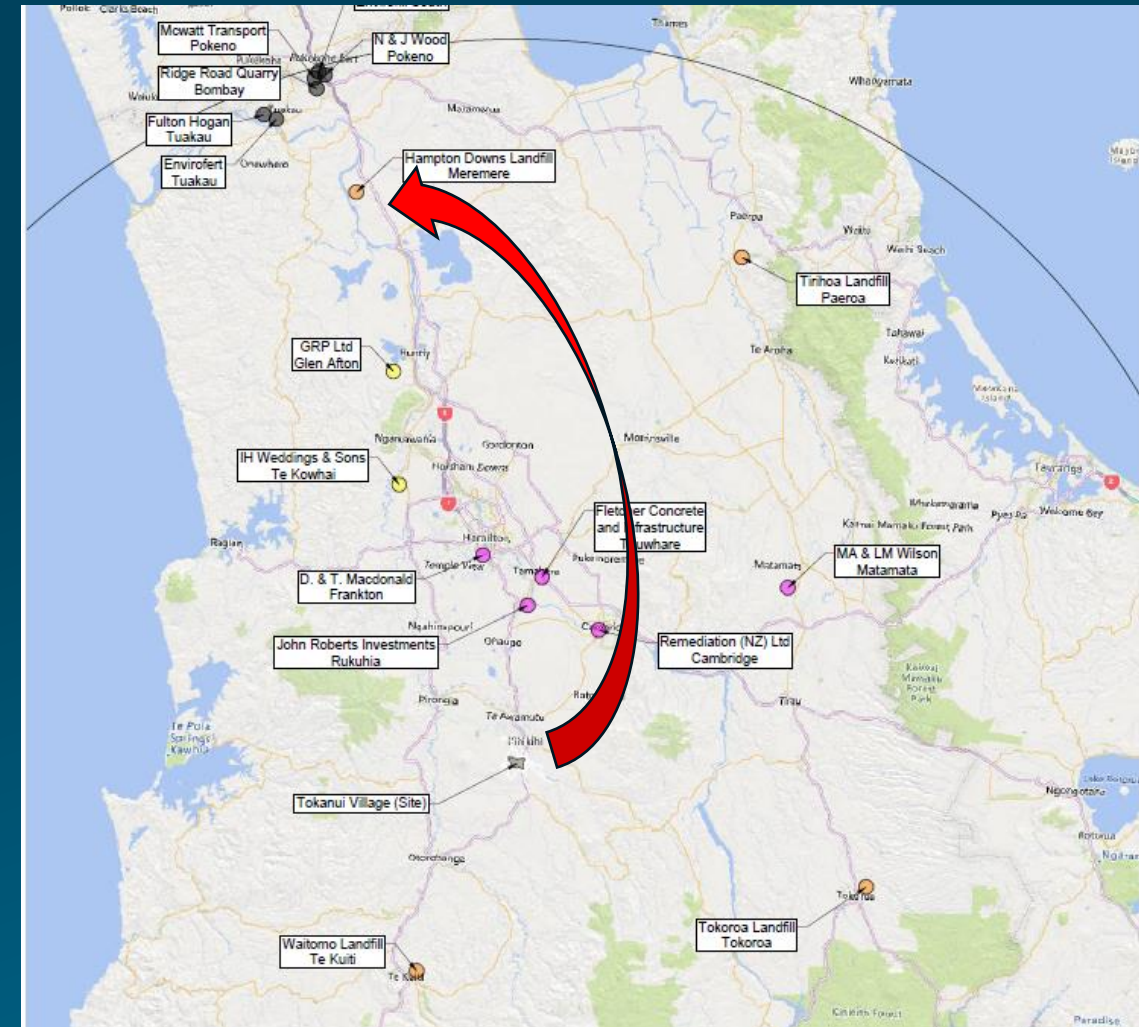
Option 6: Existing Disposal Sites

- LINZ responsible to manage and monitor existing disposal sites in perpetuity.
- Repair work required, including cap.
- Potential to place low and moderate level contaminated soil within existing landfill as part of these works.



Option 7: Off-site Disposal

- Trucking of all contaminated soil to appropriate landfill + backfilling with clean material.
 - Confirmed soils – 153 T&T trips ea way
 - Provisional soils - +200 T&T trips ea way
- Most likely location – Hampton Downs landfill (99km ea way)

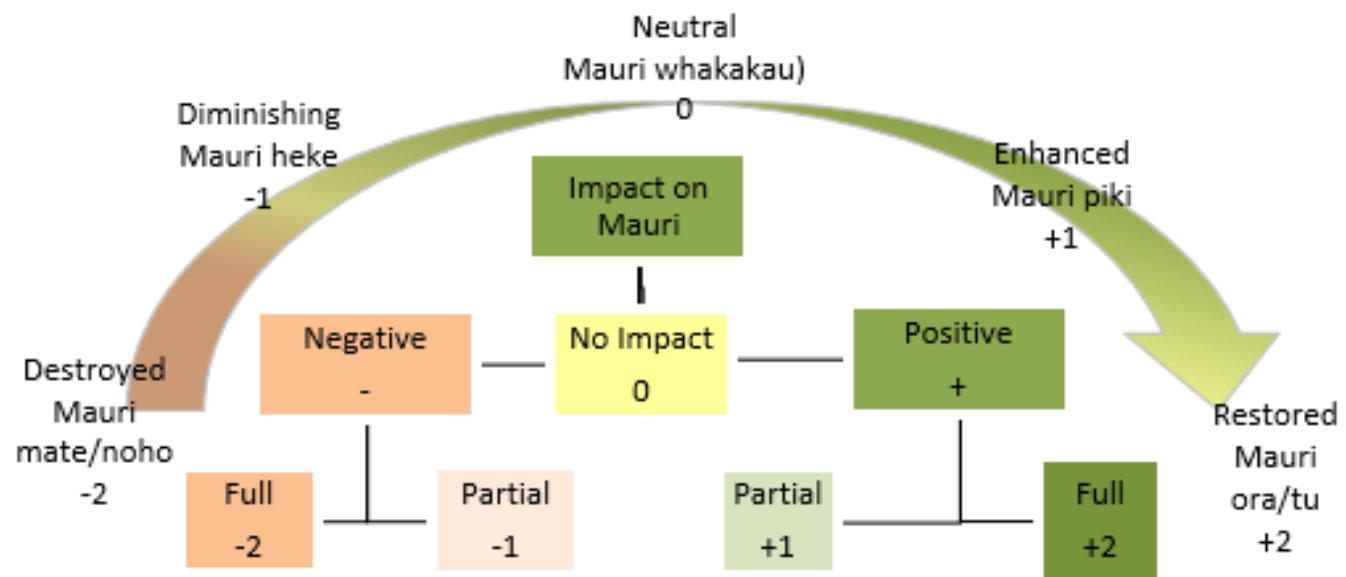
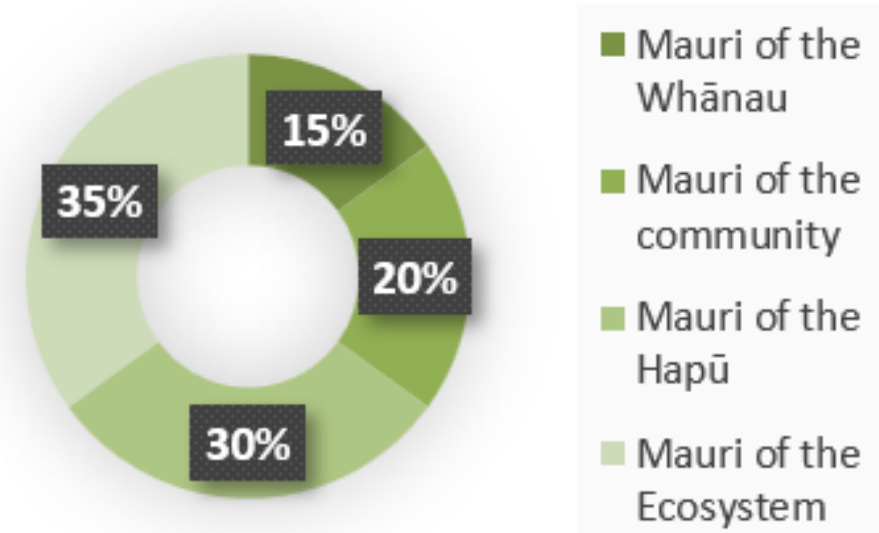


Combination of the Above

Option	Soil contaminant	Zinc	Lead within managed standard	Lead exceeding managed standard	Asbestos
1	Backfill	Feasible	Feasible	Possibly feasible together	Not an option
2	Blending	Effective	Effective		Not an option
5	Containment	Feasible	Feasible	Feasible	Feasible
6	Onsite disposal	Feasible	Feasible	Feasible	Feasible
7	Offsite disposal	Feasible	Feasible	Feasible	Feasible

Options Assessment – MCA Approach

Mauri Model Visualisation
Typical Weighting

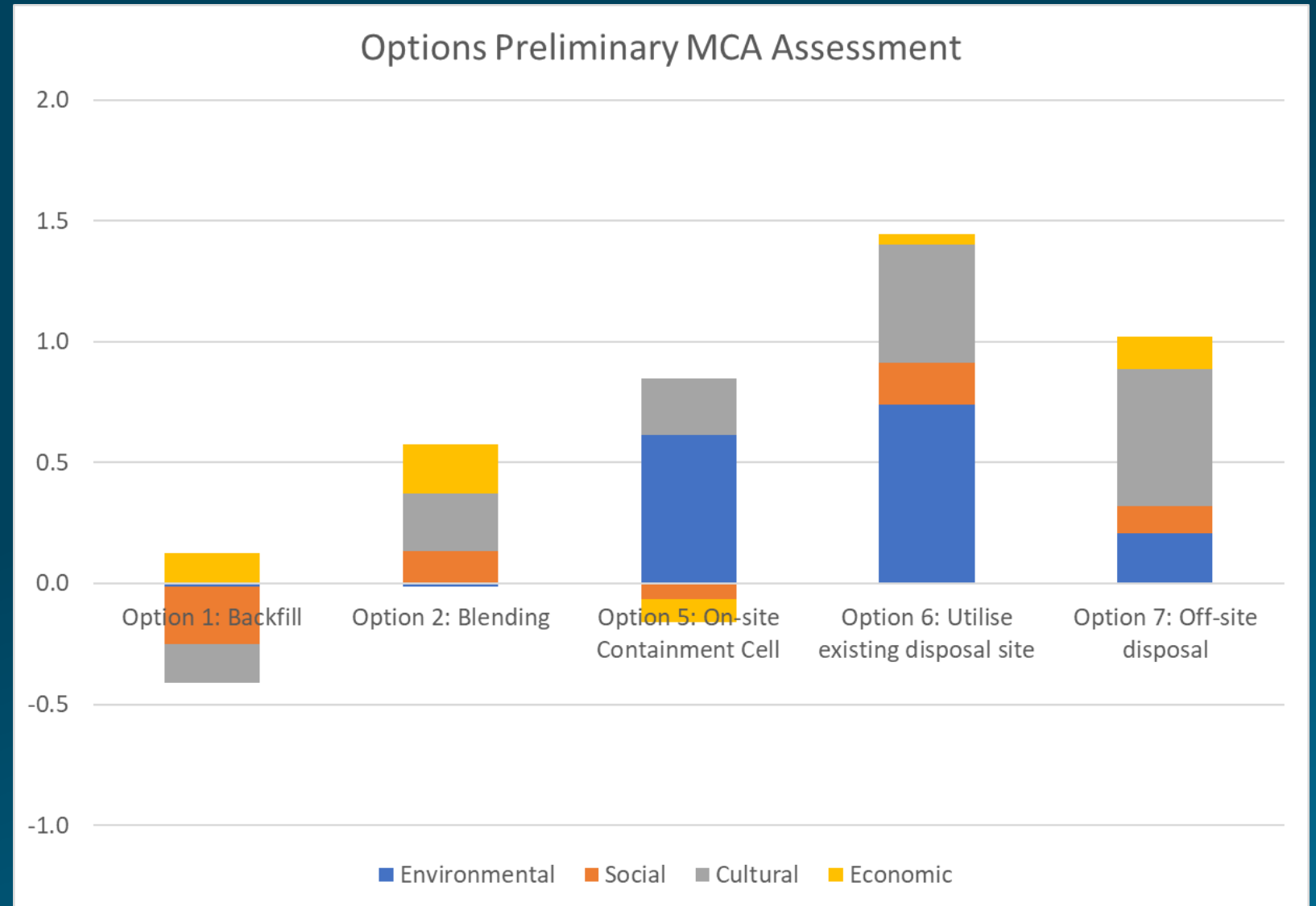


Criteria	Indicator	Sub-headings
Environmental	Effects on land use/productivity	Contamination of the land Associated effects on land use/productivity
	Effects on surface water	Quantity – peak flows/volumes Quality Silt/sediment Scour/erosion
	Groundwater effects	Groundwater table effects (groundwater levels) Quality Use
	Ecological effects	Plants/trees/birds and other fauna Aquatic species
	Air emissions	Dust/odour Particulate/volatile gases Greenhouse gases (carbon dioxide, methane)
	Sustainability	Reuse/recycling Resilience (e.g. ability to cope with climate change effects) Legacy (future generation) issues
Social	Public health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Worker health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Neighbourhood effects	Dust, noise, odour, vibration, traffic Changes to surface runoff flow patterns
	Amenity/land use	Nuisance Visual effects Land use limitations
	Employment opportunities	Short term during works Long term – ongoing maintenance
	“Wellbeing” perceptions	Dislike of having landfill in local area Personal associations with site history

Criteria	Indicator	Sub-headings
Cultural	Loss of mauri	Loss of a “health and spirit” which permeates through all living and non-living things – plants, animals, water and soil
	Destruction of waahi tapu sites	Ancestral burial sites Loss of cultural heritage Disruption of cultural connectivity Damage iwi relationships Impact on land and resources
	Kiatiakitanga (guardianship) and whenua (land)	Extent of Māori active involvement in control, management and protection of land. Restrictions on land use (Physical, contamination, etc) causing loss of resources/opportunities for economic development.
	Healing the land (Papatūānuku)	Soil health
	Restoration of water services (Wai Ora)	Water quality Ecology
	Mahinga kai (garden, cultivation, food gathering places)	Garden, cultivation, food gathering places Collecting plants for various (e.g. medicine, weaving) purposes (e.g. toetoe, raupo, harakeke, paopao)
Economic	Demolition/remedial works costs (capex)	Capex costs were divided into five cost bands.
	Ongoing maintenance costs (opex)	Opex costs were divided into five cost bands
	Effects on land value	Impact of demolition/remedial works on land value
	Effects on potential earnings from land	Extent and productivity/health of land area available for use
	Minimisation of future liabilities	Legacy effects of residual infrastructure/contamination left in place or deposited in landfill onsite

Preliminary Scoring

- 1st = Option 6
(expand on-site disposal site(s))
- 2nd = off-site disposal



Next Steps

- Complete supplementary DSI report – FTL/HAIL
- Finalise ROR, following stakeholder feedback.
- Prepare RAP and other remaining reports to support Assessment of Environmental Effect for resource consent application.
- Lodge Resource Consent Application – no later than 24 November 2024.

Demo Update

- Toitū Te Whenua have informed 6 Demolition Panel Suppliers about the Project.
- The Panel Suppliers have been considered for the project based on their experience and abilities to deliver large scale demolition and civil construction projects.
- Toitū Te Whenua have informed 6 Consultant Panel Suppliers about the Project.
- ACM & LBP Surveys have been released to Consultants and Contractors under a Notification of Information process which will allow them to understand the project scope.
- Further release of reports will continue to the selected Consultants and Contractors ahead of the release of the Tender Documents

Thank you!

Former Tokanui Hospital Demolition and Remediation Project

Remedial Options Report Summary (Contaminated Soil)

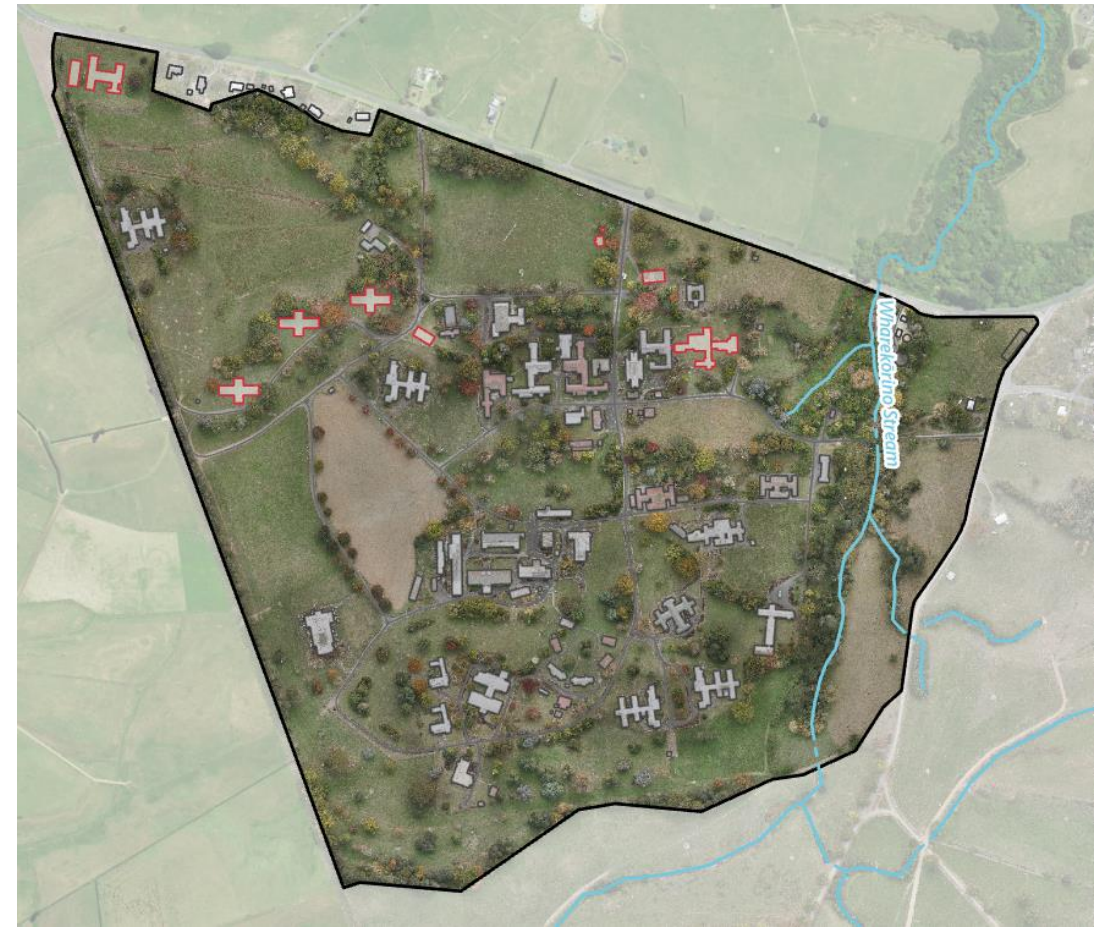
Background

- The site is approximately 80 hectares in area with roughly 74 buildings, a wastewater treatment plant, a swimming pool, eight substations, a closed landfill (referred to as 'existing disposal site') and substantial roading and underground infrastructure and services. Buildings are in poor condition and contain hazardous materials. The Hospital is a deferred selection property (DSP) in the Ngāti Maniapoto Deed of Settlement (the Deed).
- Under the Deed, the Crown has committed to a standalone process within the Property Redress Schedule for the transfer of the Site which details specific requirements for the demolition and remediation of the Site before it is available for transfer to Maniapoto. LINZ is the Government agency responsible for delivering this project.

Objectives and Scope

The primary objective of the remedial options report is to review and capture a robust analysis of the eight shortlisted options to manage contaminated soil generated from the remediation project. Specific objectives include:

- To assess onsite and offsite options for the management of identified contaminated soil from the hospital using a holistic approach taking into account environmental, social, cultural and economic factors and
- comply with industry best practice and Government sustainability and broader outcome goals.
- To meet the Crowns requirements under Clause 9.3 of the Deed and use best endeavours to remediate the Site to remediation standard(s) defined.



Te toto o te tangata he kai, te oranga o te tangata, he whenua, he oneone

While food provides the blood in our veins, our health is drawn from the land and soils

Remediation Standards
The Crown have developed Site Specific remedial standards as per paragraph 9.3 of the Tokanui Hospital Deferred Selection Process. For clarity, the remedial standards have been derived to pose minimal risk to food production, to people who live on the land, and to soil quality. In relevant parts of the block, the standards also seek to protect water quality and wetland values including the associated mahinga kai. These standards are more conservative than contamination land regulations require. The standards for Tokanui are summarised below.

Contaminant Scenario	Arsenic	Cadmium	Chromium	Copper	Lead	Mercury	Zinc	DDT ²	ACM ²	AF/FA ²	Fuels and Oils	Benzene	BaP _{eq} ²	Hazardous Wastes
Wetland ¹	9	0.3	100	50	70	3	150	1	0.01 %	0.001 %	No odour or staining	0.11	6	Absent
Rural Residential ¹	9	0.9	150	280	120	3	350	2	0.01 %	0.001 %	No LNAPL ²	0.11	6	Absent
Managed ¹	70	10	150	280	460	3	450	2	0.01 %	0.001 %	No LNAPL ²	0.11*	35	-

Notes:

1. All concentrations milligrams per kilogram dry weight, except asbestos % weight for weight, fuels and oils, and hazardous waste.
2. DDT, dichlorodiphenyltrichloroethane, is an insecticide banned in the 1970s. ACM refers to fragments of asbestos-containing materials, up to 7 mm in size. AF/FA is asbestos fines and fibrous asbestos. BaP_{eq} is a way of expressing the toxicity-weighted concentration of a group of chemicals called polycyclic aromatic hydrocarbons (PAHs) that are formed by incomplete burning of organic materials. LNAPL (light non-aqueous phase liquid) is a groundwater contaminant such as petrol, diesel or oil that is less dense than water and not very soluble in water.

* Only within 100 m of surface water.



Asbestos cement fragments in soil



Page 175 of 255
Deteriorated building with lead-based paint

Former Tokanui Hospital Demolition and Remediation Project

Remedial Options Report Summary (Contaminated Soil)

Site Soil Conditions

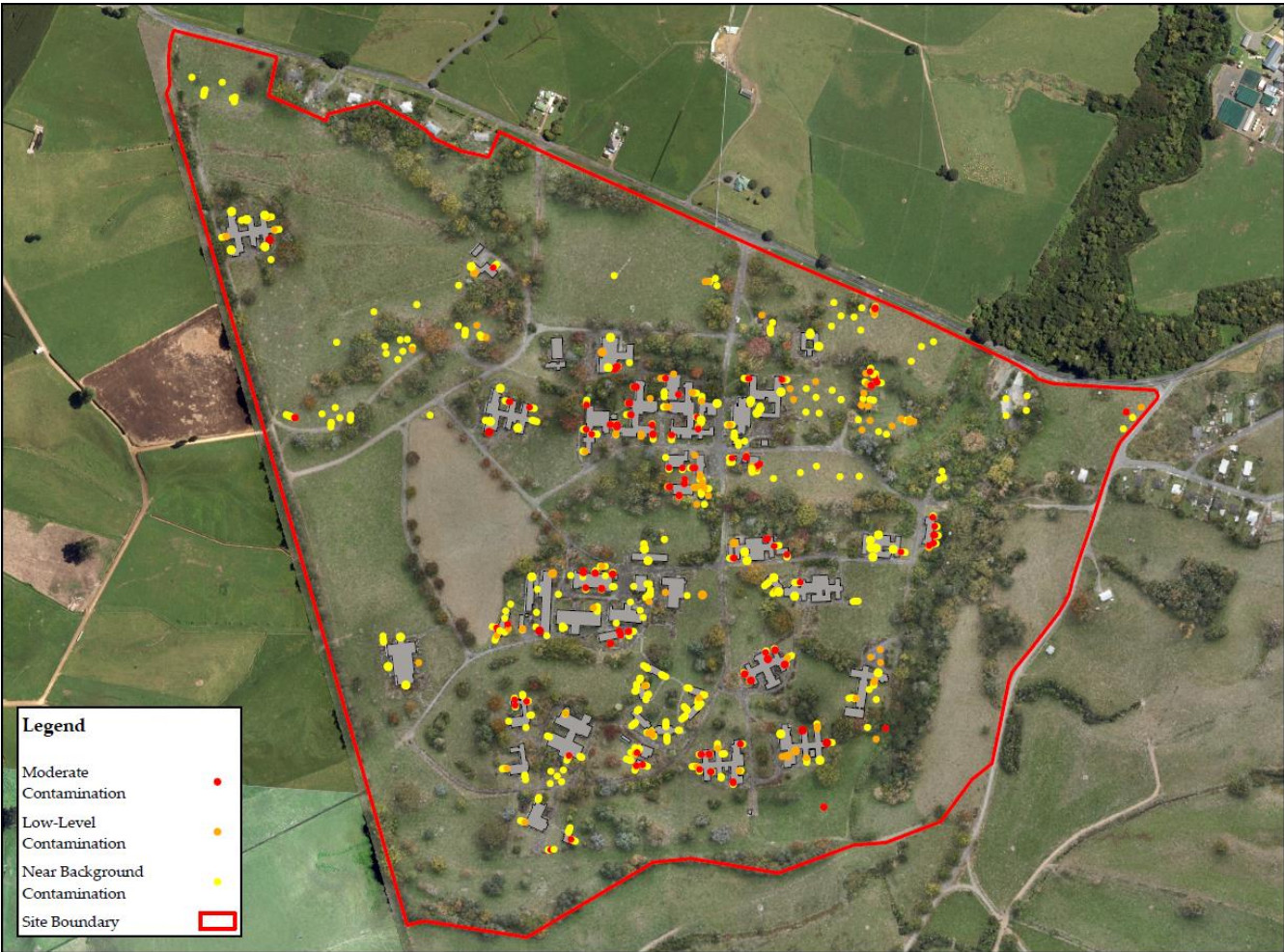
The combined soil sampling undertaken across the Site indicates that it is **generally not contaminated**.

No “high level” contaminated soils have been found on the Site

Contamination Level Classification	Contaminated Soils Description	Contains asbestos	Estimated Volumes (m³)
Low Level	Exceeds site specific rural residential soil remedial standard but not the managed remedial standard.	Yes	593
		No	384
Moderate Level	Exceeds site specific managed remedial standard.	Yes	824
		No	602
TOTAL CONFIRMED CONTAMINATED SOIL			2,403
PROVISIONAL ALLOWANCES			
Estimated halo scrape post-building demolition ²		Some	869
Estimated building subfloor space scrape, post-building demolition ³		Some	1,930
Inferred asbestos contaminated soil around asbestos watermain ¹		Likely	328
ESTIMATED TOTAL INCLUDING PROVISIONAL ALLOWANCES			5,530
Notes:			
1. Assumed that on average a 100mm wide ring of soil around the asbestos watermain that are to be removed from the Site is contaminated with asbestos. Testing will be undertaken at the time of watermain removal of this soil to confirm the volume of soil requiring removal. This is addressed further in the separate Demolition Management Plan for the Site.			
2. Provisional allowance made for soil scrape around all buildings, post-demolition and post-contaminated soils removal, comprising 1m wide strip x 150mm deep, excluding areas already remediated.			
3. Provisional allowance made for soil scrape across the subfloor space of all buildings excluding those with concrete floor slabs, post-demolition and post-contaminated soils removal comprising building footprint areas x 150mm depth.			

Building Halo Samples

Sample locations in the figure below show surface contamination near the buildings and decreasing with depth and distance from the buildings. Grazing areas were sampled via compositing (mixing multiple samples into one). These composites did not identify any contamination in the open space areas across Tokanui.



Option Selection

Options Considered

Eight options were initially considered with a screening process reducing this to five options, of which one is a combination option. All options are listed below, including a summary in relation to how soil with different levels of contaminants is handled in each option, site specific constraints relevant to each option, and which options were rejected from further consideration.

Option Evaluation

The evaluation assessment approach was developed as a hybrid approach tailored to the Site, based on the following tools: Multi-criteria analysis (MCA), ISO18504:2017 Soil Quality – Sustainable Remediation, Sustainable Remediation Forum - United Kingdom (SuRF-UK), Mauri model and a range of Māori environmental assessment and performance indicator tools developed by Landcare Research. This hybrid approach was adopted to align with assessment criteria provided to the Te Nehenehenui Trust and Joint Ministers.

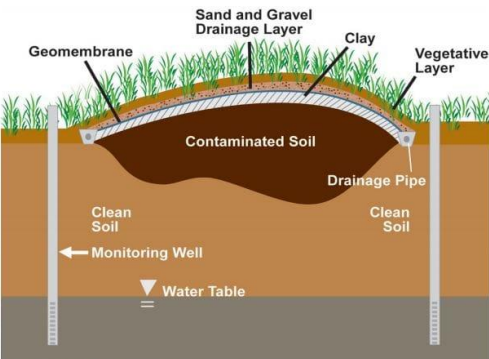
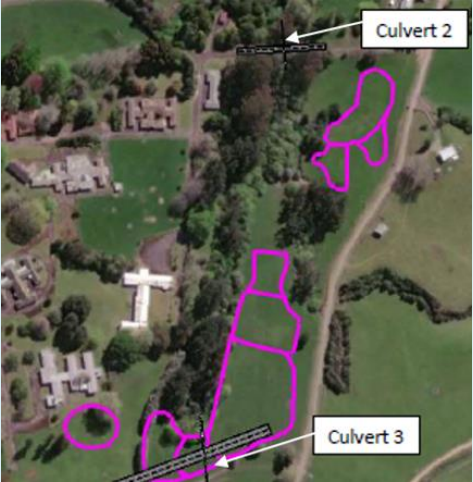
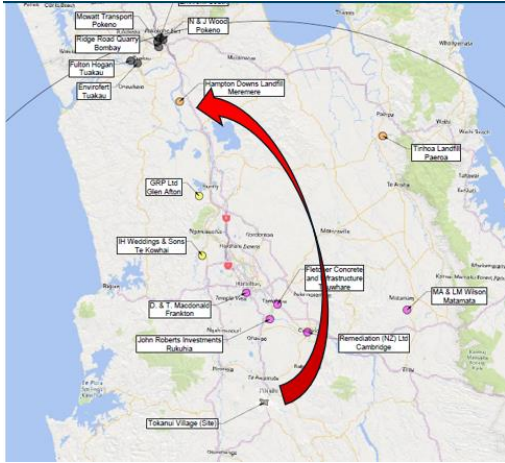
Ministerial support of this criteria was provided in BRF 23-169 Tokanui Hospital: Decision-making process and criteria in January 2023. The assessment was undertaken looking at environmental, social, cultural, economic criteria, with different weightings and a scoring system, consistent with the Mauri model, as explained in the following diagram. Joint Ministers refers to the Minister of Finance, Minister for Land Information and Minister for Treaty of Waitangi Negotiations, as defined in 9.1.16 of the Property Redress Schedule of the Deed.

Former Tokanui Hospital Demolition and Remediation Project

Remedial Options Report Summary (Contaminated Soils)

Option Name & Description	Low Level Contam'd Soil		Mod-Level Contam'd Soil	Site Specific Constraints	Example Image
	No Asbestos	With Asbestos			
1. Reuse as Backfill - Low level contaminated soils meeting the managed remediation standard could be used to back fill cavities generated through the demolition programme provided they are used in a contiguous area not exceeding 15% of the total land area of the Site. - Reusing soils in this way will avoid importing clean backfill material and exporting low level contaminated soils, and therefore is likely to be low-cost, whilst reducing transportation requirements and associated vehicle emissions. - It will concentrate low level contaminated soil into a smaller area, but this has both positive and negative effects, since it makes the contamination easier to manage, even though it does not actually reduce the amount of contamination on site.	Feasible	Not Feasible	Not Feasible	Industrial area preferred site, to minimise potential HPL issues	
2. Blending - Blending contaminated soils with differently contaminated soils or clean fill can reduce the overall concentration of contaminants to an acceptable level. - Can be completed in place by introducing clean fill soil to the ground and turning over the soil with an excavator. - Can be completed ex-situ by excavating the contaminated soils into a stockpile holding area and introducing clean fill soil and mixing with a blending machine or a bulldozer/excavator	Feasible	Not Feasible	Potentially Feasible (if asbestos free)	If blending moderate level soils to low level status, will result in larger volume of low-level contaminated soils, with possible HPL issues	
3. Stabilisation - Stabilisation involves mixing contaminated soils with other substances to reduce or eliminate contaminant bioavailability and leachability. - Overall, given that the leaching testing undertaken onsite has not shown leaching to be an issue, this option has been rejected for further consideration, as it is likely to be excessively expensive compared with other options.	Not applicable – rejected for further consideration				
4. Bioremediation / destruction - Bioremediation is a natural process, which relies on bacteria, fungi and/or plants to remove, reduce, degrade or immobilise environmental pollutants from soil, thus reducing contaminant levels in the soil, and ideally restoring contaminated sites to a relatively clean non-toxic environment. - Bioremediation is more commonly applied to hydrocarbon and pesticide contaminated soils, rather than heavy metal contaminated soils. At the Tokanui Site, very little (or no) hydrocarbon or pesticide contaminated soils were found. Hence, this option is not considered further in this investigation.	Not applicable – rejected for further consideration				

Former Tokanui Hospital Demolition and Remediation Project
Remedial Options Report Summary (Contaminated Soils)

Option Name & Description	Low Level Contam'd Soil		Mod-Level Contam'd Soil	Site Specific Constraints	Example Image
	No Asbestos	With Asbestos			
5. New containment cell on-site - A containment cell is a buried designated management area covered with a capping system. This breaks the exposure pathway for future site users. - Only soil that does not pose an unacceptable environmental risk is suitable to be managed through a containment cell. - This most suitable location for a containment cell onsite is in the industrial area as it avoids alluvial soils, HPL and stormwater issues.	Yes	Yes	Yes	Creation of a new disposal site on-site rejected as part of consultation on management of demolition waste.	 Example of a cover with several layers.
6. Utilise existing disposal site - Under the Deed, the Crown retains liability to manage the existing disposal sites east of the Wharekōrino Stream. Repair work on the existing landfill is currently required, including repairs to the cap. - Under this option, and as part of existing landfill repair works, the low- and moderate-level contaminated soil would be shifted to the existing closed landfill on-site, disposing of this material there, after stripping the existing cap and topsoil cover from the required area. - Following relocation of contaminated soil, the existing landfill cap would be replaced along with retopsoiling and grassing to return the land to its current use for long term management and monitoring by the Crown.	Yes	Yes	Yes	Northern site within 65m of cluster of residential houses and ~40m from farmhouse on adjacent property	
7. Off-site disposal - This would involve the trucking of all identified impacted soils to an appropriate receiving facility. - This would involve an estimated 153 truck and trailer movements one way to remove Site soils and a return estimated 153 truck and trailer movements to bring back clean 'backfill' material assuming suitable backfill material can't be Site sourced. - This will remove all identified low and moderate contaminated soils from the Site, but will be shifting the soils into another region and take up valuable landfill space. There would also be additional transport costs, emissions and safety risks.	Yes	Yes	Yes	If all additional potential contaminated soils removed from site, this would increase truck movements on Te Mawhai Road.	
8. Combination of above	Varies				

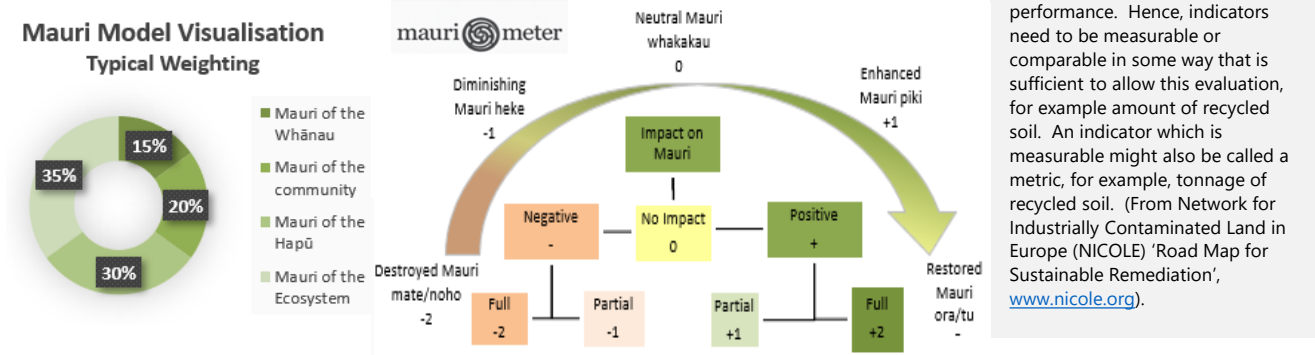
Former Tokanui Hospital Demolition and Remediation Project

Remedial Options Report Summary (Contaminated Soils)

Decision Making Criteria

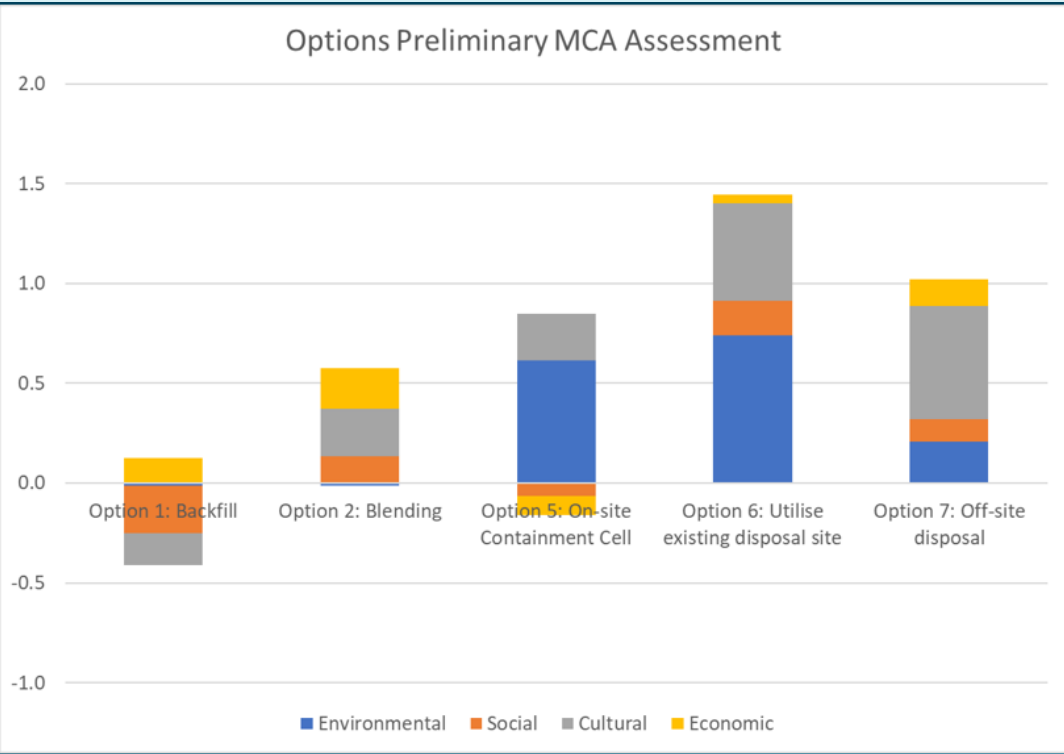
The assessment was undertaken looking at environmental, social, cultural, economic criteria consistent with the Mauri model and taking into account the criteria agreed to by the Crown to assess and inform the remediation options assessment (refer section 4.4 of the report). The choice of criteria is important as it will ensure LINZ considers the right information as part of this options analysis. Within each criteria, a number of indicators were developed for evaluation, along with a number of sub-headings to help explain what each indicator covered.

For Maniapoto, land use and management of natural resources needs to be guided by a commitment to sustainability, both in the present and for the generations to come, which means maintaining diverse and abundant ecosystems in perpetuity while providing for diverse cultural, social and economic activities that support a balanced, healthy, secure and sustainable quality of life.!



Preliminary Scoring

*To be updated following consultation



Criteria	Indicator	Sub-headings
Environmental	Effects on land use/ productivity	Contamination of the land Associated effects on land use/productivity
	Effects on surface water	Quantity – peak flows/volumes Quality Silt/sediment Scour/erosion
	Groundwater effects	Groundwater table effects (groundwater levels) Quality Use
	Ecological effects	Plants/trees/birds and other fauna Aquatic species
	Air emissions	Dust/odour Particulate/volatile gases Greenhouse gases (carbon dioxide, methane)
	Sustainability	Reuse/recycling Resilience (e.g. ability to cope with climate change effects) Legacy (future generation) issues
Social	Public health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Worker health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Neighbourhood effects	Dust, noise, odour, vibration, traffic Changes to surface runoff flow patterns
	Amenity/land use	Nuisance Visual effects Land use limitations
	Employment opportunities	Short term during works Long term – ongoing maintenance
	“Wellbeing” perceptions	Dislike of having landfill in local area Personal associations with site history
Cultural	Loss of mauri	Loss of sense of identity/independence associated with having a home base
	Destruction of wāhi tapu (cultural/spiritual) sites	Ancestral burial sites Loss of cultural heritage Disruption of cultural connectivity Damage Iwi relationships Impact on land and resources
	Kiatiakitanga (guardianship) and Whenua (land)	Extent of Māori active involvement in control, management and protection of land Restrictions on land use (physical, contamination, etc.) causing loss of resources/ opportunities for economic development
	Healing the land (Papatūānuku)	Soil health
	Restoration of water services (Wai Ora)	Water quality Ecology
	Mahinga kai (garden, cultivation, food gathering places)	Garden, cultivation, food gathering places Collecting plants for various (e.g. medicine, weaving) purposes (e.g. toetoe, raupo, harakeke, paopao)
Economic	Demolition/remedial works costs (capex)	Capex costs were made on a qualitative, judgement basis
	Ongoing maintenance costs (opex)	Opex costs were made on a qualitative, judgement basis
	Effects on land value	Impact of demolition/remedial works on land value
	Effects on potential earnings from land	Extent and productivity/health of land area available for use
	Minimisation of future liabilities	Legacy effects of residual infrastructure left in place or deposited in landfill onsite

Former Tokanui Hospital Demolition and Remediation Project

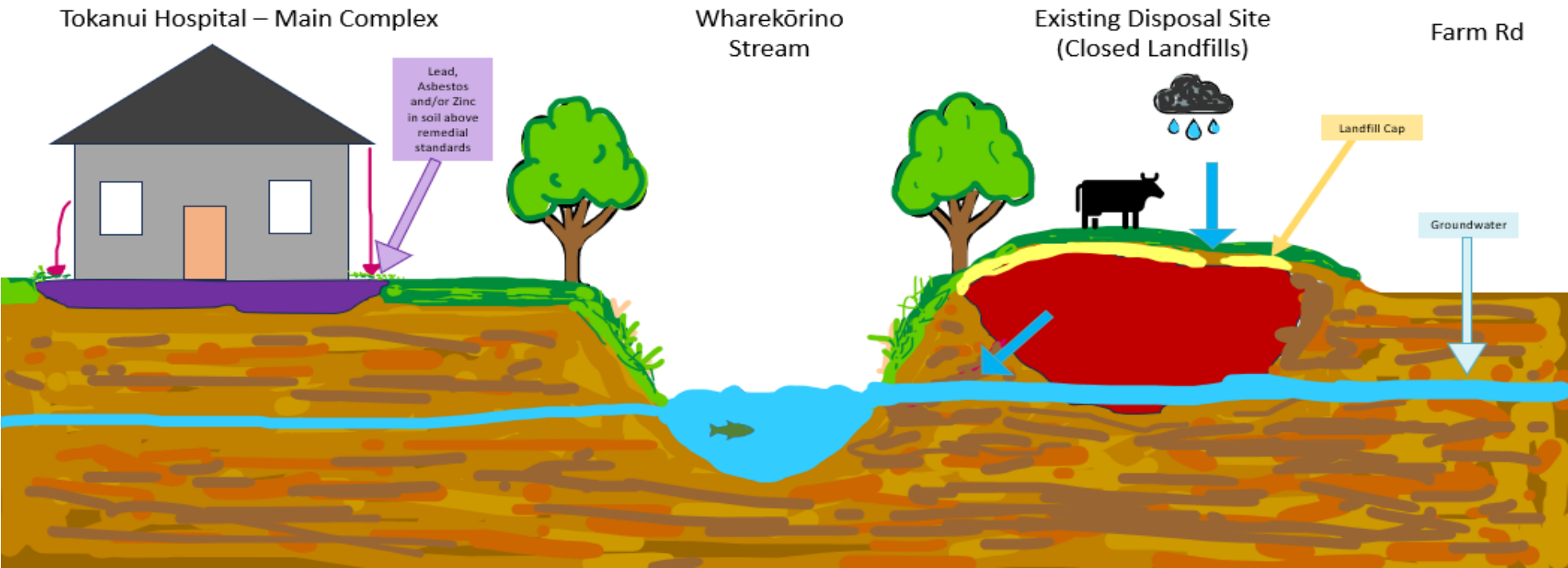
Remedial Options Report Summary (Contaminated Soils)

Current Scenario

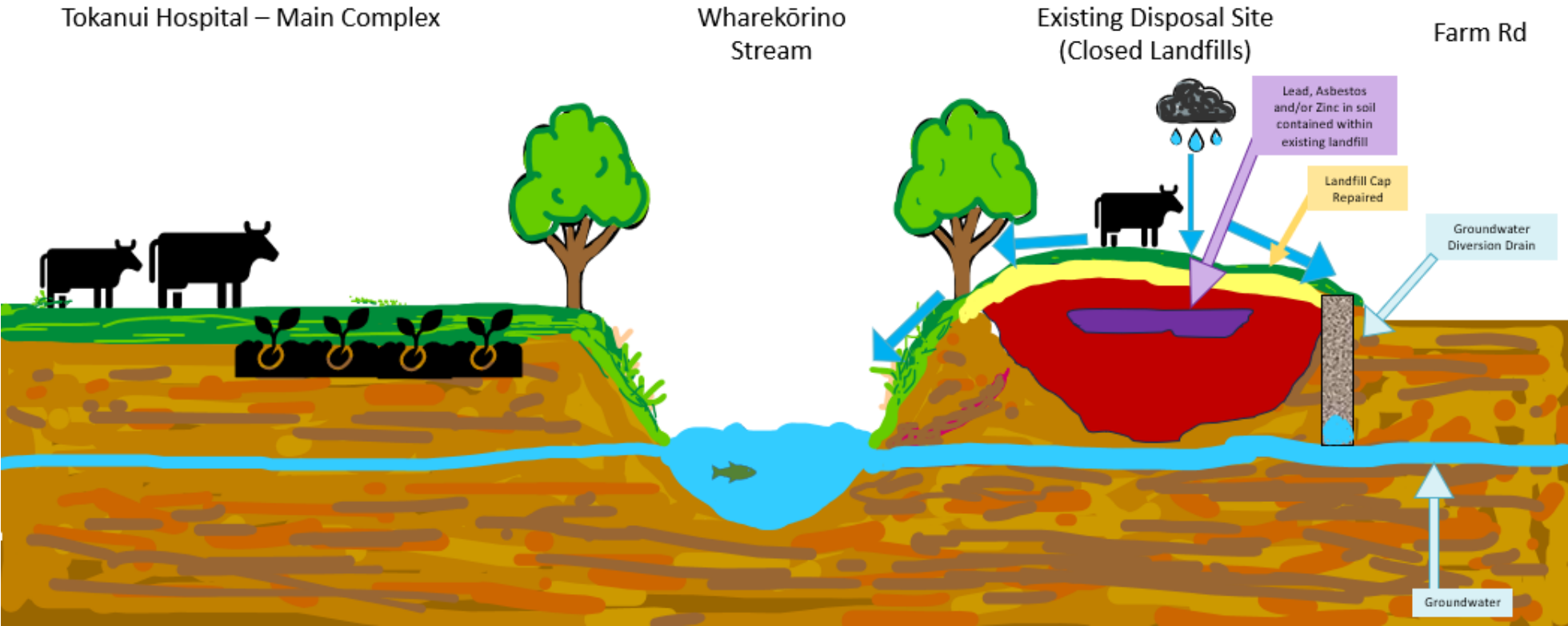
Contamination present within Tokanui hospital and some issues with the existing landfills causing water to enter the landfill and leach into the Wharekōrino Stream.

Investigations have shown that some shallow groundwater passes through some landfill areas.

The Crown is not required to remediate the existing landfills, only maintain valid resource consents and monitor them.



OPTION 6 – UTILISE EXISITING LANDFILL - Completion of Works



Landfill Repair and Upgrade

Adding low- and moderate-level contaminated soil to the existing landfill removes contamination from the Tokanui hospital.

Improved capping and groundwater diversion will reduce leachate generation and potential contamination of Wharekōrino Stream.

Adding low- and moderate-level contaminated soil to the existing landfill will not result in an increase in potentially negative environmental effects as the issues with the existing landfill will be repaired and enhanced.

Crown will be responsible for on-going monitoring and maintenance.

APPENDIX C: Hui Supporting Material

C.5 - Closed Landfill Options Hui (Section 6.7)

23 July 2024



Former Tokanui Psychiatric Hospital Demolition and Remediation

Background

The Tokanui Hospital site is part of 1,194 hectares of Māori land taken under the Public Works Act in 1910 for Tokanui Hospital. The Crown has acknowledged that acquisition of the land was a Treaty breach.

The Hospital closed in 1998 and the site was transferred into the Treaty Settlements Landbank to potentially be used as a redress property in Tiriti o Waitangi Settlement claim.

The site is now listed as a **Deferred Selection Property** in the *Ngāti Maniapoto Deed of Settlement*. The Deed was signed by the Maniapoto Māori Trust Board and the Minister of Treaty of Waitangi Negotiations on the 11th of November 2021. The *Maniapoto Settlement Claims Act 2022*, which gives effect to the settlement, came into force on **28 September 2022**.

The Tokanui situation is unique as no other property included in a Treaty settlement has required demolition and remediation on this scale, or required a commitment to undertake remediation in a deed of settlement. LINZ is responsible for delivering this project on behalf of the Crown.

Once completed, the site will be offered to the Ngāti Maniapoto Post Settlement Governance Entity, Te Nehenehenui, for purchase.

In December 2021, a *Cultural Impact Assessment* for the demolition and remediation activities was completed. LINZ has also undertaken direct iwi consultation over the last two years to inform the final scope of works and demolition and remediation methodologies.



Deed of Settlement – Key requirements for the Crown

The Deed commits the Crown to commissioning several reports. These were undertaken over the course of 2022 – 2024.

The findings of these investigations have been used to inform and enable the future decision-making regarding the demolition and waste management, as well as remediation of potentially contaminated soil from the site's past use as a hospital.

Building Demolition and Horizontal Infrastructure (see Info Sheet 2)

All vertical building structures are to be demolished and non-recyclable demolition waste will be removed from site. All underground services up to 800mm below ground level and manholes to a depth of 1,000mm below ground level will also be removed, as will some roading.

The following will remain onsite:

- 3.3 kilometres of roading, to be repurposed as farm track;
- A small retaining wall which is in good condition and retains a portion of hillside below the road;
- A trunk stormwater pipeline, which legally cannot be removed, and which will be relined to extend its lifespan by 50 years; and
- All non-hazardous underground services (concrete and terracotta pipes) below a depth of 800mm below ground level.

Soil Contamination (see Info Sheet 3)

The soil is to be remediated so that most of it (85%+) is suitable for future rural residential activities such as having chickens and backyard veggie gardens. If necessary, a contiguous area not exceeding 15% of the total site area may be remediated to a managed remediation standard, similar to recreational land use, like a sports field.

Existing Disposal Sites (see Info Sheet 4)

There are existing capped and closed landfill areas on the eastern part of the site which remain the responsibility of the Crown. The Crown must maintain valid resource consents for these existing disposal sites at all times.



The Deed of Settlement – Property Redress can be viewed at <https://www.tearawhiti.govt.nz/te-kaui-whakatau-treaty-settlements/find-a-treaty-settlement/maniapoto/>



Former Tokanui Psychiatric Hospital Demolition and Remediation

Building Demolition and Horizontal Infrastructure

Building Demolition

- **Clause 9.16.3** of the Deed requires all vertical building structures to be demolished.
- **Clause 9.9** of the Deed granted the Crown discretion to decide where the demolition waste would be disposed of at a later date.
- **The Ministerial decision was made in September 2023** to remove all non-recyclable building demolition waste to an offsite landfill.
- A *Certificate of Compliance* was issued by Waipā District Council in June 2024 confirming that the above ground building demolition is a permitted activity.



Horizontal Infrastructure

- **Clause 9.9** of the Deed granted the Crown discretion to decide the extent of horizontal infrastructure (roading and underground services) to be removed from the site at a later date.
- **The Ministerial decision was made in September 2023** to remove any underground infrastructure up to 800mm below ground level, except for manholes which are to be removed to 1,000mm below ground level. Remaining underground infrastructure is to be retained. All material will be disposed of offsite.
- **Resource consent applications** to remove the infrastructure must be made by November 2024.



Key documents to inform the Ministerial decisions, including:

- **BRF 23-169** Decision-making process and criteria
- Disposal Options Assessment Report
- Horizontal Infrastructure Assessment Report
- **BRF 23-424** Tokanui Hospital Scope of Works



can all be found at <https://www.linz.govt.nz/resources/former-tokanui-hospital-demolition-and-remediation-project-investigations-and-ministerial-decisions>



Former Tokanui Psychiatric Hospital Demolition and Remediation

Soil Contamination

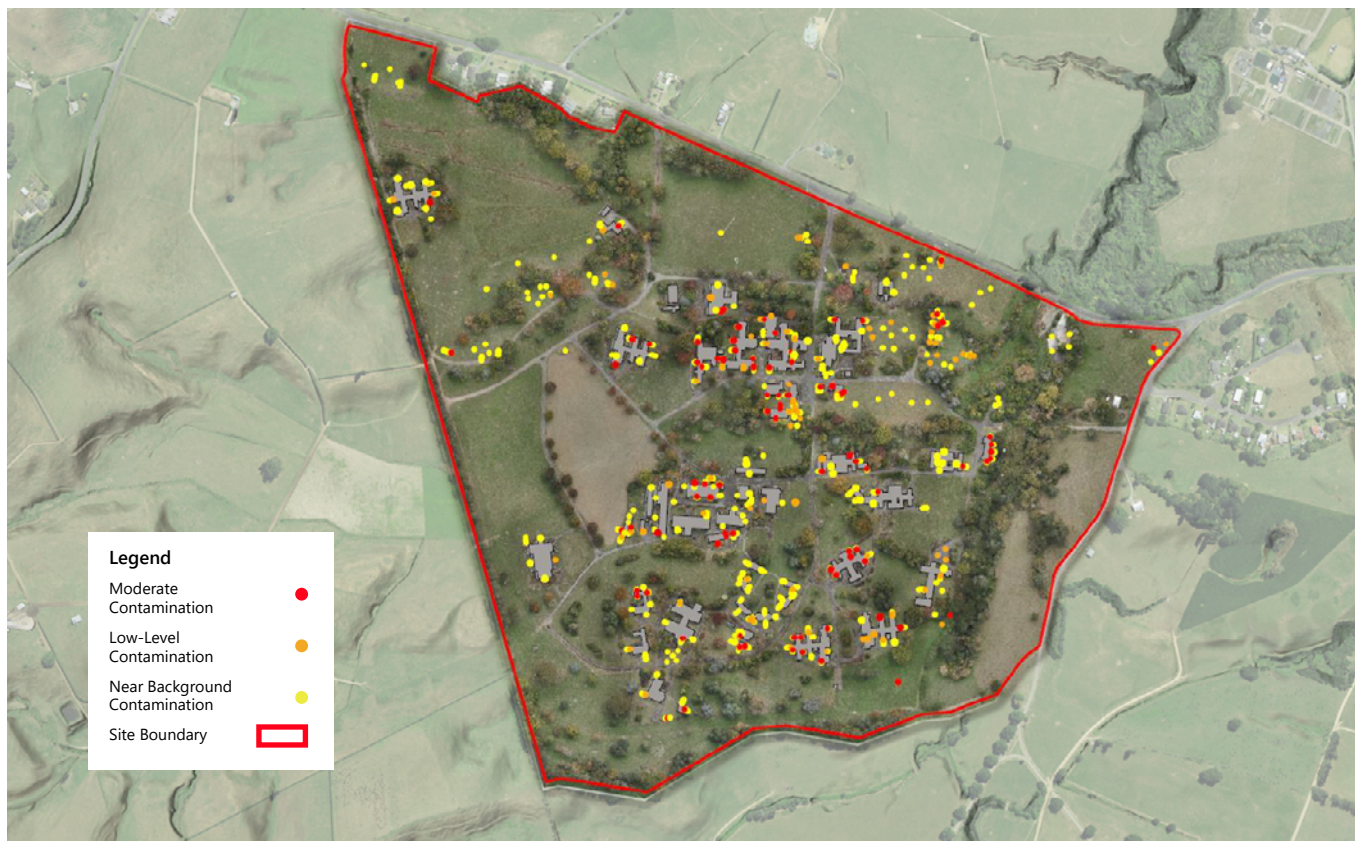
Investigation Phase

- It was initially suspected that the site could be significantly contaminated.
- Over 1,000 soil samples have been taken from all parts of the site to confirm potential levels of contamination.
- The investigations concluded that the site is not generally contaminated. No “high level” contaminated soils have been found on the site. The estimated volume of contaminated soil is 2,400m³. Additionally, ~3,000m³ of additional material may be included in the remediation following removal of buildings.
- The principal soil contamination issue is asbestos and lead from building materials.



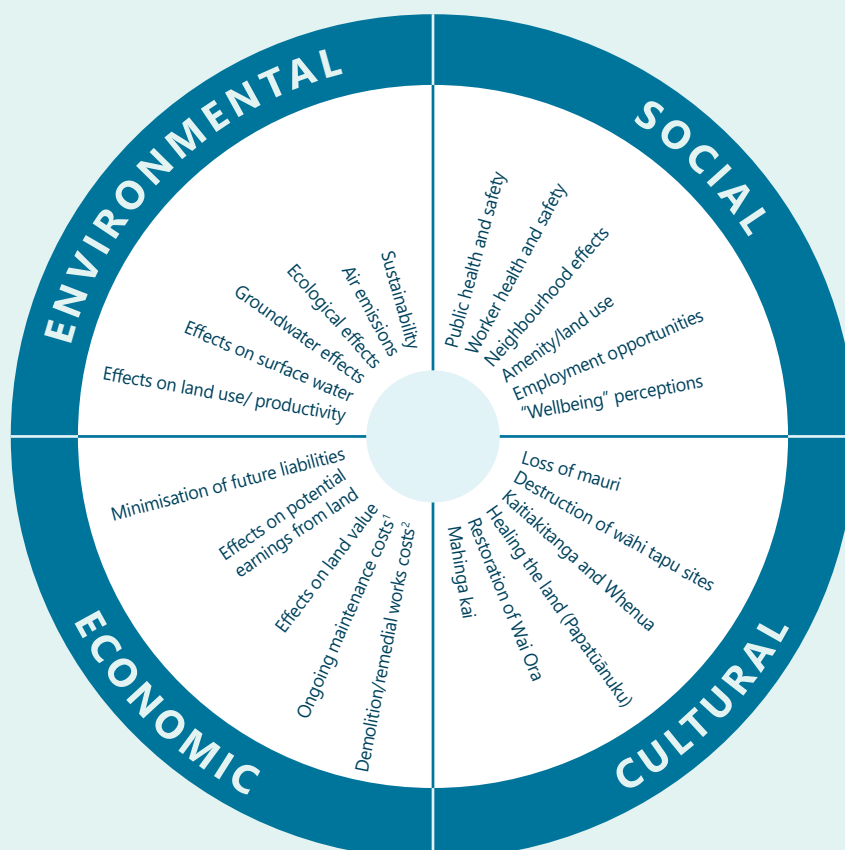
Further information on how the location, extent and severity of soil contamination on site was determined can be found in the following reports all on the LINZ website: linz.govt.nz/Tokanui

- **Preliminary Site Investigation** (Oct 2023) – a review of available information to identify all potential sources of contamination which may have occurred at the site.
- **Detailed Site Investigation** (Jan 2024) – a report on the results of samples taken from areas where potential sources of contamination had been identified.
- **Supplementary Detailed Site Investigation** (2024) – a report on the results of additional sampling undertaken in areas with a relatively low sampling density.



Remedial Options

- The terms of the Deed relating to contaminated soil were based on industry best practices using a holistic approach, that accounts for environmental, social, cultural and economic factors that meet government sustainability and broader outcome goals. This was to ensure a range of options for the management of contaminated soil identified within the site could be developed.
- In accordance with the Deed, the Crown has developed site specific remedial standards to pose minimal risk to food production, to people who live on the land, and to soil quality. These standards are stronger than contamination land regulations require. Refer to the **Site Specific Risk Assessment** (Apr 2024) for further information on how the standards were developed.
- In a draft *Remedial Options Report*, several options to manage the contaminated soil and meet the standards have been considered.
- The options have been evaluated through a multi-criteria analysis developed specifically for the Tokanui project which combines several existing evaluation tools. Traditional approaches only consider social, economic and environmental impacts, however, this approach was designed to ensure that cultural impacts on the remedial options were able to be specially considered and compared alongside the other criteria.
- The top scoring options in the preliminary assessment were **Option 6: Utilise existing disposal site** and **Option 7: Off-site disposal** (see Info Sheet 4 for details of the options).
- **The preferred option will be selected soon, as resource consent applications to remediate the contaminated soil must be made by November 2024.**
- A *Remedial Action Plan* will be prepared to implement the preferred option.





Former Tokanui Psychiatric Hospital Demolition and Remediation

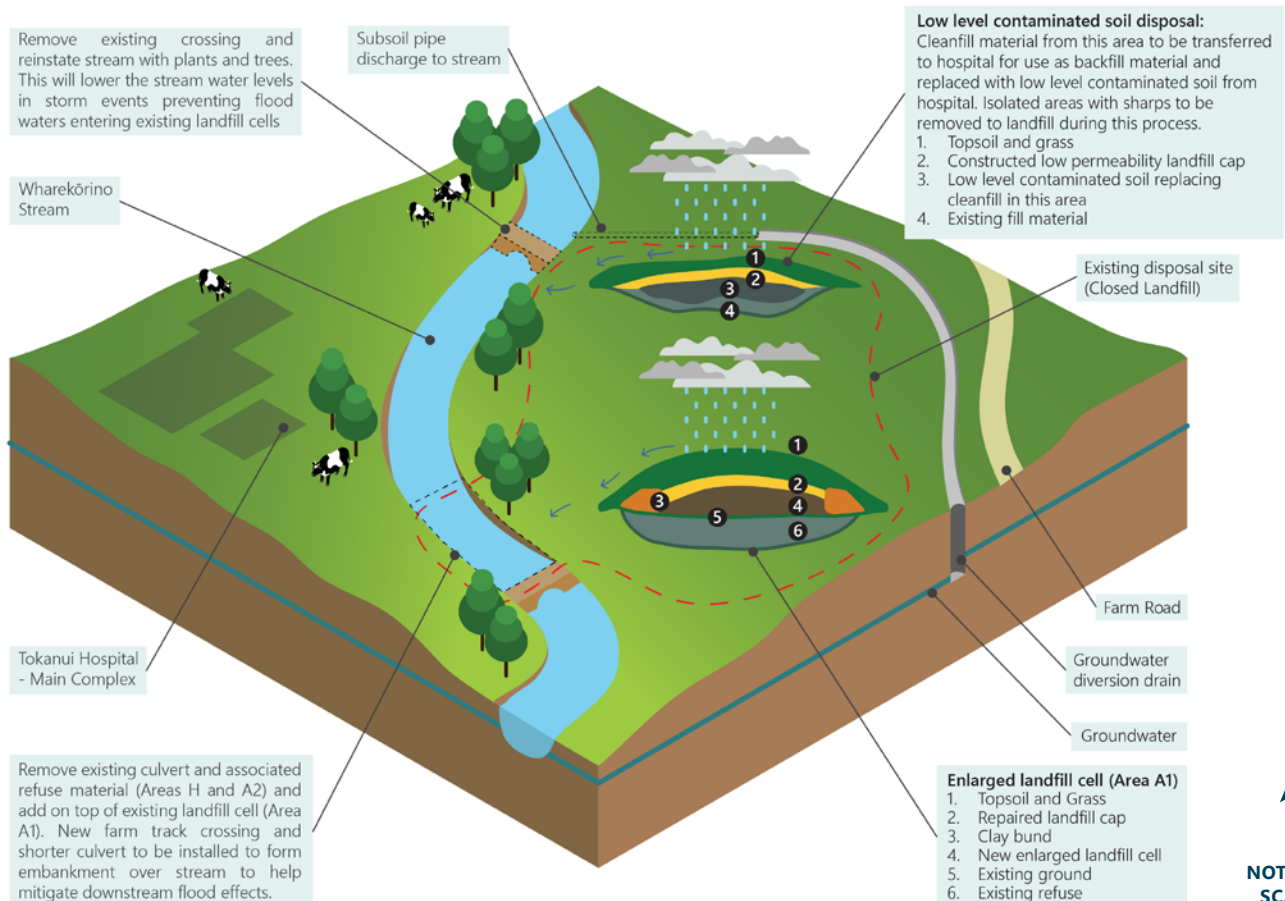
Existing Disposal Sites

Resource consents for the ongoing management of existing landfills were granted in 2000 as part of the landfill closure and capping and expire in 2035.

When the Deed was signed, it was agreed between the Crown and Maniapoto Māori Trust Board that the landfill will remain and the Crown will retain its ownership, maintenance responsibilities and valid resource consents in perpetuity (clauses 9.8 and 9.13) because it is not feasible to remediate the landfills and they do not pose a significant risk to human health or the environment. That decision has been made and there is no funding available to remove the landfill.

Because of its age, the landfill was not built to modern standards, and cap repairs are required – however there is no further requirement to upgrade the landfill.

OPTION 6 – Utilise Existing Landfill - Completion of Works



Soil remediation and landfill options

Remove soil from site to manage elsewhere (Option 6)		Repairing and enhancing existing landfill and managing contaminated soil there (Option 7)	
PRO	CON	PRO	CON
All identified contaminated soil is removed from the hospital side of the Wharekōrino Stream. This will help restore soil productivity.	There is no opportunity to upgrade the landfill with environmental protections.	All identified contaminated soil is removed from the hospital side of the Wharekōrino Stream. This will help restore soil productivity.	Low and medium level contaminated soil from the hospital remains on site.
Taking contaminated soil off-site and not undertaking upgrade works is cheaper.	Removing low- and medium level contaminated soil is not in line with industry best practice, and will take up valuable space in a council landfill in another rohe.	LINZ can take the opportunity as part of this project to upgrade the landfill to address environmental protection concerns raised in the CIA.	Likely to be the most expensive option for the Crown.
	Trucks are needed to bring take contaminated soil off site and bring new soil to site, leading to more disturbance for local residents and increased emissions.	Remediation work as part of the upgrade will allow the land to continue to be used for grazing once works are complete.	
	Some hospital waste (like sharps, blood bags, etc) remains within the closed landfill.	Truck movements will be contained within the site boundary during the works.	
		Flood risk to the landfill is reduced as part of the upgrade.	
		Some hospital waste (like sharps, blood bags, etc) within the landfill can be removed to an off-site landfill as part of the upgrade, and replaced with soil from the west of the Wharekōrino Stream.	
		Groundwater is diverted away from the landfill as part of the upgrade better protecting flora and fauna in the Wharekōrino Stream.	
		Mana whenua can use the land above the landfill and this will help restore soil productivity.	
		The Crown will not need to come back and disturb the whenua in the future.	

APPENDIX C: Hui Supporting Material

C.6 - Archaeological Authority #2 Hui (Section 6.8)

13 & 20 November 2024

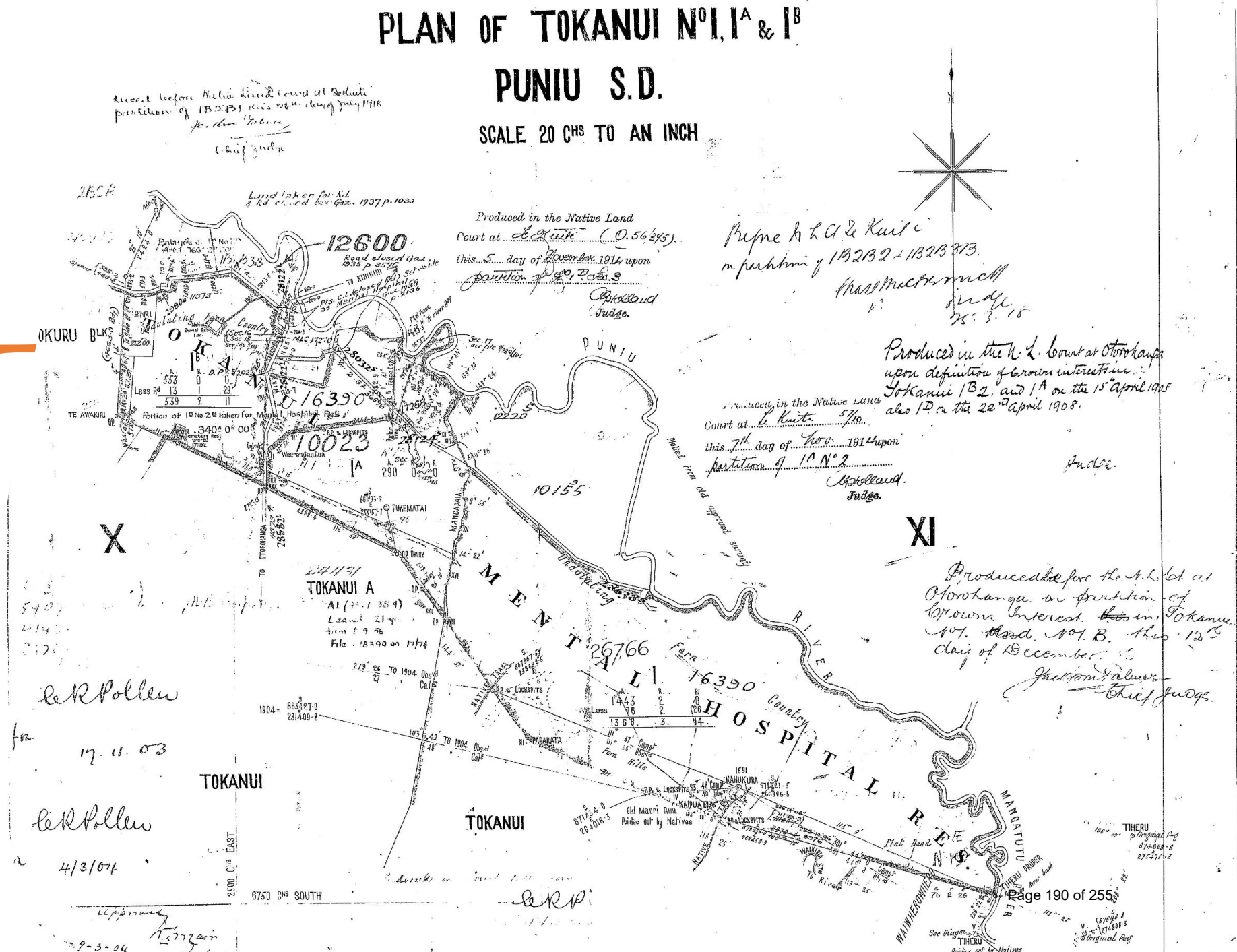


Tokanui project removal

Archaeological assessment
Danielle Trilford

Archaeology

- All known archaeological sites are recorded on a national recording scheme and are legally protected, there are only 6 within 2 km which is likely very unrecorded.
- If archaeology is found (whether recorded or not) it cannot be destroyed without consultation with iwi and an archaeological authority (HNZPT Act 2014).
- There is currently no recorded archaeology on the property – this does not mean there are no sites present, it means that there are none found on site from ground surface.
- I undertook an archaeological assessment which examines the likelihood of archaeology being exposed, that is this assessment.
- The report supports, if recommended, a HNZPT archaeological authority application.
- It is required that mandated mana whenua reps are aware of archaeological effects, this presentation summarises the report and there are copies here with us today





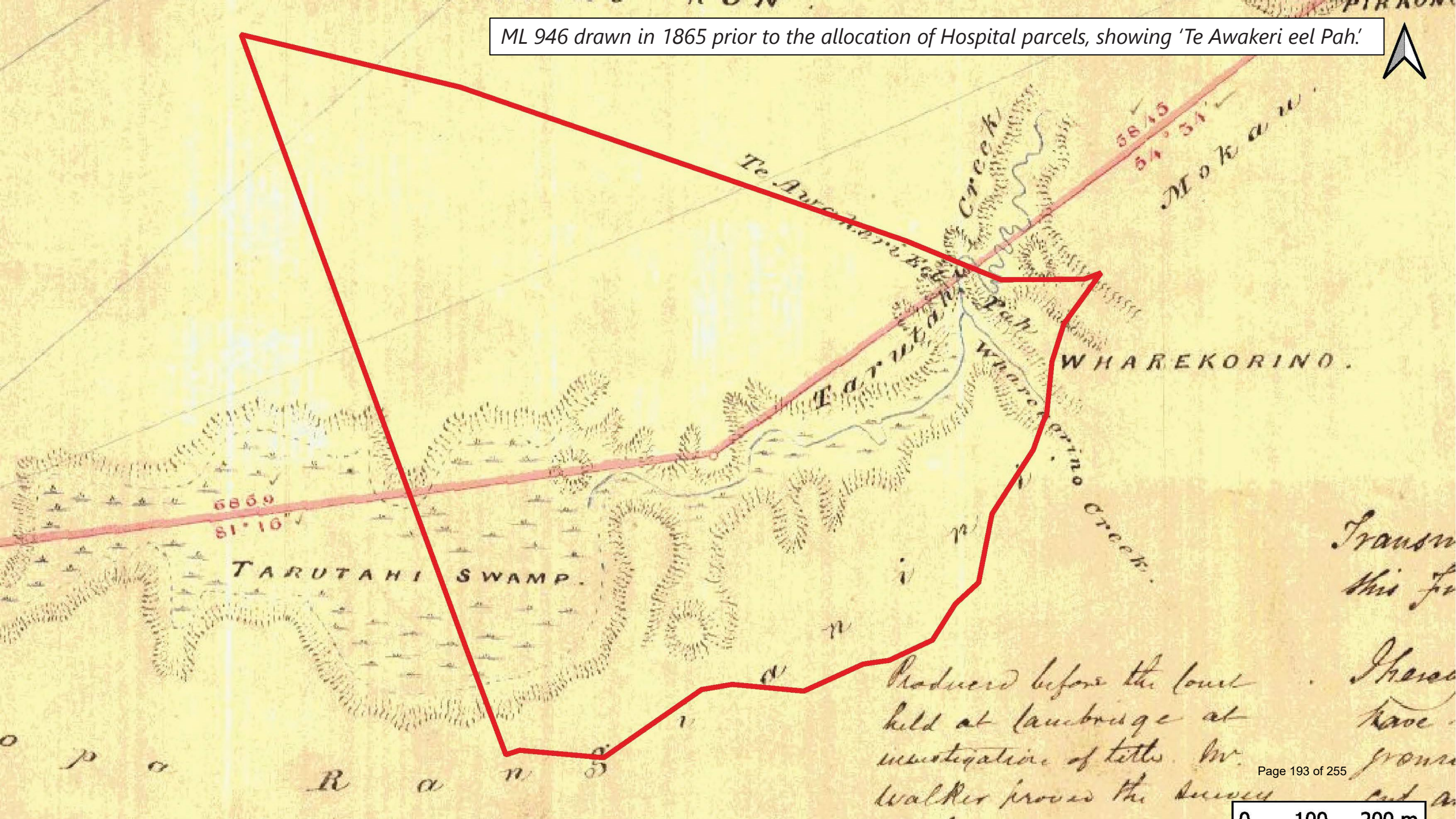
Methodology

- old newspaper records
- pre-1900 maps and plans
- LiDAR (the ground shapes and contours)
- old aerial photos
- soil analysis
- old wetland and vegetation data
- archaeological work undertaken elsewhere
- the national site records
- site survey included augering and test pitting.
- two-day cultural induction at Mangatoatoa Marae was attended by Danielle Trilford and Leela Moses February 2023.

Results - background

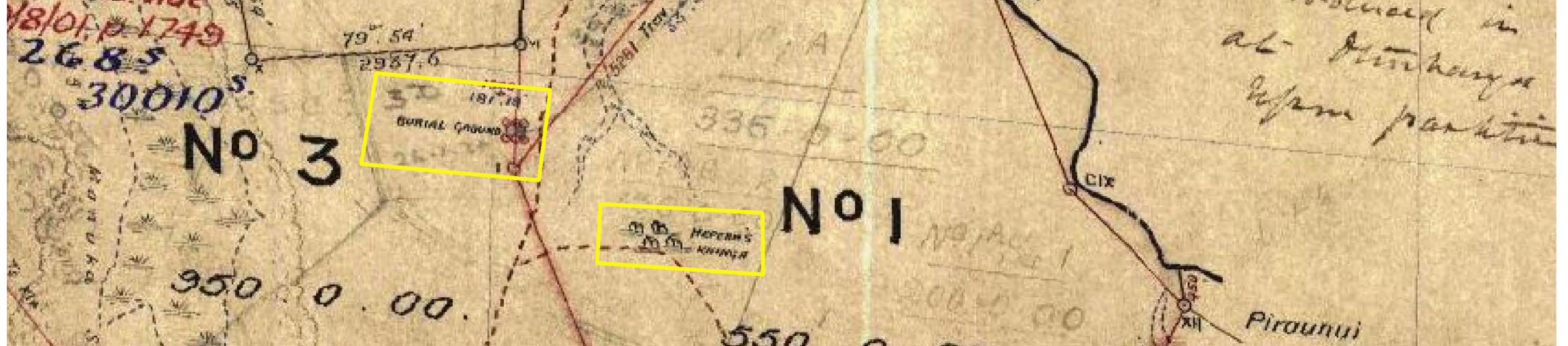
- Archaeological background:
 - There are no recorded archaeological sites in the project area, and there are no records of archaeological work undertaken in or near the project area. Wider area is generally very under recorded and has not been surveyed.
 - There are, however, several pā recorded along the Pūniu River in either direction of the site, including settlement along Mokoroa hill, through the western edge of the project area. 19th century plans ML 946 (drawn in 1865 seen next slide) shows 'Te Awakeri Eel Pah' at the confluence of the Tarutahiu Swamp, Wharekino Creek and Tarutahi Creek, on the eastern boundary of the Hospital.
 - A 1980 field survey of the Lower Pūniu River by Leahy and Walsh extended from just to the south of Tokanui Hospital. Walkovers along the river noted that the area has been extensively ploughed, and many of the ridges bulldozed. Several sites that had been recorded by Steve Edson from aerial photography were confirmed and a further 115 sites added to the record, consisting of mostly pā in prominent positions and within sight of each other and pit/terrace sites. The survey indicated that despite extensive land modification the Pūniu Riverbanks and surrounds contained intact archaeological sites.

ML 946 drawn in 1865 prior to the allocation of Hospital parcels, showing 'Te Awakeri eel Pah.'

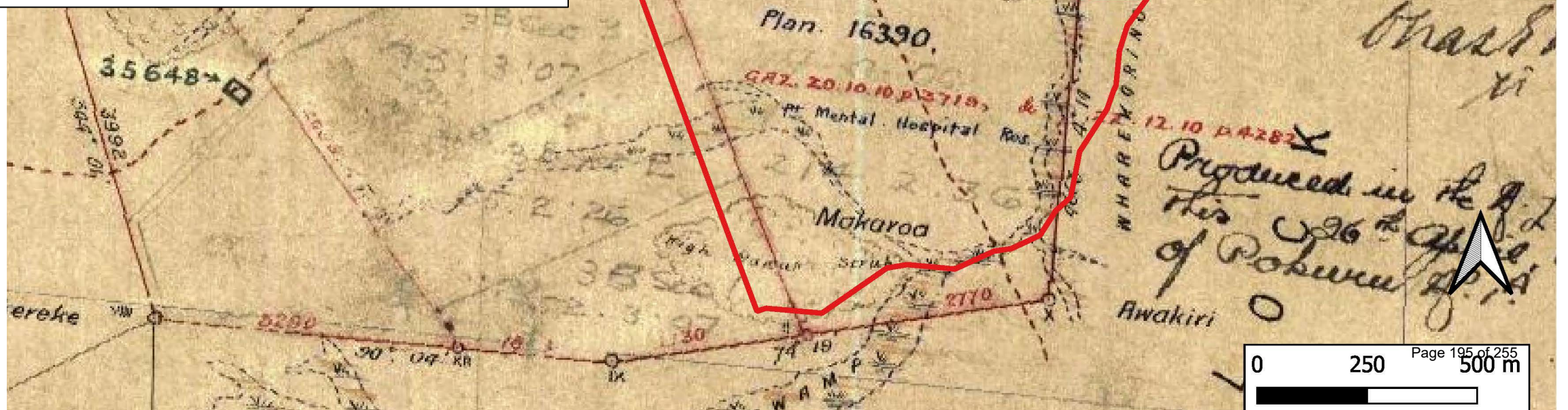


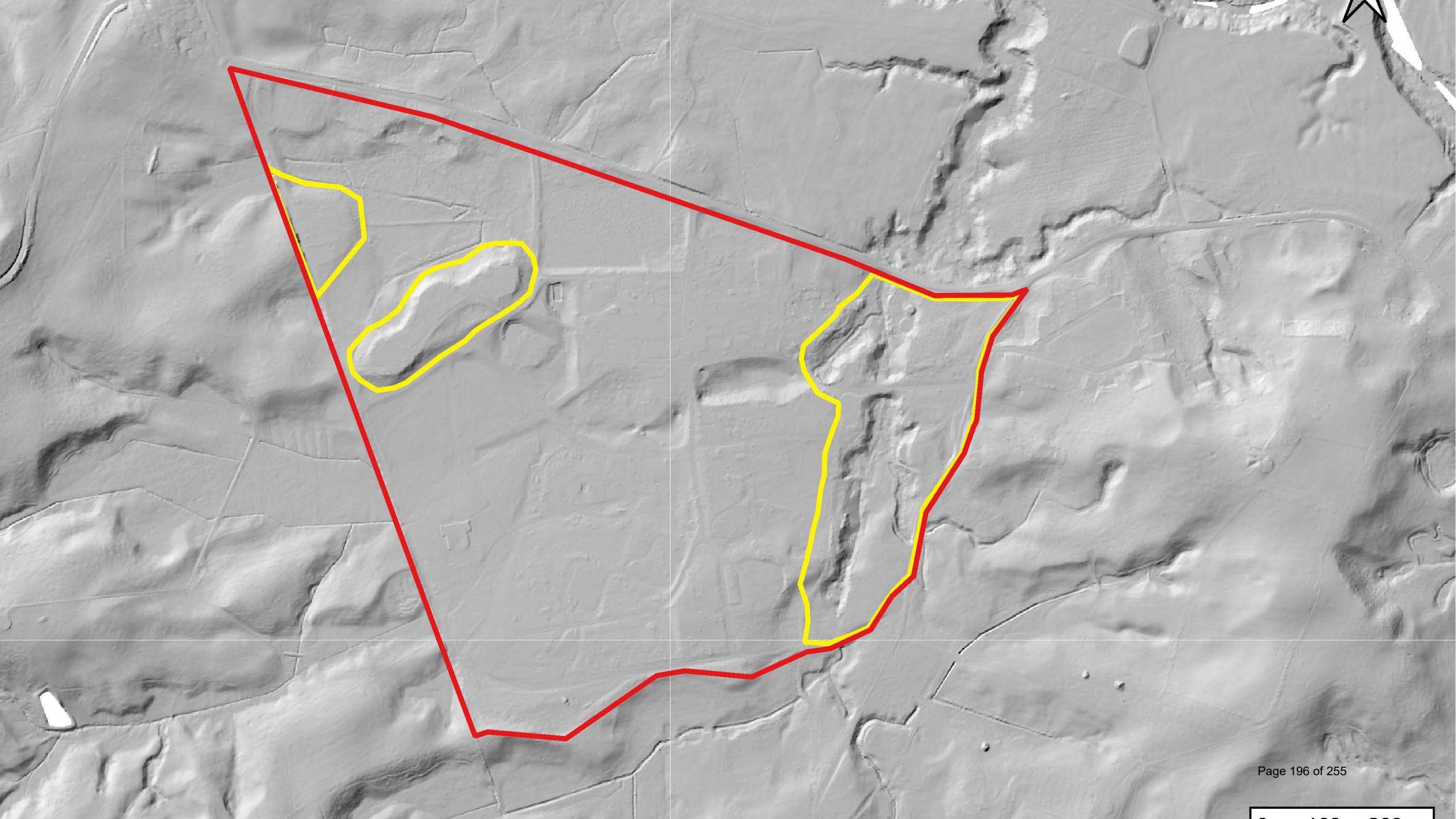


The turning of the sod for the northern trunk railway, along the Pūniu River. Rewi Maniapoto centre with grey beard and top hat. APG-1180-1/2-F, Alexander Turnbull Library 1885.



Detail of plan of the Pokuru Block (ML 6784, drawn in 1897), showing 'Mental Hospital reserve', Mokoroa, Awakiri, as well as a burial ground and kāinga to the northeast of the hospital site.



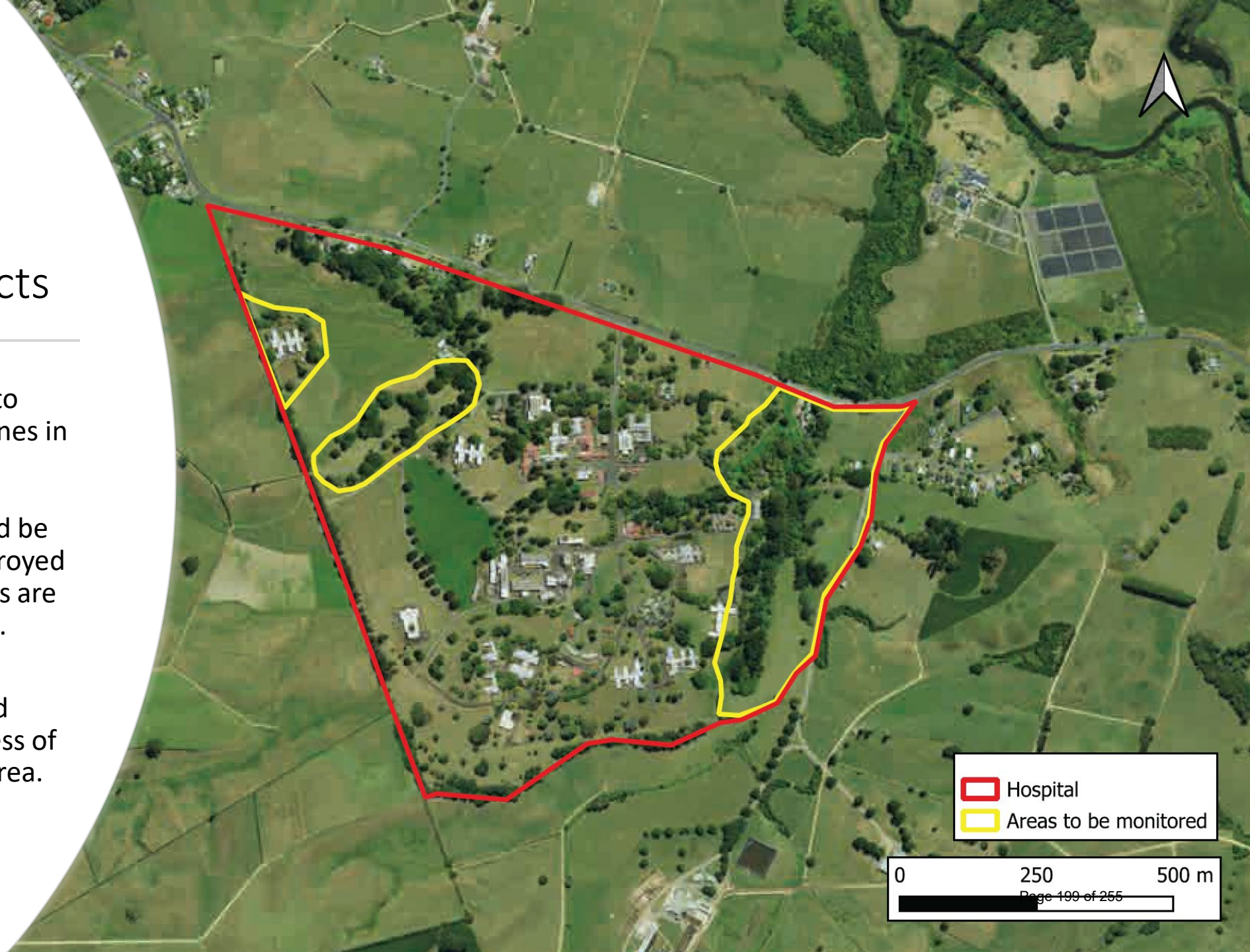






Assessment of effects

- There are no recorded sites to avoid, however, there are zones in the project where there is reasonable cause to suspect archaeological deposits could be present and damaged / destroyed by the works when the works are undertaken. They are shown.
- These are based on ground elevation, annotations on old maps and plans, and closeness of other recorded sites in the area.



 Hospital
 Areas to be monitored

0 250 500 m
Page 199 of 255

Recommendations



These are the recommendations to LINZ for correctly managing HNZPT Act (2014)

These recommendations are only made based on the archaeological values that have been outlined above. Any other values associated with special interest groups, including tangata whenua, can only be determined by them. It is recommended that:

an authority to modify or destroy previously unrecorded sites be applied for from Heritage New Zealand Pouhere Taonga (HNZPT) under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014 for works in areas indicated in Figure 23

- note that this is a legal requirement;
- an Archaeological Management Plan be prepared to accompany the authority application, which sets out appropriate methods for managing any effects on the sites during construction;
- no authority should be applied for without consultation with the appropriate tangata whenua authorities; evidence of consultation, and views expressed, will be required by HNZPT, and will be taken into account when making a decision about the granting of the authority
- note that the application process may take up to three months from the date of lodgement, and following issue there is a period of 15 working days during which earthworks cannot commence to allow for appeals to the Environment Court;

appropriate tikanga (protocols) should be followed during works – mana whenua may make recommendations outlining these;

in the event of kōiwi (human remains) being uncovered during any future construction, work should cease immediately and mana whenua should be contacted so that suitable arrangements can be made; since archaeological survey cannot always detect sites of traditional significance to Māori, or wāhi tapu, mana whenua should be consulted regarding the possible existence of such sites, and the recommendations in this report.

all works in other zones should be undertaken under an Accidental Discovery Protocol; a draft protocol is attached to this report;

To chat over...

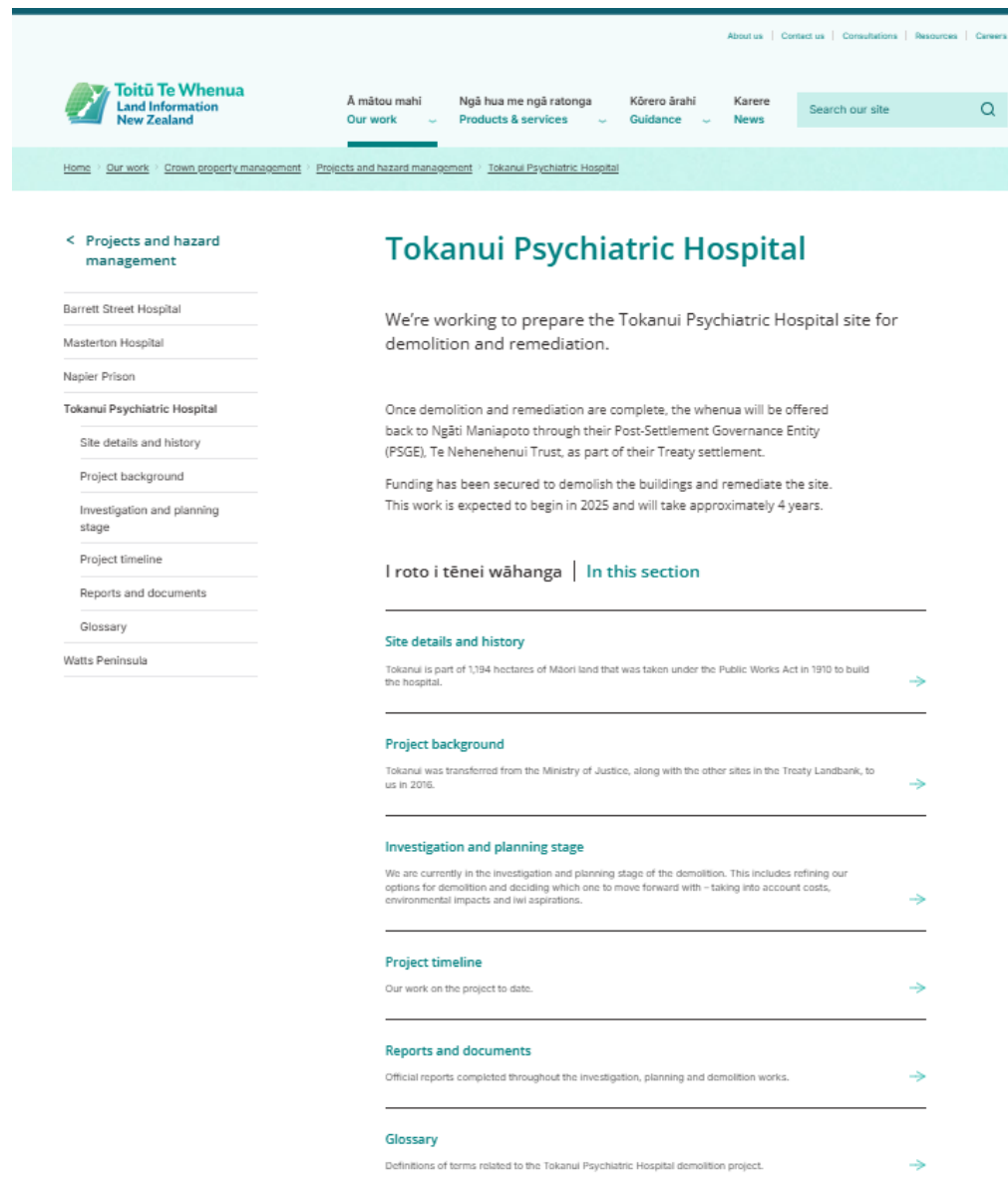
- **appropriate tikanga (protocols) should be followed during works – mana whenua may make recommendations outlining these;**
 - I note that these have been outlined by TAR in the past for previous phases of works – have they changed?
 - If archaeological material (that is not Taonga Tuturu, e.g. soil samples, fire-cracked rock, etc) is found, do you have any expectations for the material to be returned after analysis is undertaken? If so, I will note that down.
 - Do you have any questions or comments about the archaeologist (me?) and my role in the works?
 - If site(s) are found, do you have any expectations for this information to be shared with you in a particular format other than a report (e.g. wānanga, slideshow)? I will note that down.
 - Other stuff?



APPENDIX D: LINZ Dedicated Project Website

LINZ Dedicated Website Examples:

Landing Page:



The screenshot shows the landing page for the Tokanui Psychiatric Hospital project on the Toitū Te Whenua website. The page features a header with navigation links (About us, Contact us, Consultations, Resources, Careers) and a search bar. Below the header is a breadcrumb trail: Home > Our work > Crown property management > Projects and hazard management > Tokanui Psychiatric Hospital. The main content area is titled "Tokanui Psychiatric Hospital" and includes a sub-header "We're working to prepare the Tokanui Psychiatric Hospital site for demolition and remediation." The page is divided into sections: "Site details and history", "Project background", "Investigation and planning stage", "Project timeline", "Reports and documents", and "Glossary". Each section has a brief description and a right-pointing arrow indicating further information is available. A left-hand sidebar lists other projects under "Projects and hazard management": Barrett Street Hospital, Masterton Hospital, Napier Prison, Tokanui Psychiatric Hospital (selected), Site details and history, Project background, Investigation and planning stage, Project timeline, Reports and documents, Glossary, and Watts Peninsula.

Projects and hazard management

- Barrett Street Hospital
- Masterton Hospital
- Napier Prison
- Tokanui Psychiatric Hospital**
 - Site details and history
 - Project background
 - Investigation and planning stage
 - Project timeline
 - Reports and documents
 - Glossary
- Watts Peninsula

Tokanui Psychiatric Hospital

We're working to prepare the Tokanui Psychiatric Hospital site for demolition and remediation.

Once demolition and remediation are complete, the whenua will be offered back to Ngāti Maniapoto through their Post-Settlement Governance Entity (PSGE), Te Nehenehenui Trust, as part of their Treaty settlement.

Funding has been secured to demolish the buildings and remediate the site. This work is expected to begin in 2025 and will take approximately 4 years.

I roto i tēnei wāhanga | In this section

Site details and history

Tokanui is part of 1,194 hectares of Māori land that was taken under the Public Works Act in 1910 to build the hospital. →

Project background

Tokanui was transferred from the Ministry of Justice, along with the other sites in the Treaty Landbank, to us in 2016. →

Investigation and planning stage

We are currently in the investigation and planning stage of the demolition. This includes refining our options for demolition and deciding which one to move forward with – taking into account costs, environmental impacts and iwi aspirations. →

Project timeline

Our work on the project to date. →

Reports and documents

Official reports completed throughout the investigation, planning and demolition works. →

Glossary

Definitions of terms related to the Tokanui Psychiatric Hospital demolition project. →

<https://www.linz.govt.nz/our-work/crown-property-management/projects-and-hazard-management/tokanui-psychiatric-hospital>

Site Details and History Page:



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Our work

[Ngā hua me ngā ratonga](#)
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Site details and history

Tōkanui is part of 1,194 hectares of Māori land that was taken under the Public Works Act in 1910 to build the hospital.

This was the largest piece of land acquired under the PWA in the Maniapoto rōhe (region). It was strongly opposed by Ngāti Maniapoto and the Crown has since acknowledged that taking the land was a Treaty breach - [view the related cabinet paper and documents on Govt.nz](#).

What the site contains

The hospital site is around 80 hectares in size and contains:

- 74 buildings
- a swimming pool
- 8 substations
- 14 kilometres of underground services (pipes)
- a closed landfill
- roading.



Eagle Technology, Land Information New Zealand, GCSO, Community maps contributors.

Years of operation and transfer

Tōkanui opened in 1912 and operated for over 85 years before closing in 1998 following a move from residential to community-based mental health care.

The site was transferred into the Treaty Settlements Landbank (managed by the Ministry of Justice at the time) in 1999 to be used as redress to settle historical Treaty claims.

We took over management of the Landbank in 2016 and received the

<https://www.linz.govt.nz/our-work/crown-property-management/projects-and-hazard-management/tokanui-psychiatric-hospital/site-details-and-history>

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[Former Tokanui hospital demolition and remediation project – investigations and Ministerial decisions](#)



[BRF 23-169 Tokanui Hospital: Decision-making process and criteria](#)

PDF | 2.33 MB

Ministerial briefing and decision agreeing the decision-making process and criteria for which the assessment of horizontal infrastructure to be removed and whether non-recyclable demolition waste will be transported offsite for disposal or managed in an engineered landfill constructed onsite.



[BRF 23-424 Tokanui Hospital: Scope of Works](#)

PDF | 5.26 MB

Ministerial briefing and decision agreeing the final scope of the demolition and remediation of the former Tokanui Hospital site.



[Planning Strategy: Tokanui Hospital – Preliminary Legislative and Consenting Review](#)

PDF | 1.07 MB

This report provides high level details pertaining to the legislative environment and potential consent requirements for the demolition and remediation of Tokanui Hospital. This was the strategy to streamline the consenting process and sets out the likely information required.



[Asbestos and Lead Paint Demolition Survey Report Former Tokanui Hospital – Area 1](#)

PDF | 20.66 MB

A building survey documenting all of the identified asbestos containing material (ACM) and lead based paint (LBP) present in the Area 1 buildings of Tokanui Hospital. Appendix's B, C and E can be provided upon request.



[Asbestos and Lead Paint Demolition Survey Report Former Tokanui Hospital – Area 3](#)

PDF | 23.4 MB

A building survey documenting all of the identified asbestos containing material (ACM) and lead based paint (LBP) present in the Area 3 buildings of Tokanui Hospital. Appendix's B, C and E can be provided upon request.



[Asbestos and Lead Paint Demolition Survey Report Former Tokanui Hospital – Area 4](#)

PDF | 24.97 MB

A building survey documenting all of the identified asbestos containing material (ACM) and lead based paint (LBP) present in the Area 4 buildings of Tokanui Hospital. Appendix's B, C and E can be provided upon request.



[Asbestos and Lead Paint Demolition Survey Report Former Tokanui Hospital – Area 2](#)

PDF | 14.97 MB

A building survey documenting all of the identified asbestos containing material (ACM) and lead based paint (LBP) present in the Area 2 buildings of Tokanui Hospital. Appendix's B, C and E can be provided upon request.



[Tōkanui Psychiatric Hospital: Archaeological Assessment \(Closed Landfill Sampling\)](#)

PDF | 1.67 MB

An archaeological assessment provides any recommended actions to identify and prevent or mitigate the potential destruction, damage or modification of any identified archaeological Sites. This report assesses the closed landfill in the eastern portion of Tokanui Hospital prior to an

<https://www.linz.govt.nz/our-work/crown-property-management/projects-and-hazard-management/tokanui-psychiatric-hospital/reports-and-documents>

APPENDIX E: Options Assessment Criteria

Criteria	Indicator	Sub-factors
Environmental	Effects on land use/ productivity	Contamination of the land Associated effects on land use/productivity
	Effects on surface water	Quantity – peak flows/volumes Quality Silt/sediment Scour/erosion
	Groundwater effects	Groundwater table effects (groundwater levels) Quality Use
	Ecological effects	Plants/trees/birds and other fauna Aquatic species
	Air emissions	Dust/odour Particulate/volatile gases Greenhouse gases (carbon dioxide, methane)
	Sustainability	Reuse/recycling Resilience (e.g. ability to cope with climate change effects) Legacy (future generation) issues
Social	Public health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Worker health and safety	Physical injury Contaminant effects on human health Traffic impacts
	Neighbourhood effects	Dust, noise, odour, vibration, traffic Changes to surface runoff flow patterns
	Amenity/land use	Nuisance Visual effects Land use limitations
	Employment opportunities	Short term during works Long term – ongoing maintenance
	“Wellbeing” perceptions	Dislike of having landfill in local area Personal associations with site history

Cultural	Loss of mauri	Loss of a "health and spirit" which permeates through all living and non-living things - plants, animals, water and soil
	Destruction of wāhi tapu (cultural/spiritual) sites	Ancestral burial sites Loss of cultural heritage Disruption of cultural connectivity Damage Iwi relationships Impact on land and resources
	Kiatiakitanga (guardianship) and Whenua (land)	Extent of Māori active involvement in control, management and protection of land Restrictions on land use (physical, contamination, etc.) causing loss of resources/ opportunities for economic development
	Healing the land (Papatūānuku)	Soil health
	Restoration of water services (Wai Ora)	Water quality Ecology
	Mahinga kai (garden, cultivation, food gathering places)	Garden, cultivation, food gathering places Collecting plants for various (e.g. medicine, weaving) purposes (e.g. toetoe, raupo, harakeke, paopao)
Economic	Demolition/remedial works initial costs	Cost scores were made on a qualitative, judgement basis
	Ongoing maintenance costs (opex)	Opex cost scores were made on a qualitative, judgement basis
	Effects on land value	Impact of demolition/remedial works on land value
	Effects on potential earnings from land	Extent and productivity/health of land area available for use
	Minimisation of future liabilities	Legacy effects of residual infrastructure/contamination left in place or deposited in landfill onsite

APPENDIX F: Waahi Tapu Investigation and Cultural Induction Summary Report

WAAHI TAPU INVESTIGATION AND CULTURAL INDUCTION SUMMARY, JUNE 2023

Phase 1: Site Investigations TAR Block Ltd



Tokanui Hospital Site – Photo Credit: <https://www.waateanews.com/waateanews>

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Background

The former Tokanui Hospital (the Site) is a former psychiatric hospital approximately 80 hectares (ha) in area located approximately 14km southeast of Te Awamutu, Waikato, with 74 buildings, a wastewater treatment plant, a swimming pool, eight substations, a closed landfill (also referred to as the 'existing disposal site') and substantial roading and underground infrastructure and services. The Site is managed by Toitū Te Whenua Land Information New Zealand (LINZ) on behalf of the Crown in the Treaty Settlements Landbank. Land held in the Landbank is Crown land which has been declared surplus and can be used as cultural or commercial redress in Tiriti o Waitangi Settlement claims. The Tokanui Hospital is a deferred selection property in the Ngāti Maniapoto Deed of Settlement (the Deed) and forms part of the Maniapoto Settlement Claims Act 2022, which gives effect to the Deed.

The Tokanui situation is unique as no other property included in a Treaty settlement has required demolition and remediation on this scale or required a commitment to undertake remediation in a deed of settlement. Due to the potential significant cultural, environment, social, and economic impacts associated with the demolition and remediation works, LINZ have been working closely with mana whenua on the delivery of the project to ensure sites of significance are adequately identified and protected. LINZ obtained a Cultural Impact Assessment (CIA) in 2021 by Tokanui Action Ropu (TAR), which formed in August 2019 to act as a strategic and advisory body for the claimants and landowners of WAI440 represented by Ngāti Ngutu and Ngāti Paretekawa whānui. TAR Block Limited is the legal body representing TAR.

A key section of the CIA report (Muraahi and Maniapoto, 2021) for the former Tokanui Hospital included several key recommendations around waahi tapu and sites of cultural significance and governance. Mana whenua made clear their aspirations to protect areas of cultural significance from ground disturbance resulting from earthworks required to remediate the Site, known as Pokuru 1B and now referred to its original name Mokoroa.

The key recommendations included:

- Regard be given to the specific provisions in the Heritage New Zealand Pouhere Taonga Act (2014) and the Protected Objects Act (2006) to protect waahi tapu, significant cultural sites and taonga.
- A robust Accidental Discovery Protocol (ADP) be developed and adopted for the duration of construction work. The ADP must be well understood by all stakeholders.
- Site management protocols be developed to ensure a precautionary approach to site works to manage the potential for waahi tapu and taonga tuku iho discovery.
- Avoidance of areas identified by iwi.
- The adverse effects of resource use and activity operations are managed to appropriately protect areas and sites of significance.

In addition, Tangata whenua also insisted that that they be actively involved in key project planning, contracting and cultural monitoring roles and that LINZ:

- Work in good faith with Tangata Whenua and escalate the relationship to a formal partnership reflecting Te Tiriti o Waitangi principles as part of project preplanning phase, and to ensure Tangata Whenua are actively involved in key project planning, contracting and cultural monitoring roles and decision processes.
- Include Tangata Whenua in the implementation of the recommendations outlined in this report.

- Appoint Cultural Monitors/Kaitiaki to manage and monitor cultural safety protocols¹.

In good faith, LINZ have taken on board the recommendations in Section 8.0 of the CIA and in October 2023 LINZ invited TAR to discuss Phase 1: Contaminated Soil Investigation. Discussions led to agreement by TAR to deliver four key outcomes:

1. Review of DSI sampling locations and waahi tapu report & map.
2. Cultural monitoring work plan and cultural monitoring
3. Cultural induction for suppliers.
4. Pilot Trial Review.

Scope

The scope of this report is to provide:

- 1) A summary of the information gathered from whanau, hapu and iwi to identify specific locations to be avoided during initial investigations;
- 2) A summary of the Cultural Induction provided for LINZ Consultants and Contractors
- 3) The workplan for the Cultural Monitors; and,
- 4) The Cultural Management Plan.

Waahi Tapu Identification

Overview

TAR have clearly expressed their opinions and share the views of whānau concerning the potential impacts on the whenua and wider cultural landscape due to proposed investigation work and later earthworks activity once the demolition program at the Site begins. There are sites of cultural significance located on and near the Site as the land was occupied for hundreds of years prior to the establishment of the hospital.

Sites of cultural significance to Tangata Whenua are not necessarily national historic landmarks nor are they always listed with the NZ Archaeological Association. These sites are significant to Tangata Whenua because they are a part of our history and our cultural identity. As such, the stripping of topsoil using either diggers or motor scrapers may reveal previously unrecorded pre-historic archaeological sites related to occupation. Ground disturbances associated with earthworks can also reveal taonga and other artifacts, as such there is an associated risk of accidental discovery of unrecorded archaeological sites.

TAR agreed to a work programme with LINZ to identify the locations of cultural significance including waahi tapu and provide an induction. The key activities of the work programme were to:

- Gather detailed information from whānau, hapū and iwi by conducting one-one interviews and a focus group with mana whenua to identify specific locations to be avoided during investigations and,
- Produce a report and map for LINZ identifying wāhi tapu areas or other areas of cultural significance to be protected during the investigations.

¹ The role of Cultural Monitors is to oversee any activities related to cultural impacts during demolition. These are advisory roles.

Purpose

The purpose of this work was to provide evidence to support the identification of waahi tapu and areas of cultural significance to be avoided during soil sampling and to support the Archeological Assessment report (CFH Heritage, 2023). Section 5 of the archaeological authority application (AAA) requires evidence of consultation with tangata whenua and the provision of documentation, a discussion of the proposed works, the effects on iwi /hapū values, establishing tikanga, etc. This report along with the Cultural Management Plan (CMP) (Appendix 1) intends to provide evidence to support the documentation required for the AAA.

As waahi tapu sites were identified during the course of the information gathering sessions, this further emphasises the need to minimise the disruption and disturbance of sites of cultural and archaeological significance by taking special care during soil investigations through implementing the CMP, Accidental Discovery Protocol (CFG Heritage, 2023) and once in place, the Archaeological Authority.

Methodology

Following the same approach used for the CIA, the work undertaken as part of this report was guided by a Kaupapa Māori research methodology which means that research was carried out (by way of informal interviews) directly with Māori people about Māori people, Māori culture, history and contemporary realities. Regardless of the setting, this approach still allows us to give central place to Māori world views, beliefs and attitudes and allows for the use of culturally appropriate research methods and tools. This approach allows for discussion, kōrero, wananga and taupatupatu (debate), conducted within our own cultural frameworks.

Investigation Site Map

The first activity involved identifying sites of cultural significance on the maps provided by LINZ. These maps were intended to be used to aid with locating precise waahi tapu sites particularly where proposed testpits and trench locations were marked².

In addition, TAR created an Interactive Google Earth map which would allow us to zoom in closer to the ground and view the Site from 360-degree angles in 2d and 3d. A hard copy of the maps provided by LINZ and the interactive version were both used to aid in locating waahi tapu.

Interviews and Focus Groups

Informal interviews were held with kaumatua who were identified by TAR. We allowed up to 1 hour for interviews, but as we did not want to drag the interviews out too long. The interviews provided for in-depth discussion regarding identifying areas on site which should be avoided or areas where investigations should be undertaken with caution.

We had intended to hold a series of formal interviews and focus group discussions however, once we had interviewed our key informants it was deemed not necessary for this part of the overarching project, the soil investigations (Phase 1), to bring the focus groups together as we believed that we had enough information for now and we didn't want to hold up the soil sampling work. We still believe that if time allows that we should organise these discussions as the project moves into Phase 2 (undertaking the demolition and remediation works). Feedback from these discussions we could provide more information that maybe useful for planning.

² GHD draft sampling plan markups and Investigation Site Boundary map.

With the understanding that the window for ground disturbance between March and August potentially reduces due to weather, our primary focus shifted to source information that we could get quickly and informally from kaumatua and whānau. That is, no research participants were recruited, no research instruments were developed to capture this kōrero, and no formal interviews took place. Rather, we allowed our kaumatua and whānau to talk on their own terms, without interview schedules and time limits.

Site visits

Multiple site visits have been undertaken with LINZ over the last four years as part of early project scoping and engagement. Most recently and in the context of this work, a site visit was undertaken as part of the cultural induction on 9 February with kaumatua and whānau as well as LINZ Consultants and Contractors. A follow up site visit on 6 March was undertaken with CFG Heritage and kaumatua to look at potential culturally significant areas identified as part of kōrero during the cultural induction. Also on 6 March, a karakia was performed to mark the start of ground disturbance work in areas outside those that have been identified as both culturally significant and archaeologically significant.

Review of data and analysis of kōrero

Data from the sampling and analysis plan, the maps provided by GHD, CFG Heritage and LINZ together with kōrero from kaumatua, feedback gathered from the CIA wananga, the CIA report, the draft Sampling and Analysis Plan (GHD, 2022 draft) and the cultural induction (discussed in detail below) provided several sources of data that we were able to triangulate to place a reasonable level of validity on the findings.

Our analysis gave us a reasonable sense of confidence that the areas that were identified are indeed the key areas we needed to be aware of. The key aim of this method was to find evidence to support the primary data source (kaumatua kōrero). We completed this by analysing the transcripts from the CIA Wananga, searching for key words in research reports, qualitative analysis of the narratives from the CIA report and reviewing video interviews of former hospital staff, to seek supporting evidence to corroborate what kaumatua had told us. We also used the maps provided in the Archaeological Assessment (CFG, 2023) to mark the areas of cultural significance where they overlapped with areas of archaeological significance.

Findings

Please note, the following narrative is the opinion of the author, it presents the authors views and commentaries drawn from the analysis of data, historical interviews, kōrero with kaumatua, the CIA report, the cultural induction, technical reports (AECOM, 2019) and Waitangi Tribunal evidence (see references). This is not a scientific or technical report, nor has it been validated as such.

The key areas were identified as shown on the maps below (taken from the Archaeological Assessment), additionally, Table 6 of the CIA also lists waahi tapu near to or within the Site by type and location. We are happy we had sufficient information to notify LINZ Consultants/Contractors of areas to avoid if possible or if they needed to take samples from these areas then they could do that with the cultural monitors on site in case of any discoveries.

Survey Zone (CFG, 2023)	Location
Survey Zone 2. In previous site visits with mana whenua, certain areas were pointed out to LINZ and Contractors as being of historical interests to Māori, such as the old paa site area (Mokoroa), identified in survey zone 2. The maroon area highlighted on map 1. Obviously, anywhere there has been human settlement there is a high possibility that remnants of the past could be discovered such as artifacts, taonga and koiwi. We believe that it is still the possible that historical remains are buried on the site despite that the original paa site moved, only the above ground structures would have been relocated, leaving anything below ground level remaining. As a reminder, the narrative about Mokoroa – a living paa can be found in the CIA report page 50.	Map 1. Site of old paa 
Survey Zone 3 & 4 An area near the second morgue was identified from kōrero shared by the authors uncle who was former psychiatric nurse at Tokanui hospital during the late 1950's. is likely to be the location where staff would collect human organs to be buried as autopsies were performed and organs removed and sometimes not returned to the cavities, staff were asked to take them away to bury in unknown locations but certainly not necessarily a cemetery. From the interview data, we gathered that there are not likely to be skeletal remains found at this location. However, it is the fact that human remains were likely to have been interred (without funeral rites being observed) within proximity to the morgue, that makes it a waahi tapu. This area is identified on the map below (area in blue) which is located in Survey zone 7.	Map 2. New & Old Morgue 
Survey Zone 5. This location is where one of the male quarters was identified. One of our kaumatua confirmed this, although he was not willing (at the time) to divulge exactly why that area was a place of significance. Another interview with this kaumatua at a better time and place may give us more precise	Map 3. Male Quarters

Survey Zone (CFG, 2023)	Location
information. For now, this location is in Survey zone 5, circled in red on map 3	
Survey Zone 7 This location (green triangle) has been identified as a having potential for high-risk features of the location, and the minimally modified northern point of the hill. It is unclear if these stepped terraces are modern, historic or pre-European.	Map 4. Male Quarters 

Example of recorded kōrero

"I learnt to do post-mortems in that room (the morgue) and whatever body part you cut out whether it's the heart, the kidney the liver whatever part of the body. The doctor would tell you afterwards 'go bury it outside', and you had to that was it, you had to walk out the door, go around and get the spade, somebody dug the hole, you dumped it in..you know. No such thing as karakia or whatever, nothing. In the meantime the person is lying on the slab and somebody has to bury it. There was no sacredness about it, that was one of the most hurting things for me and having had to be a part of it, having had to do some of those things like burying body parts ... there were times when I thought seriously about getting the heck out of it (nursing)" [Te Winitana Tupotahi \(Winston\) Maniapoto | Tuia Te Ao Marama \(maorinursinghistory.com\)](#)

Unidentified locations

Although no recorded archaeological sites were identified within the Site boundary, we do not dismiss that there are unidentified *waahi tapu* and culturally significant sites that are yet to be discovered. For the purposes, of allowing soil sampling work to proceed within the timeframe between March and August 2023, we have identified key areas where if earthworks should take place, we can be confident that these areas will be treated with care and that the contractors apply their due diligence. Notwithstanding, there remains the issue of the unidentified *urupā* which are the subject of a 1923 letter to the Government from Raureti Te Huia whereby he raises concerns that the *urupā* had not been protected and cared for by the Government as promised.

As a reminder to the reader, Section 6.3.1 of the CIA discusses some of the concerns raised by Tangata Whenua regarding *waahi tapu* and sites of cultural significance. We also have not yet had the time, funds, resources, or means to fully investigate the areas outlined in Table 6 of the CIA. For now, we have marked the areas that we know about on the Tokanui Hospital Site map. We hope that if time allows that we may yield more information before the program proper begins so that we can identify areas and mark them on the maps according to levels of sensitivity.

Discussion and Recommendations

We have previously stated that, due to the very sensitive nature of identifying names, places, and locations of cultural significance, not all areas will be identified. This research (despite its limitations) has confirmed that *whānau* are still quite sensitive about sharing that information. This belief was confirmed when we asked Kaumatua if they could point out exactly where burial grounds, or other *waahi tapu* could be located on the maps, they could not (or would not) tell us where they were precisely, we have discussed this issue in more detail in the CIA report. However, we also believe that in terms of the concept of cultural landscaping, a modern construct, there is growing support for the revival and protection of historical knowledge, including knowledge traditionally held strictly within the circles of *tohunga*. Nowadays, *whānau* are now more open to sharing that knowledge so that future generations have physical cultural identity markers of their past as a huge consequence of colonization was the loss of *mātauranga Māori*. This has opened the door ajar (slightly) and we welcome the opportunity to do more research in this area. Possibly a conversation to be had later with the Te Nehenehenui.

TAR recommend that LINZ:

- Accept this report as final completion of Deliverable 1. Review of DSI Sampling Locations and *Waahi Tapu* Report.

CULTURAL INDUCTION SUMMARY – 8 – 9 FEBRUARY 2023

Overview

It is crucial when engaging in such a large project that project advisors, management, contractors and all site workers have an understanding of the cultural and social norms of *iwi* and *hapū*. This includes understanding and acknowledging historical grievances as this exhibits a willingness to understand the position of *mana whenua* in their present context. A key aim of the cultural induction training program was to share *mana whenua* cultural values and environmental goals with those people who will be working on the site and/or involved in management and advisory roles.

Methodology

A two-day program was developed and held at Mangatoatoa Paa, Te Mawhai Road, Te Awamutu. The program was proposed to include the following; however, some alterations were made over the course of the two days. The Cultural Induction Training program is provided in Appendix 2.

- **Powhiri**
- **Ahikaa Kōrero** (These presentations is to ensure every participant is to share historical knowledge of the area/rohe and site. The facilitator has already set the historical context, these kaikōrero will share their narratives related to Tokanui and Pokuru 1B whenua.)
- **Mangatoatoa** (A history of Mangatoatoa and kōrero to the present day).
- **Presentation Rounds** (The presentation will be conducted by the Cultural Advisors presenting the topic of Accidental Discovery Protocols. The facilitators will talk through the ADP policies and procedures and give examples of their own experiences and discoveries and what steps were taken to protect taonga, etc.).
- **Workshops** (Topics to be confirmed)
- **Hikoi** (A trip to local sites of importance with ahikaa commentary.)
- **Karakia** (Hikoi will end at the Site for karakia, soil turning/blessings).

Photos from the Cultural Induction:





CULTURAL MONITORING WORK PLAN AND CULTURAL MONITORING DURING INVESTIGATIONS

The soil contamination investigation phase has been the opportune time to pilot the appointment of Cultural Monitors to assess the scope of their roles for possible future work on site and to identify any support training that will be required as part of the demolition and remediation work program.

TAR discussed two key concerns with LINZ project team regarding the appointment of Cultural Monitors. Firstly, they are concerned that the time and pressure of Cultural Monitor roles can have a detrimental effect on the health of our kaumatua and secondly, we are aware that the demolition and remediation project for the former Tokanui Hospital (Site) can take up to 7 years and we need a future proof plan so that tāngata whenua can remain engaged in a sustainable way for the longevity of the project.

To mitigate the risk of overloading our kaumatua and to ensure that the cultural skills and mātauranga are acquired by the younger generation in an appropriate manner, TAR proposed that two advisors be appointed for the soil investigation work, a kaumatua role (Senior Cultural Monitor) who would take the lead and support role over any cultural monitoring activities and a second Cultural Monitor who will be the primary onsite cultural monitor and support our kaumatua/Senior Advisor.

The candidates for the trial appointments were a suitable fit for the roles given their experience and knowledge of customary values and mātauranga, whakapapa, area knowledge, they are familiar with the demolition and remediation program, and they are WAI 440 claimants.

Methodology

- Two people were recruited by TAR as the Senior Cultural Monitor (Kaumatua) and Cultural Monitor. The Cultural Monitors were appointed by the mandated TAR Roopu to monitor on site/earthworks to ensure cultural protection occurs upon discovery of koiwi or cultural artefacts. The Cultural Monitors will work closely with the archaeologists, LINZ and other site Contractors.
- A job description (Appendix 3. Cultural Monitor Job Descriptions) was developed to ensure that the preferred candidates fit the requirements of the roles and that the right candidates are selected for the roles based on skills, experience, high level of competency in te reo me ōna tikanga, in-depth knowledge of the site and surrounding areas, clear understanding of the scope of the demolition and remediation project,

demonstrated experience in successfully working and engaging with iwi, government agencies, hapū, etc. It was also important that the candidate's whakapapa to the whenua.

- Once we received the report from GHD, we were able to outline the scope of work for the soil investigation work programme, detailing when advisors are expected to be near or on site to oversee in cultural monitoring activities during the soil investigation work when. The workplan is provided in Appendix 4.
- The contracts for these roles were agreed between TAR and the successful candidates as fixed-term contracts beginning Dec 2022 until the end of August 2023. There is no expectation that these roles will be ongoing as this is a trial/pilot, the aim of appointing these roles during the soil investigation phase is to assess what future Cultural Monitoring or monitoring needs will be required and agreed in future for Phase 2 of the demolition and remediation program.
- The Cultural Monitors reviewed the Cultural Induction Training program and followed through to co-facilitate the program. Their feedback and input during the training program was well received, particularly their narratives around the historical sites at Orakau, Rangi also at Rangiaowhia and Rewi Maniapoto reserve.

It is worth noting the work plan is a working document, it sets out the key objectives and deliverables of cultural monitoring activities to support Phase 1 investigations. The plan has an overview of the key activities and action steps needed for the Cultural Monitors; it will help clarify what the desired outcomes for the project are and it will also help to define boundaries around the work program so that our advisors can clearly see where and when their support is required.

Cultural Monitoring underway:



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APPENDIX 1: CULTURAL MANAGEMENT PLAN

Cultural Management Plan – TAR Block Ltd

Tokanui Action Rōpū¹ (TAR) have developed this Cultural Management Plan (CMP) with CFG Heritage Ltd. The CMP outlines the obligations and responsibilities of TAR and the Cultural Monitors and LINZ Consultants and Contractors as part of the Former Tokanui Hospital Demolition and Remediation project being delivered by LINZ. The Project Site for the purpose of this CMP is considered to be the grounds of the former Tokanui Hospital, approximately 80 hectares (ha) in area, located at 149 Te Mawhai Road, approximately 14km southeast of Te Awamutu, Waikato.

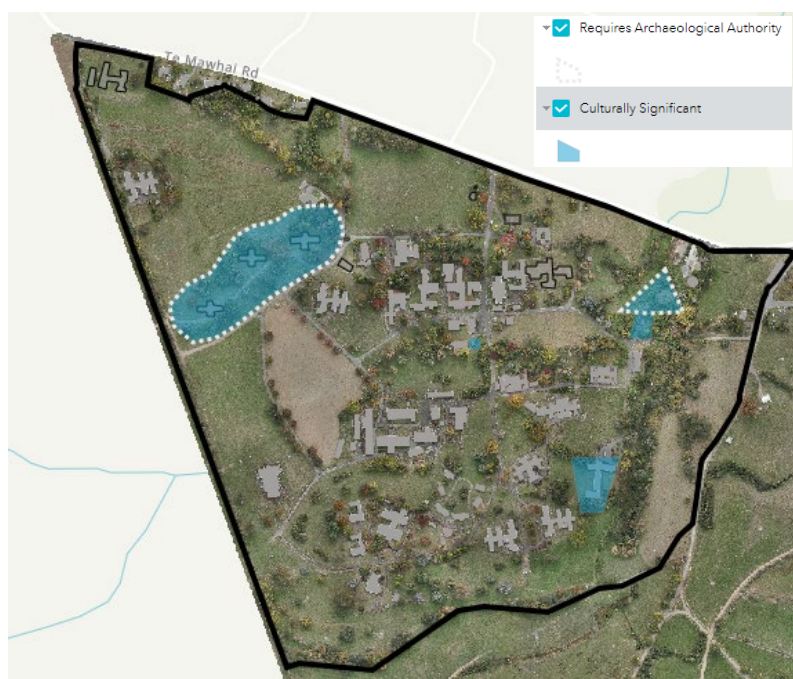
The CMP will help TAR understand its responsibilities regarding what is expected of the Cultural Monitors. The plan also sets out what the obligations, responsibilities and key protocols are for LINZ consultants and contractors regarding discovery of kōiwi and cultural artifacts.

The Cultural Management Plan was developed to ensure that:

- The discovery of *kōiwi* and artefacts whilst undertaking earthworks are culturally protected and,
- That there is a consistent approach in relation to the appointment of monitors to undertake cultural monitoring and the management of accidental discoveries at sites of significance

Noting that this plan is only in relation to the delivery of ground disturbance works to be undertaken as part of Phase I investigations on the Project Site. For TAR, the plan also provides a framework that will assist us with future planning as we consider what TAR's role will be during the next phase of the program.

Figure 1: Cultural and Archaeological Significant Areas



PURPOSE OF THE CMP

1. Allow hapū represented by TAR Block Ltd members to manage activities on and have regard for the spiritual and cultural values associated with waahi tapu and urupā (burial grounds) in the vicinity of the Project Site.

¹ TAR was formed in August 2019 to act as a strategic and advisory body for the claimants and landowners of WAI440 represented by Ngāti Ngutu and Ngāti Paretekawa whānui. TAR Block Limited is the legal body representing TAR.

2. Allow TAR to manage the effects of activities to avoid, remedy and mitigate any adverse effects on waahi tapu and urupā and our relationship with te taiao.
3. Monitors will identify to all persons on the site where there are culturally sensitive areas, for example, proximity to waahi tapu, paa site etc.
4. To ensure that TAR Hapū are recognised for the expertise and knowledge they bring to the Project which will allow the Contractor to conduct its business in an appropriate manner that ensures compliance with all legislative and contractual obligations, whilst recognising and providing for the relationship of TAR Hapū with te taiao.
5. Sets out the expectations and responsibilities of the parties in respect of the environmental and cultural effects of the Phase I investigations within the rohe of TAR Hapū.

RELEVANT LEGISLATION

The following acts are relevant to the Project, collectively they constitute the legislative framework which sets out what can and cannot be done according to the relevant piece of legislation. In other words, the LAW. There is no expectation that our kaimahi and contractors need to know the details of every piece of legislation. In a broader context, it is relevant to consider the historical and cultural context to provide a better understanding of the connections between cultural knowledge and local government plans, environmental plans, Te Tiriti o Waitangi and the Resource Management Act 1991 (RMA), etc. Table 1. provides an overview of the legislation and its relevance to the program.

Table 1: Relevant Legislation

ACT	Relevance
Resource Management Act (1991)	<i>Tangata Whenua relationships with the project area (the Site) have legal standing in various sections of the RMA 1991. Sections 5, 6, 7 and 8 of the Act prescribe what all persons exercising functions and powers under the Resource Management Act need to consider in relation to managing the use development and protection of natural and physical resource.</i>
Waikato Regional Policy Statement	<i>The Waikato Regional Policy Statement became operative in May 2016. It sets out in IM-O7 that the relationship of tangata whenua with the environment shall be recognised and provided for, and in IM-O3 that decision making should include working with tangata whenua. Resource management decisions within the Waikato Region must give effect to this Regional Policy Statement.</i>
Waipā District Plan	<i>The Waipā District Plan was made fully operative on the 14th August 2017 The Waipā District Plan has district wide requirements relating to tāngata whenua in section 1 and specific requirements for cultural sites (S22).</i>
Waikato Regional Plan	<i>The Waikato Regional Plan was made partially operative on the 28th September 2007. There is one current plan change (Plan Change 1) which is currently within the appeal period. The Waikato Regional Plan has specific requirements for matters of significance to Māori, chapter 2 and more specifically section 2.2.4 Ngāti Maniapoto</i>
Heritage New Zealand Pouhere Taonga Act (2014)	<i>The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT) is the legislation that provides for the identification protection preservation and conservation of the historical and cultural heritage of New Zealand. It requires that modification or destruction of an archaeological site needs an archaeological authority and sets out penalties for the unauthorised modification or destruction of archaeological Sites.</i>

Protected Objects Act (1975), including Part 2 Ngā Taonga Tūturu ownership	<i>On 1 November 2006 the Protected Objects Act came into force and superseded the Antiquities Act 1975. The Ministry for Culture and Heritage (the Ministry) has developed guidelines for taonga tūturu which explains this process in more detail.</i> <i>There are nine categories of protected New Zealand objects². The categories that Tangata Whenua are concerned with relate to categories:</i> <i>1: Archaeological ethnographic and historical objects of non-New Zealand origin relating to New Zealand,</i> <i>4: Nga taonga tūturu and</i> <i>6: New Zealand archaeological objects.</i>
Burial and Cremation Act (1964)	<i>The Burial and Cremation Act (1964) is currently under review. In future the cultural monitoring protocols may need to be updated to reflect any changes to the Act. Noting that, within the grounds of the Site (unknown location), there is an ancient urupā, this piece of legislation sets out the regulations of how any discovered burial sites will be dealt with according to the law, there are also regulations set out according to tikanga – Lore. Both the law and lore need to be considered if human remains are discovered in burial sites.</i>
Coroners Act (2006)	<i>It is a requirement of Section 20 of the Coroners Act (2006), to report any findings of skeletal remains to the nearest coroner.</i>
Article 2, Treaty of Waitangi	<i>Tangata Whenua hold kaitiaki responsibilities and obligations to ensure their taonga (and resources) are protected in accordance with their cultural standards. The Treaty is the underlying foundation for the Crown and iwi/hapū relations with regard to resource management. The Treaty protects the values and interests of tāngata whenua enabling them to exercise resource management under Article 2.</i>

RELATED DOCUMENTS AND INFORMATION

Cultural Monitors and LINZ Consultants/Contractors should be familiar with the relevant literature contained within the Cultural Assessment (CIA) for Pokuru 1B – Former Tokanui Hospital Campus report. Particularly the Literature Review section 4.0 of the CIA, which documents the relevant legislation, Iwi management plans and local council plans and policies, and their relevance to matters consistent with the Tangata Whenua social and cultural values and further detail about statutory matters which are relevant to remedial activities on Site. In addition, Cultural Monitors should also be familiar with relevant information on the New Zealand Archaeological Association (NZAA) Cultural Heritage Sites database <http://www.archsite.org.nz/>; New Zealand Historical Places Trust register and the waahi tapu registers <http://www.historic.org.nz/TheRegister.asp>; and Statutory acknowledgments arising from Treaty of Waitangi settlement legislation. Also of relevance to the project - Chapter 3: A brief history of our burial and cremation law (The legal framework) [New Zealand Law Commission: IP34 The Legal Framework for Burial and Cremation in New Zealand](#).

TAR HAPŪ OBLIGATIONS:

1. Manage and have regard for the spiritual and cultural values associated with waahi tapu and urupā (burial grounds) in the vicinity of the Project.
2. Manage the effects of activities so as to avoid, remedy and mitigate any adverse effects on waahi tapu and urupā.
3. Provide a Cultural Induction (COMPLETE): Cultural competency will include the history, cultural and spiritual values associated with the site was provided over 8 – 9 February 2023 including attendance by LINZ Contractors undertaking ground disturbance works within the Project Site.

² (Protected Objects Act 1975, 2018)

4. Karakia / Blessing: A whakanoa (cleansing) ceremony for the removal of tapu in accordance with kawa/tikanga (procedures) was performed on 6 March 2023, prior to commencement of the work project.
5. To ensure that TAR Hapū are recognised for the expertise and knowledge they bring to a Project which will allow the Contractor to conduct its business in an appropriate manner that ensures compliance with all legislative and contractual obligations.
6. Set out the expectations and responsibilities of the parties in respect of the environmental and cultural effects of the Project within the rohe of TAR Hapū.
7. Cultural monitors will ensure their safety gear is compliant with Health & Safety requirements.
8. TAR will provide all site workers once they have completed the Cultural Induction Training, a copy of a guidance manual on what to look out for, identification of sensitive areas, accidental discovery protocols, etc.
9. Cultural Monitors will provide a summary of what they monitored, if anything was discovered a detailed report outlining what protocols were followed. These reports will be provided to LINZ, affected Iwi and Hapū and the Project Manager.
10. The project manager shall discuss with the Cultural Monitors when their services are required and when the project timeframe ends.
11. It is the responsibility of TAR to ensure the Cultural Monitors have the appropriate health and safety boots and high visual vests marked 'TAR Cultural Monitor'.

CULTURAL MONITORING

It is important to offer from the outset a clear explanation from the view of mana whenua what cultural monitoring is as this will inform a better understanding of what the Cultural Monitors roles. Broadly, cultural monitoring involves a range of activities including the observation of any alteration to the natural environment. Regarding the contaminated soil investigations currently underway this means any disturbances to the whenua which will occur as a result of taking soil samples, supporting archeological assessments, etc. The cultural impacts are outlined in the CIA report (2021) Table 5. Cultural Impacts, page 49. Cultural monitoring ensures that any potential impacts which pose a risk or will have a negative impact on *whenua*, *te taiao*, *waahi tapu*, *wai*, *tangata*, are identified and managed in a culturally appropriate way and that any alterations to the whenua impacting on the natural world are carried out in a way that is cognisant of Mātauranga Māori.

Cultural monitoring is not about the role of cultural monitors alone, the monitors are the ears and eyes on the ground, they uphold tikanga and kawa, etc. cultural monitoring has a broader scope, it requires a deep understanding of the extensive range of core cultural values which underpin mātauranga Māori. The job descriptions written for the cultural monitor roles adhere to, in the first instance, this framework of knowledge known as mātauranga Māori.

CULTURAL MONITORS

1. The Cultural Monitors shall report to the Site manager whilst on site, otherwise if there is no site manager then they will liaise with the Project Manager (LINZ and TAR) to confirm what works are required.
2. The Cultural Monitors will comply with all health and safety requirements and be familiar with the NZHPT archaeological authority conditions.
3. The Cultural Monitors will not interfere with the project other than to carry out the duties of cultural monitoring within the agreed timeframes.
4. The Cultural Monitors may take into account other environmental effects (land, water, air) associated with or as a direct result of the earthworks such as, sediment control, leakage, disturbance of natural landscape, noise, or other adverse effects on bodies of water. This may involve the Cultural Monitors informing the LINZ and TAR

Project manager who may in the first instance speak to the Site manager and request that works be stopped pending investigation.

5. The cultural monitors are to record their start and finish times when they were onsite and a written record of what was observed during the monitoring visit.

CONTRACTORS OBLIGATIONS

1. The Contractor will ensure that its workers comply with the conditions of any archaeological authority granted by NZHPT, as required, and work with TAR Hapū in good faith to ensure the best outcomes for all involved.
2. Endeavor to inform TAR Hapū of monitoring requirements at least five (5) working days in advance of any works.
3. Make a weekly work schedule/ plan available to monitors so all parties are aware of the work to be carried out.
4. Give the monitor at least one (1) day notice should there be a change in the weekly work schedule/ plan.
5. If daily work does not proceed for any reason, for example, severe weather, machinery breakdown, and a monitor is not contacted beforehand and is on site, the monitor shall be paid two (2) hours work, or, the hours spent waiting so they can return to the monitoring duties, then the monitor shall be paid for that time on site.
6. Provide facilities for the use of the monitors, i.e. lunch room, toilet and handwashing facilities. Suitable cover to be provided in the case of inclement weather.
7. The Contractor shall advise TAR Hapū of the requirements for and assist in providing any Personal Protective Equipment required.
8. The Contractor will not remove any material discovered during the investigation except for the purpose of sending soil to laboratory for analysis (no fossicking).

WAAHI TAPU

1. Before works start, any new contractors must have an induction from the cultural monitor. This is not an archaeological induction which is also required.

(Noting that all Contractors currently working onsite attended the Cultural Induction on 8 – 9 Feb 2023 and the Archaeological Induction on 6 March 2023).

2. All works where ground disturbance is undertaken must have a mana whenua representative on site for any works marked in Figure 1 as Archaeological (white outline) and Cultural Areas of Interest (blue shading), this representative will oversee works on the land and ensure staff are safe during their processes.
3. The monitor may request to inspect exposures and works as they are occurring – the project team will allow for this to occur and give them the required time to undertake these inspections and observations.
4. No eating, smoking, or use of toilets anywhere other than in the location marked by the orange star in Figure 1.
5. Before earthworks commence in sensitive areas, the Senior Cultural Monitor/kaumatua (TAR) carry out a whakanoa ceremony for the removal of tapu in accordance with kawa/tikanga.
6. Prior to commencing work that may disturb culturally significant sites (e.g. earthworks) a map and plan shall be prepared by GHD in consultation with TAR, the Project Manager and the contractor (if employed at this stage) showing sites of cultural significance and a plan detailing the duration of monitoring and excavation procedures.
7. Where practical, prior to commencing earthworks the Cultural Monitors shall know who all persons are on site and when they will be working in proximity to waahi tapu.

8. It is the contractor's responsibility to ensure that the monitors receive site specific health and safety induction and ongoing training

PROTOCOLS RELATING TO HUMAN REMAINS (KOIWI TANGATA)

If human bone is identified, the following protocols will be adopted:

1. Once bone is confirmed as human (kōiwi tangata), the archaeologist will immediately contact the Cultural Monitors and TAR Project Manager, HNZPT, and the New Zealand Police. The TAR representative will contact Iwi representatives and the Māori Liaison – NZP.
2. The site will be secured in a way that protects the kōiwi as far as possible from further damage. The protection will be a method that is under the guidance of the archaeologist.
3. Within four hours of notice being given of human skeletal remains (koiwi tangata) having been discovered, Cultural Monitors, TAR Project manager and nominated hapu/iwi representatives hapu/iwi members, whanau and any other excavation monitoring teams present on the Site will assemble at the discovery site where the kaumatua/Cultural Monitors will perform karakia. The hapu/iwi will, according to their tikanga, bless the find or place a rahui over the site. The Cultural Monitors will provide guidance at their discretion on keeping the area spiritually safe, and all staff are to adhere to this.
4. Once the ceremonies are completed, the project archaeologist, may verify if the bone is human by lifting the object and identifying by sight if it is of human origin. If the archaeologist can identify the age, sex and health of the bone using non-intrusive methods, this is preferable. If further analysis is required, the archaeologist will notify the Cultural Monitors and TAR Project Manager Maria Maniapoto.
5. A discussion will be undertaken with LINZ, the Section 45 archaeologist, the HNZPT Regional Archaeologist and the authority holder to determine and advise the most appropriate course of action. No further action will be taken until responses have been received from all parties, and the kōiwi will not be removed until advised by Heritage NZ and iwi representatives.
6. The archaeologist will be responsible for ensuring that all legislative requirements are adhered to under the Burial Cremation Act (1964), and they will apply for a disinterment license and ensuring that Section 14 of the Coroners Act (2006) is followed and that the NZP have reported the finding to the nearest coroner in accordance with section 20 of the Coroners Act (2006).
7. Provided there are no conditions in the relevant NZHPT authority to the contrary, and that the Police and the Coroner have no objection, the hapu/iwi, in conjunction TAR will determine what will happen to the skeletal remains and where they will be reburied, should they wish to do so. One of the options could be the establishment of a burial reserve where the koiwi were found. One of the hapu/iwi representatives will communicate their decision to the Project manager.
8. The Project Archaeologist will record details of the koiwi burial only if the hapu/Iwi wishes this to occur. Any records made will be held in accordance with the wishes of the hapu/iwi.
9. Should the koiwi tangata be removed from the worksite, the above group will determine the most appropriate reburial either on site or on another agreed site within 48 hours.
10. A rahui will prevail between the time of the initial discovery of human remains and 24 hours after the remains have been removed. The rahui will be put in place by the hapu/iwi. During this time all excavation of the 'Area of Special Interest' will cease, unless the Project Manager advises otherwise.
11. All archaeological information will be recorded by the project archaeologist in accordance with the Historic Places Act (1993).

PROTOCOLS RELATING TO TAONGA TŪTURU

If taonga tūturu (protected objects) are discovered either on the works site or with kōiwi, the following additional procedures will be adopted:

- a) The archaeologist will be contacted to undertake correct recording and heritage protection processes. Initially, the archaeologist will have control of, and responsibility for, any taonga recovered from the site. The Protected Objects Act (1975) details the procedures relating to determining ownership of any taonga tuturu discovered
- b) While earthworks have ceased, the 20-meter radius around the discovery site containing the taonga tūturu will be secured in a way that protects the taonga as far as possible from further damage and potential looting. The archaeologist and iwi will provide guidance on this.
- c) Work may resume on site once the iwi and archaeologist confirm that all the requirements have been met and completed.

APPENDIX 2: CULTURAL INDUCTION TRAINING PROGRAMME

2023

Tokanui Cultural Induction Training Program



TAR Block
Ltd.





He mihi

E ngā ihoiho o ngā maunga whakahii kua whakarauika mai i tēnei raa. Tēnei te arorangi atu nei o ngā mihi ki a koutou. Ka huri ki te mihi ki to tatou Matua i te rangi mō ōna manaakitanga ki runga i a tātou i tēnei waa. He mihi anō ki a Kingi Tuheitia me tōnā whare Ariki. Nōna i homaitia te tawharau o tōna whare hei korowai aroha ma tātou. Ki nga mate o te tau kua hinga atu, hinga mai, haere atu rātou ki te tini ki te mano, moe mai ra. Ki a tatou nga mahuetanga o ratou mā, tena koutou, tena koutou, tena koutou katoa.

He honore nō mātou ki te poowhiri i a koutou ki runga i tēnei whenua o ngā iwi/ngā hapū o Ngāti Ngutu, Ngāti Paia, Ngāti Paretekawa tēnei te mihi atu ki a koutou katoa.

This Cultural Induction Training program has been developed to reflect the underlying principles of these words, a tongikura¹ which was first uttered by Kiingi Pootatau te Wherowhero when he was anointed the first Māori king in 1858.



*‘Kotahi te kowhāo o te ngira e
kuhuna ai te miro mā, te miro
pango me te miro whero, a muri i
a au kia mau ki te ture ki te
whakapono ki te aroha’.*

‘There is but one eye of the needle through which the white thread, the black thread and the red thread traverse. Hereafter, hold fast to charity, uphold the laws and be firm in the Faith.’’

Te Miro Mā represents non-Māori. A key focus of this program is on the development of tikanga Māori and fostering a familiarity with appropriate behaviours in cultural contexts.

Te Miro Pango represents the common Māori. The focus here is that of a working in partnership with non-Māori and the Crown.

Te Miro Whero represents the rangatira - chiefs or leaders of Māoridom. Rangatira, in leading their people, bind that people together to common purpose – he ranga i te tira. The focus here is with a multicultural pathway, in which all those on the journey, under strong leadership, work together toward achieving the goal². The goal for us is to ensure the successful completion of the demolition and remediation program of the former Tokanui hospital site.

¹ A tongikura is similar to a whakataukī or proverbs with the key difference being that they are sayings made famous by past Māori kings or ‘quotes of a monarch’.

² Tikanga Tainui; Tikanga Whare Wananga Roa, Tom.; Tuaupiki, J.T. (Waikato-Tainui) Te Pua Wānanga ki te Ao University of Waikato



Background

In 2021, Tokanui Action Roopu (TAR) Toitū prepared a Cultural Impact Assessment report (CIA) for Toitū Te Whenua - Land Information NZ (LINZ). The CIA documented the cultural values, interests, and associations with the Pokuru 1B (and nearby Tokanui) whenua and the potential environmental and cultural impacts of any proposed activity on the whenua that will be undertaken as part of the demolition and remediation program for the former Tokanui Hospital (Site). A key focus of the CIA was to capture and understand the cultural significance of the Site and to provide LINZ with mitigation measures for consideration to avoid and remedy any adverse effects to these cultural values and the impact of demolition and remediation activities from a holistic cultural perspective.

This Cultural Induction training program has been developed at the request of LINZ who have acknowledge Tangata Whenua recommendations and aspirations as outlined in sections 8.0 and 9.0 of the CIA.



Program Aims

Our aim is not to make participants experts in Māori culture or language but to improve their understanding from a Tangata Whenua perspective of the cultural importance and significance of the impacts and changes which will occur on the whenua as a result of the proposed demolition and remediation program.

This program will introduce participants to Tangata Whenua cultural frameworks and the relevance and use of these within the context of Kaitiakitanga responsibilities and the proposed demolition and remediation program.



Tikanga | Kawa | Manaakitanga

During the Ahikaa Kōrero sessions, attendees will have an opportunity to hear the stories about the importance of mana, and other crucial aspects of Māori perceptions of the world including manaakitanga, mana Atua (karanga), mana reo (whaikōrero), etc.

Whakawhangaunatanga

Whanaungatanga is an essential element that binds people together for common purpose. Different activities have been designed to help participants recognise that Māori culture shares a universal set of common values with other cultures. Understanding where the common ground is and what the common goals are is important if we are to establish respectful working relationships with those who will be involved with the demolition and remediation program.

Cultural Narratives

Section 6.0 of the CIA report demonstrates how inextricably linked tangata whenua are to their cultural heritage and in assessing the effects of the proposed demolition program, the project team must understand how the intricacies of this cultural landscape forms part of a network of interconnected sites that piece together the settlement history and traditions of Tangata Whenua. On day two, attendees will take a guided journey around the Waipa district to visit some of our cultural significant sites. This short journey will give participants an opportunity to consider the views of Tangata Whenua in relation to their ancestral lands, and to understand that there is a whakapapa to the whenua, it has its own history, its own identity and so do the people connected to it. In this respect, conversations about remediation must be understood within the wider context surrounding land confiscation and the whakapapa of relationships.



We hope that you feel welcomed and safe at our marae, as our visitors it is our responsibility and priority to ensure your safety.

Although there are currently no Covid mandates in place our marae committee have asked that visitors err on the side of caution and wear a mask when in close contact with others. We will keep the wharenui well ventilated. The wharekai (dining hall) is a large, ventilated space. There will be hand sanitizers available during your stay.

Fire exits and emergency procedures will be explained at the beginning of day one, please familiarise yourself with the fire exit and emergency gathering points and follow all emergency procedures in the event of an evacuation.

Recently, severe weather warnings were declared in the Waikato/Waitomo area. We want to assure our visitors that in the event of a serious weather event the marae is well prepared. In the unlikely event of an evacuation, the marae is located within a few kilometres of the nearest civil defence centre.

There has been an increased risk of potential bacteria contamination in the waterways due to recent flooding events in the Waipā region. As such, the Waipā District Council have issued a health warning as there is increased potential for bacterial contamination which can cause severe illnesses. These alerts will be in effect until Tuesday 7 February. While there is no indication that the Te Awamutu/Kihikihi areas have been affected, visitors should be careful to only drink bottled water. We will keep a close eye on any alerts and notify everyone of any changes.

Medical emergencies can happen at any time. If you are taking any medication and/or you feel unwell, please let someone know so that we can support you in case of an emergency. Please note that the marae is not allowed to distribute pain killers. Please bring your own medicines.



The poowhiri will mark your official welcome to Mangatoatoa marae and ... the whenua surrounding the former Tokanui Hospital Site. The poowhiri will be conducted following Tainui kawa/protocols, please familiarise yourself with the process in preparation for your visit.

If you have not been formally welcomed to Mangatoatoa then you are considered waewae tapu³. As such when you arrive at the marae, make your way down the driveway, turn right and you will arrive at the car park area, the waharoa (gateway) is on the left. Wait at the waharoa for the formal proceedings to begin.

Your kaiārahi (guide) will meet you at the waharoa (gateway) and brief you before the pōwhiri begins to ensure that Tainui tikanga and kawa are clearly understood.

The first call you will hear as you walk onto the marae atea will be that of our ruahine (chief caller) a female kaikaranga⁴. The language of the karanga is Māori. Only women are permitted to call.

Tauutuutu is the kawa at Mangatoatoa. This is where the first speaker to stand is from the home side, then the visiting side speaker responds, this format continues until the last speaker on the visiting side hands back the kōrero to the home side who then complete the formal speeches and closes the poowhiri with an invitation to the visitors to handshake and hongi.

The language of the kaikōrero is Māori. Only men are permitted to speak during the speech formalities of the poowhiri.

Be prepared to sing a waiata (song) to support your speaker. We have provided a list of appropriate waiata (see page 15).

The kaikaranga from the host side will acknowledge any koha with a karanga and the koha will be retrieved by a male from amongst the hosts.

Appropriate attire should be worn, men if you are speaking wear trousers, Kaikaranga wear a long skirt (past the knees), everyone else, tidy attire.

³ A stranger or newcomer

⁴ Wailing call of welcome performed solely by women

PROGRAM

DAY ONE - February 8th 2023

TIME	KAUPAPA	SPEAKER/VENUE
11am	Poowhiri	Mangatoatoa Marae Haukāinga/TAR
12.00 to 12.30	LUNCH	
12.30 to 1.15	House keeping	Wharenuui
	Introductions	TAR Block Ltd. LINZ & Suppliers
1.15 to 1.30	Program overview	Julian Retikaukau & Maria
1.30 to 3.30	Cultural & Historical Narratives	
	Kōrero mō Mangatoatoa	Ahikaa
	Tokanui Hospital	Ahikaa
	Waahi tapu/Sites of significance	Ahikaa
3.30 to 3.45	AFTERNOON TEA	
3.45 to 6.00	Presentation Panels	
4.15	Accidental Discovery Protocols <i>An Iwi perspective</i>	Niketi Taotaua & Robert Te Huia
	Pūniu River Care project – An environmental restoration program.	Quentin Tunoho
	Kaitiakitanga	Justyce Maniapoto
6.00 to 7pm	DINNER/HAKARI	
7.15pm	Cultural landscapes	Maria Maniapoto
	Rangiaowhia	Tom Roa <i>via video</i>
	Orakau	Kawhia Muurahi <i>via video</i>
	Day one summary	Julian Reti Kaukau
9pm	Karakia	

DAY TWO - February 9th 2023

TIME	KAUPAPA	SPEAKER/VENUE
7am	Karakia	Robert Te Huia
7.30am	PARAKUIHI/BREAKFAST	
8.00	Haerenga Brief	Julian
8.30	Rewi Maniapoto Reserve	Maria Maniapoto
9.30	Rangiawhiao	TBC
10.30	Orakau	TBC
11.30	Pukekawakawa	Robert Te Huia
12.00	Tokanui (Karakia)	Robert Te Huia/Hone Hughes
1.30	LUNCH	MANGATOATO
2.30 to 3.00	De-brief	Julian
	Program evaluation & Feedback	
3.00 to 3.30	Poroporoaki	
	Karakia whakakapi	Robert Te Huia

Ko wai mātou - Who are TAR?

The Tokanui Action Rōpū (TAR) was formed in August 2019. TAR's purpose is to act as a strategic and advisory body for the claimants and landowners of WAI 440.

TAR Block Limited is the legal body of TAR and was incorporated on 1 September 2020. TAR BLOCK Ltd. was incorporated under the Companies Act. 1993. TAR Block Ltd. was formed so that it could be accepted as a supplier and enter into a contract for services agreement with LINZ to prepare the CIA report.

TAR Block Ltd. (TAR)	Executive
Robert Te Huia	Director - Kaumatua/Ngāti Paretekawa
John Halling	Director, Kaiputea
Tuhiao Halling	Administration Assistant Ngāti Paretekawa
Niketi Toataua	Cultural Advisor - Ngāti Rahurahu
Maria Maniapoto	Cultural Project Advisor - Ngāti Paretekawa
Members of TAR	
June Elliot	Kaumatua/Ngāti Ngutu/Ngāti Paia
Gordon Thomson	Ngāti Paia
Samuel Roa	Ngāti Rahurahu
John Thomson	Ngāti Paia
Kelly Johnson	Ngāti Paretekawa
Kaye Te Huia-Crean	Ngāti Paretekawa
Barney Manaia	Wharepuhunga/Paretekawa

Our Marae

Mōkau ki runga
Tāmaki ki raro
Mangatoatoa ki waenganui

Mōkau is above
Tāmaki is below
Mangatoatoa is between



Ko Mangatoatoa te marae

Mangatoatoa is our marae, located south of Kihikihi, near the banks of the Puniu River and 9 km from Te Awamutu. Its primary hapū are Parewaeono, Ngutu and Pare te Kawa of Ngāti Maniapoto.

Ko Te Maru o Ihowa te wharenui

The name of the wharenui is Te Maru o Ihowa. The marae connects ancestrally to the Tainui waka and the maunga Kakepuku and Pukekawakawa.



Ko Mangatoatoa te kainga

For the next two days, Mangatoatoa is your home. Throughout the duration of the demolition and remediation project, Mangatoatoa is your cultural centre. You are welcome to visit anytime.

As with all Marae, there are rules and practices which must be followed accordingly.

Remove your shoes before entering the Wharenuī and place them in a tidy fashion near the entrance.

No food to be consumed near and inside the Wharenuī, bottles of water are fine.

All food is to be consumed within the wharekai.

Leaving a mess behind is considered offensive to the tangata whenua and hui organisers. The marae has a pig bucket for food scraps and we are responsible for taking all of our rubbish including recycling away with us as the marae does not use a rubbish collection service. Please ensure that you dispose of your own rubbish responsibly.

Do not walk over beds or sit on pillows as the head and body is considered sacred.

No drugs or alcohol on the Marae at all times. There is only one designated smoking area located at the back of the wharekai.

After kai (food/meals) return all dishes to the kitchen and keep the area tidy.

Remove hats and sunglasses while eating in the Wharekai. Hats are not to be placed on the tables at all times as it is considered tapū (sacred) to place something from your head onto an eating surface.

Please remove your hat when a karakia is being conducted.

Waiata appropriate for poowhiri

Ehara i te mea and Te Aroha are well known waiata (maori songs). They can be sung by tangata whenua (hosting group) or manuwhiri (visitors) when supporting or welcoming a group entering onto the marae.

Ehara i te mea [\(18\) Ehara I Te Mea - YouTube](#)

Ehara i te mea Nō nāianeī te aroha Nō nga tūpuna I tuku iho, i tuku iho	Not the thing of recent times, is love but by the ancestors it has been passed down, passed down.
Te whenua, te whenua Te oranga mō te iwi Nō nga tūpuna I tuku iho, i tuku iho	From the land, the land comes the wellbeing of the people; by the ancestors it has been passed down, passed down.
Whakapono, tumanako Te aroha te aroha ki te iwi Nō nga tūpuna I tuku iho, i tuku iho.	Faith, hope and love; by the ancestors they have been passed down, passed down.

Te Aroha [\(18\) Te Aroha - YouTube](#)

Te Aroha	It is Love
Te Whakapono	It is Faith/Belief
Te Rangimarie	It is Peace
Tatou, Tatou e	Be amongst us all

Karakia mō te kai

Nau mai ngā hua	Welcome all things that have grown
Nau mai ngā pai	Welcome all things that are good
Nau mai kia nui	May they be plentiful
Kia hāwere ai	And abundant

Program Evaluation

We hope that this program will help you to understand that even a small measure of Māori cultural knowledge will further develop your understanding of why the whenua and our environment are critical to our existence. We hope that the insights that we have shared with you will help you to understand that we value your role and the mahi that you do on our whenua is very important to us.

This is a new program, developed specifically to address some of the key areas of importance that were expressed by whānau and hapū in the Cultural Impact Assessment report. As such, we welcome your feedback and comments so that we can ensure that in future we are able to design programs that are relevant and useful to prospective participants.

We would be grateful if you could complete the questionnaire below. Please email your responses to: Maria Maniapoto – maniapmaa@gmail.com

- How likely is it that you would recommend this Cultural Training Program to your colleagues?
- How relevant was the program/content to your role?
- How clear was the presentation of information?
- How do you feel about the amount of information presented?
- How engaging was the facilitator?
- How engaging were the presenters?
- Did you learn anything new?
- Did we miss anything? What were you expecting to learn from this program?
- How clear are you about the messaging, learning and takeaways from this program?
- Do you have any comments, questions or suggestions?

Poroaki

It is considered inappropriate for the haukainga (home people) to initiate the poroporoaki as it is considered impolite to tell your visitors that it is time to leave. Rather, at the conclusion of the program evaluation and feedback session, the program facilitator will give the manuwhiri the opportunity to speak as the closing of the program nears. This is the time when your speaker will thank the haukainga for their hospitality, acknowledge the marae, and make closing comments about the program. In conclusion, our kaumatua will end the hui with karakia followed by all standing to sing a himene (He honore).

He kupu whakakapi

Tēnā koutou kua tae mai nei ki Mangatoatoa ki te whakarongo ki ngā kōrero o koro maa kui maa. Ka nui te hari koa o te ngākau ki a koutou kua aro mai ki te tautoko i ngā kaupapa e paa ana ki tēnei hui aa e hoa maa ka nui te koa mo tō koutou manawa nui, e ngā wha o te motu tēnā koutou, tēnā koutou, tēnā tātou katoa.

TAR Block Ltd. would like to acknowledge our whānau and kaimahi who contributed to this program and the program attendees, Toitū Te Whenua Land Information New Zealand; 4Sight Consulting Ltd; GHD Ltd.; HAIL Environmental Ltd.; Fraser Thomas Ltd. and CFG Heritage Ltd.

We look forward to working with in the future and we hope that you return to your homes safely.

TAR Block Ltd.

Closing Himene/Hymn

He hōnore, he korōria	
Maungārongo ki te	
whenua.	
Whakaaro pai e	
Ki ngā tangata katoa	
Ake ake, ake ake.	
Āmine.	
Te Atua, te piringa,	
Toku oranga	
	Honour, glory and peace to the land. May good thoughts come to all men for ever and ever, for ever and ever. Amen. The Lord is the refuge and my life.

APPENDIX 3: CULTURAL MONITOR | JOB DESCRIPTION | Tūranga Kaiārahi Tikanga Māori

Job Title:	Kaiārahi Tikanga Māori – Cultural Monitor Māori		
Date prepared:	December 2022	Prepared by:	Maria Maniapoto
Reporting to:	Maria Maniapoto – TAR Project Manager John Halling – Director TAR Block Ltd.		
Tēnei Tūranga About the role			
Mā te Kaiārahi Tikanga Māori e whakawhanake, e whakatinana i ngā Kaupapa e paa ana ki te mahi – Phase 1: Soil Investigation, kei te waahi I mohiotia e tātou ko te hohipera o mua ko Tokanui. Ka riro māu e kawea ana, e kōkiri ana I ngā tikanga me ngā kawa o a tātou tupuna. Ko tōu mahi matua, arā hei tautoko I ngā kaimahi e mahi ana ki ā tātou whenua, arā noa atu. This position has been created to: - Uphold the customary practices of mana whenua and monitor cultural safety protocols during the Contaminated Soil Investigations work. - Uphold Mana whenua Kaitiakitanga responsibilities to care for the mana, the tapu, and the mauri of our whenua, environment – of plants and animals, of water and land. - Provide cultural support and advice to LINZ in the identification of waahi tapu, waahi taonga, and sites of cultural significance. - Provide advice to LINZ on matters affecting Mana whenua. - Co-facilitate effective cultural training, support and advice for LINZ, site workers and contractors.			
Wheako Experience			
- Comprehensive knowledge and understanding of the complexity of Tāngata whenua issues and challenges, particularly cultural matters affecting the demolition, remediation of the former Tokanui Hospital (the Site). - A high-level of competency in Te Reo Māori me ona tikanga me ngā kawa o ngā hapū. - Reasonable level of understanding of Accidental Discovery Protocols, HAIL guidelines, and construction and demolition site safety guidelines, familiar with Waahi Tapu/Taonga Protection legislation. - Have direct Iwi/hapū connections to the site area of Tokanui.			
Te Hōkaitanga o ngā mahi Scope of work			
- Engage with Project Manager to develop and approve Cultural Monitor job descriptions and Workplan. - Co-facilitate Cultural Training Induction program for LINZ/Site workers and Contractors. - Provide cultural support and advice to contaminated soil investigation Site workers and Contractors. - Provide karakia to support GHD and Archaeological work. - Provide cultural monitoring in areas of cultural significance.			

- Provide cultural monitoring in Archaeological Authority areas.		
Ngā Haepapa Accountabilities		
- Oversee work in areas of identified cultural significance. - Employ a culturally appropriate approach if there are associated impacts on the natural environment whilst undertaking earthworks. - Protect and manage waahi tapu and waahi taonga during ground disturbance activities in areas identified as culturally significant and regarding potential accidental discoveries. - Manage and maintain spiritual safety for those working onsite. - Monitor and oversee excavation activity. - Provide monitoring reports to TAR. - Lead the handling of any protocols regarding cultural materials and koiwi.		
Haepapa Pūtea Financial Responsibilities		
No financial delegations.		
Ngā Whakatutukitanga Key Result Areas		
Pou	Performance Standard	Performance Measure
Mahi tahi	Work in good faith and in partnership with LINZ to co-design a Tangata Whenua cultural framework (CMP) for the remediation and demolition of the former Tokanui Hospital site.	✓ TAR is engaged in decision making regarding maintaining cultural values, tikanga and kawa. ✓ LINZ and Suppliers are working with TAR to ensure successful outcomes of Phase 1. of the program.
Waahi Tapu	Ensure that tangata whenua oversee all earthworks, and that they are given authority through accidental discovery protocols (DCP) to stop earthworks immediately in the event of the discovery of archeological materials. All earthworks' contractors complete an appropriate cultural health and safety induction program by a designated Mana whenua representative.	✓ Clear and agreeable accidental discovery protocols are developed with CFG HERITAGE and TAR. ✓ Cultural Monitors can implement DCP without hindrance. ✓ Cultural Induction Training is delivered to all site workers.
Kaitiakitanga	Kaitiakitanga is the responsibility of mana whenua, TAR and hapū o te rohe. Kaiārahi	✓ LINZ are giving consideration to the views of mana whenua on the exercise of Kaitiakitanga.

	Tikanga Māori are responsible for upholding principles of Kaitiakitanga.	
Wairuatanga	Performing karakia during early planning stages of the Project, prior to new excavation works and prior to removal of any living forces, such as soils and vegetation. Assisting archaeological site investigations and provisioning for cultural monitors to oversee earthworks.	✓ Karakia is performed when deemed necessary at the decision of Kaiārahi Tikanga Māori. ✓ Kaiārahi Tikanga Māori appointed and are included in the work program where required to perform cultural monitoring.
Mauri	Mauri is protected throughout all phases of the program. Mauri is the life force of all living and non-living things. It is the essential quality and vitality of a being or entity. Mauri is used in assessing ecosystems subject to human change; any damage, alteration or contamination to the environment will affect the mauri that it possesses.	✓ Kaiārahi Tikanga Māori are reporting back to TAR regarding observations during soil sampling. ✓ Any disturbances to <i>te mauri o te whenua</i> is recorded.
Health & Safety	Monitor Health and Safety needs. Kaiārahi Tikanga are responsible for paying due diligence to all Health and Safety requirements on site. Ensure your own health and safety and also the health and safety of others at all times.	✓ Potential risks are identified and clearly understood prior to visits to the Site. ✓ High risk areas (buildings, etc.) are clearly identified. ✓ Kaiārahi Tikanga have a first aid kit and the phone numbers of local first aid centres. ✓ Kaiārahi Tikanga have safety clothing.

Whakawhanaungatanga | Key Relationships

Internal: TAR Block Ltd, Ngāti Paia, Ngāti Ngutu, Ngāti Paretekawa.

External: LINZ, Te Nehenehenui, Waipa District Council, CFG Heritage, GHD Group.

Ngā Whakaaetanga | Approvals

Reviewed By:	John Halling (TAR Director)	Date:	23 January 2023
Approved By:	Robert Te Huia (TAR Kaumatua)	Date:	23 January 2023
Last Updated By:	Maria Maniapoto (TAR Project Manager)	Date/Time:	16 June 2023
Candidate Name:	Niketi Taotaua	Date:	

Signature:	
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NB: Note that the Senior Cultural Monitor JD is the same, the difference is the level of cultural responsibilities which our kaumatua/Senior has final say on cultural matters and/or decisions on site.

APPENDIX 4: CULTURAL MONITORING WORK PLAN

APPENDIX 4: CULTURAL MONITOR WORKPLAN

* Objectives	Deliverables	Timeframe	Who	Status
1. Co-facilitate Cultural Training Induction wananga	Cultural Monitors presented kōrero, answered questions and provided feedback during the wananga. They also led the kōrero during the hikoi to Rangiaowhia and Manga's reserve.	February 8-9 2023	TAR, LINZ & Suppliers	Complete
2. Attend Archaeological Induction	Meet with Suppliers at Doctors whare, LINZ, GHD, CHG Heritage. Answer any questions suppliers may have regarding accidental discoveries and other tikanga specific questions.	March 6	TAR & Suppliers	Complete
3. Provide optional weekly karakia	Optional	12 June 2023	Cultural Monitors	NA
4. Cultural Monitoring in areas of cultural significance	Soil sampling in areas identified as waahi tapu or sites of cultural significance will begin 19 th June. GHD (David) informed that this might take 2 and a half days (more or less), regardless you are expected to be available during the week 19-23 June. Role is to stand back, observe and assist if anything is discovered. On completion of task 4. Prepare a short summary of your observations to give to the Project Manager (TAR). Note any concerns or questions you may have garnered from your observations. We will need your feedback to help us with planning for Phase 2: Cultural oversight of the program.	19-23 June 2023	Cultural Monitors	
5. Cultural Monitoring in Archaeological Authority areas	This work is estimated to begin in August. The AAA has been submitted, the archaeologists have allowed time for the arch application to be processed. This work will involve cultural monitoring of the historical areas that CFG Heritage have noted in their application. Once the application has been approved, GHD will have a short window to do any excavation work in these areas, we expect that the cultural monitors will need to be available at this time.	Estimated start time early August 2023	Cultural Monitors	To be confirmed

**** NOTE: This workplan is subject to change. The project manager will inform the cultural monitors of any changes in advance.**