
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).

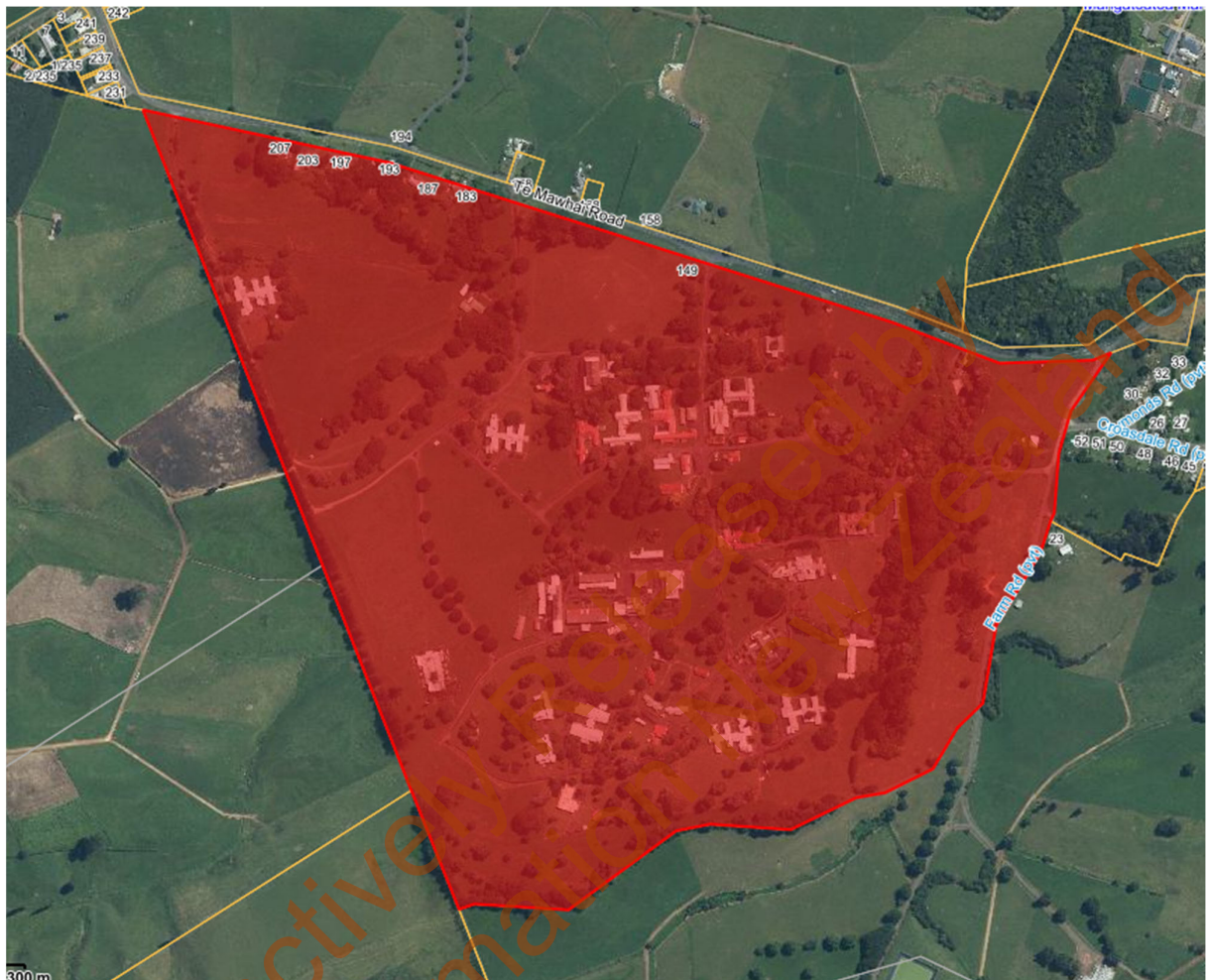


Figure 1: Aerial photograph of site

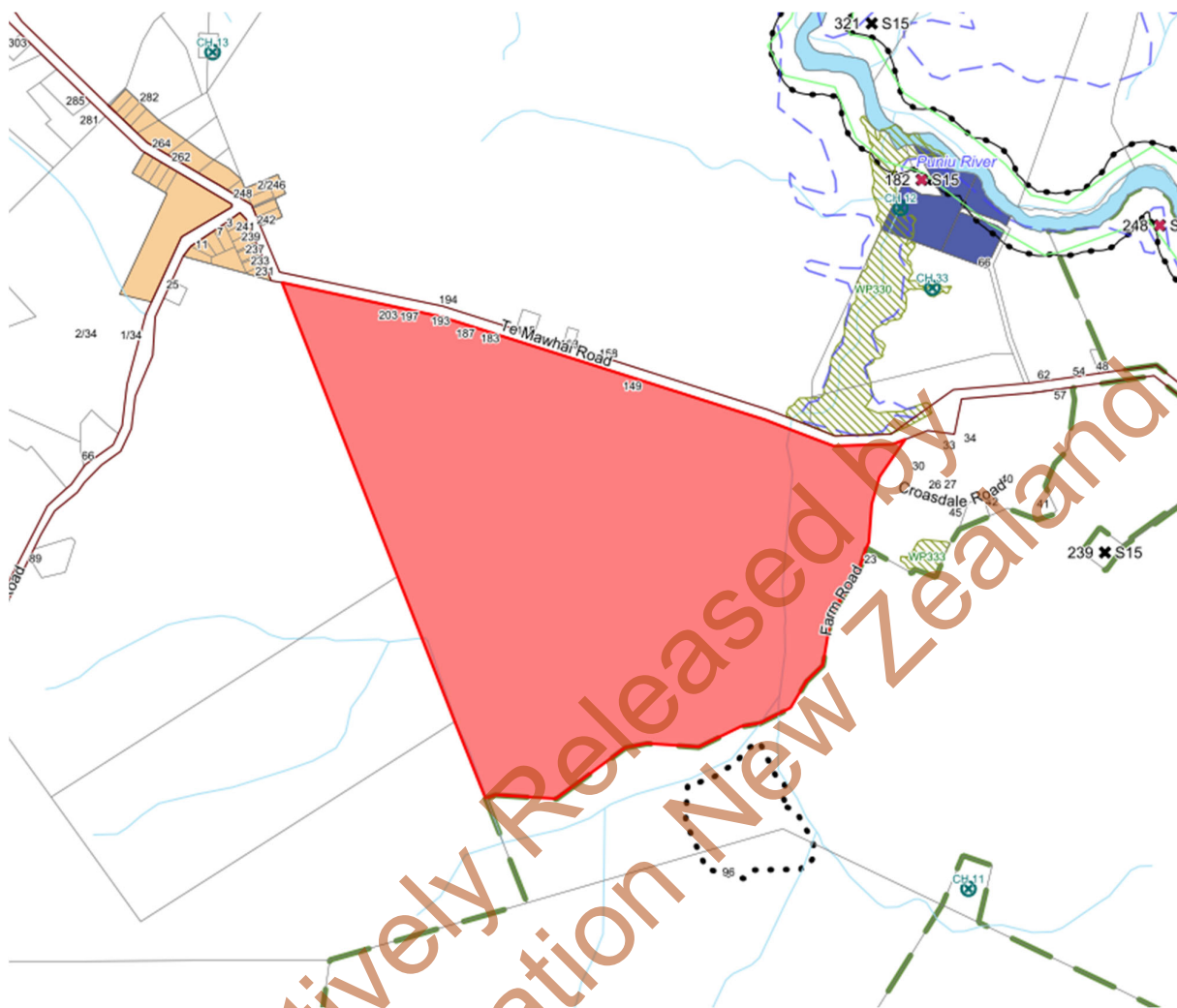


Figure 2: District Zone and Policy Overlays Map

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 Waipā 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.

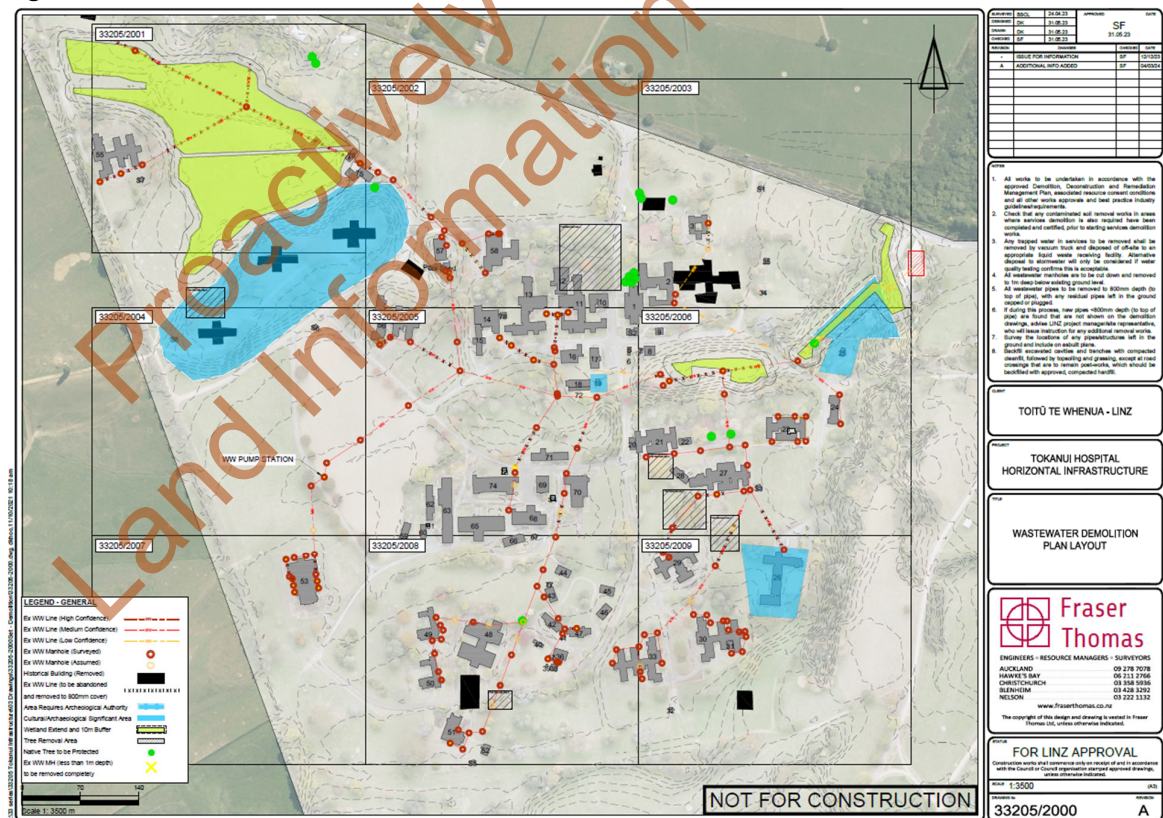
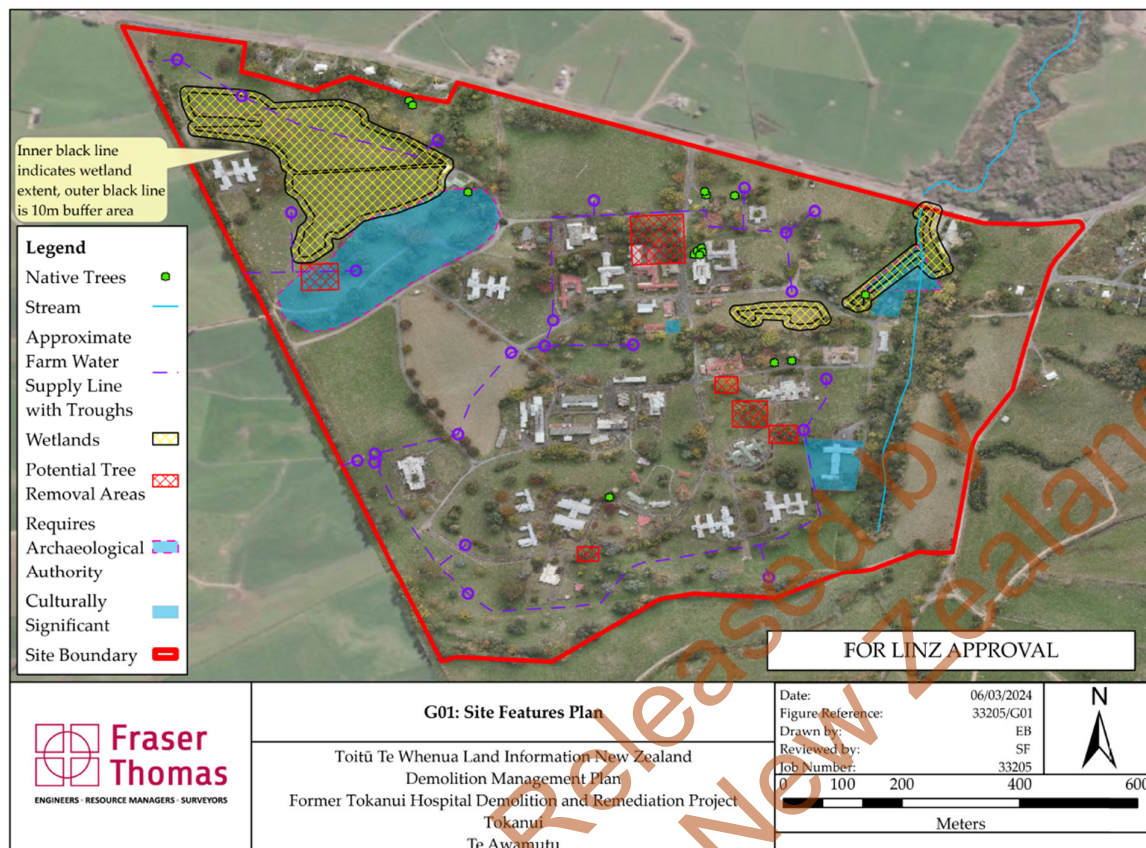
In terms of works on site it is proposed to demolish all 84 buildings which are all single storey timber structures and excavate to a depth of approx. 800mm for most of the infrastructure removal, with depths of up to 1200mm where manholes are located. An exception to these depths is one area which will 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.



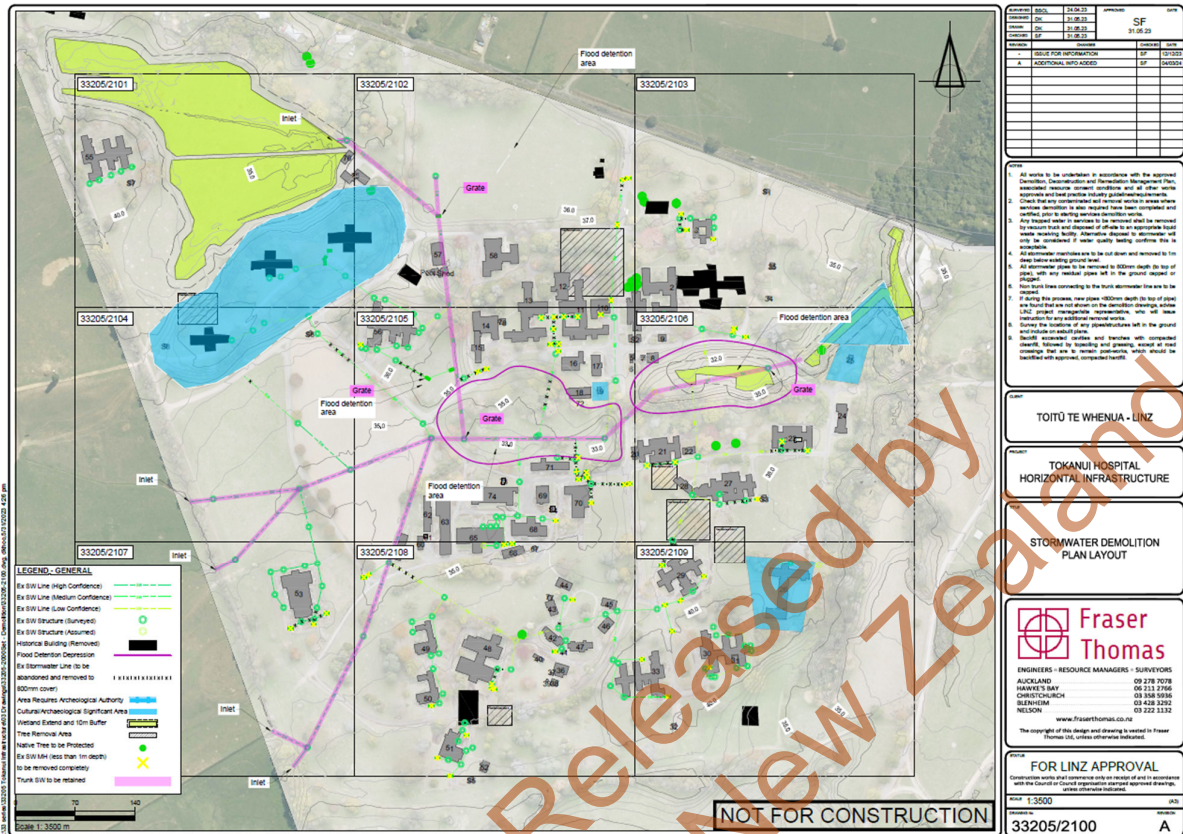


Figure 5: Stormwater Demolition Plan Layout

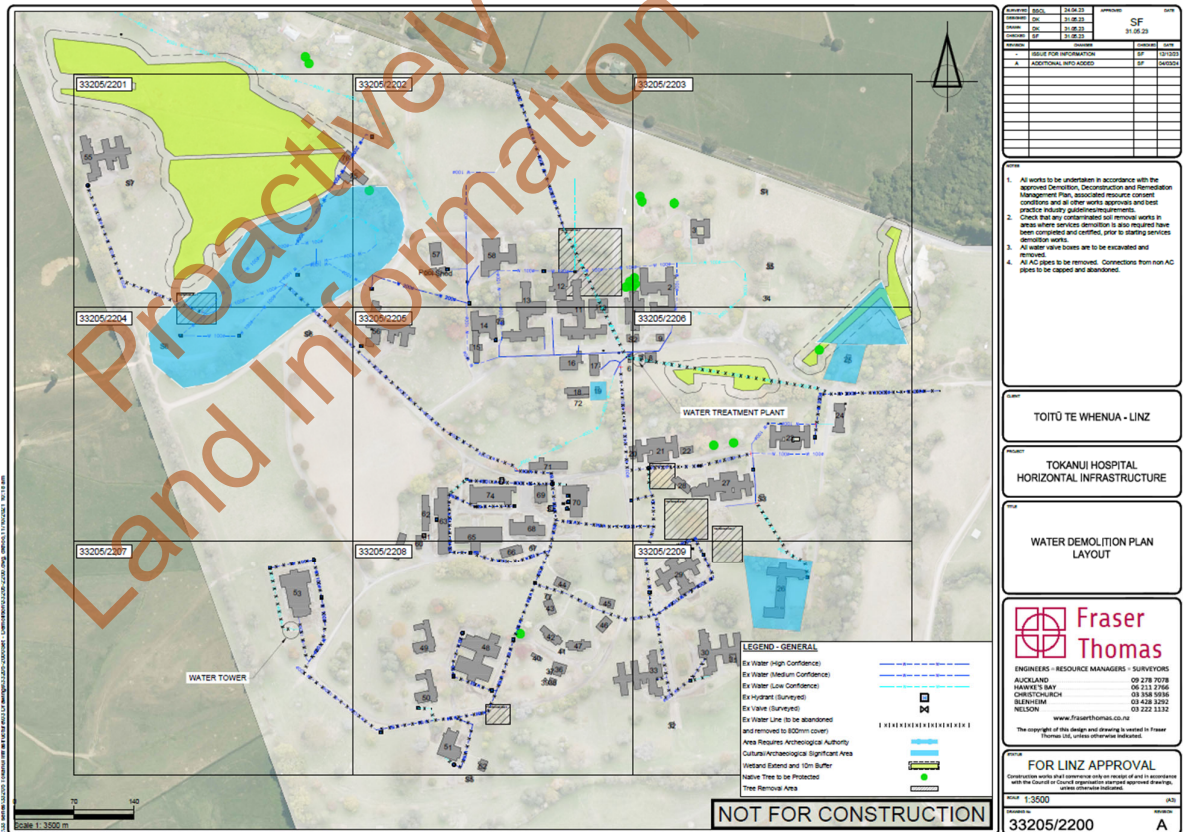


Figure 6: Water Demolition Plan Layout

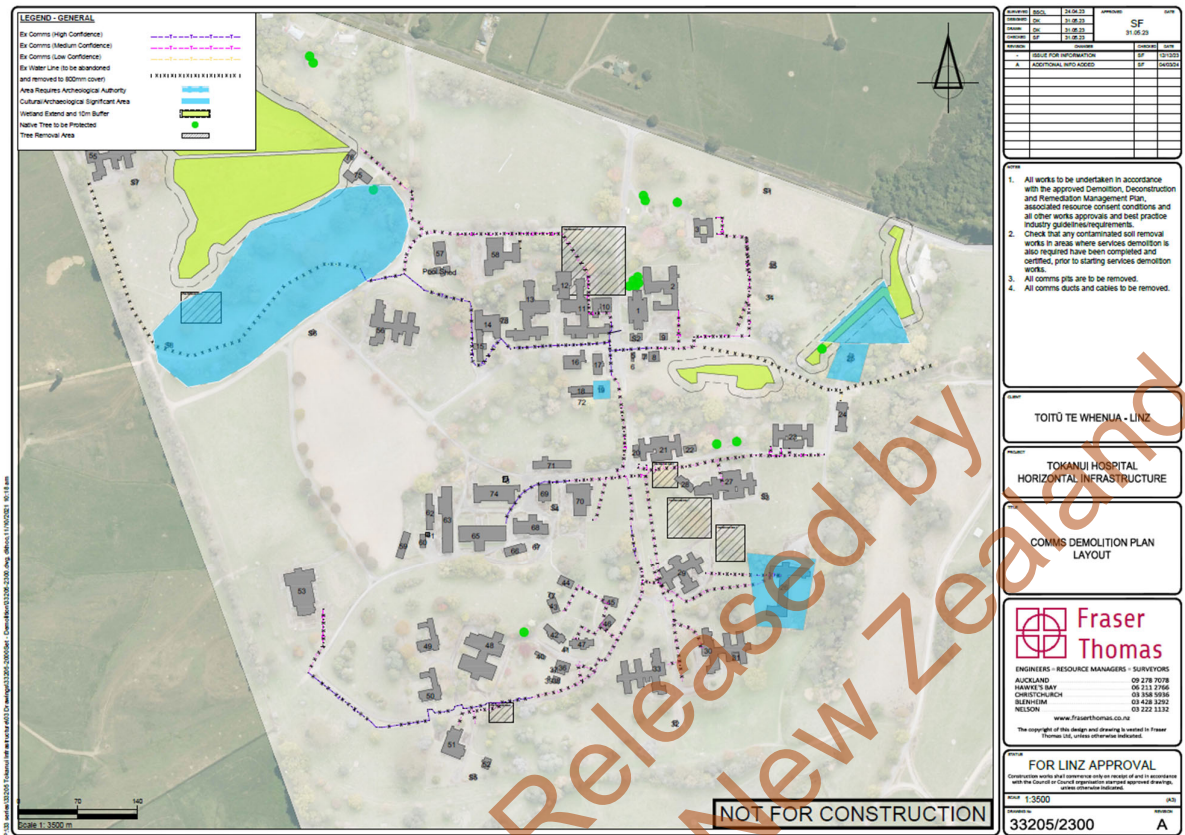


Figure 7: Power Demolition Plan Layout

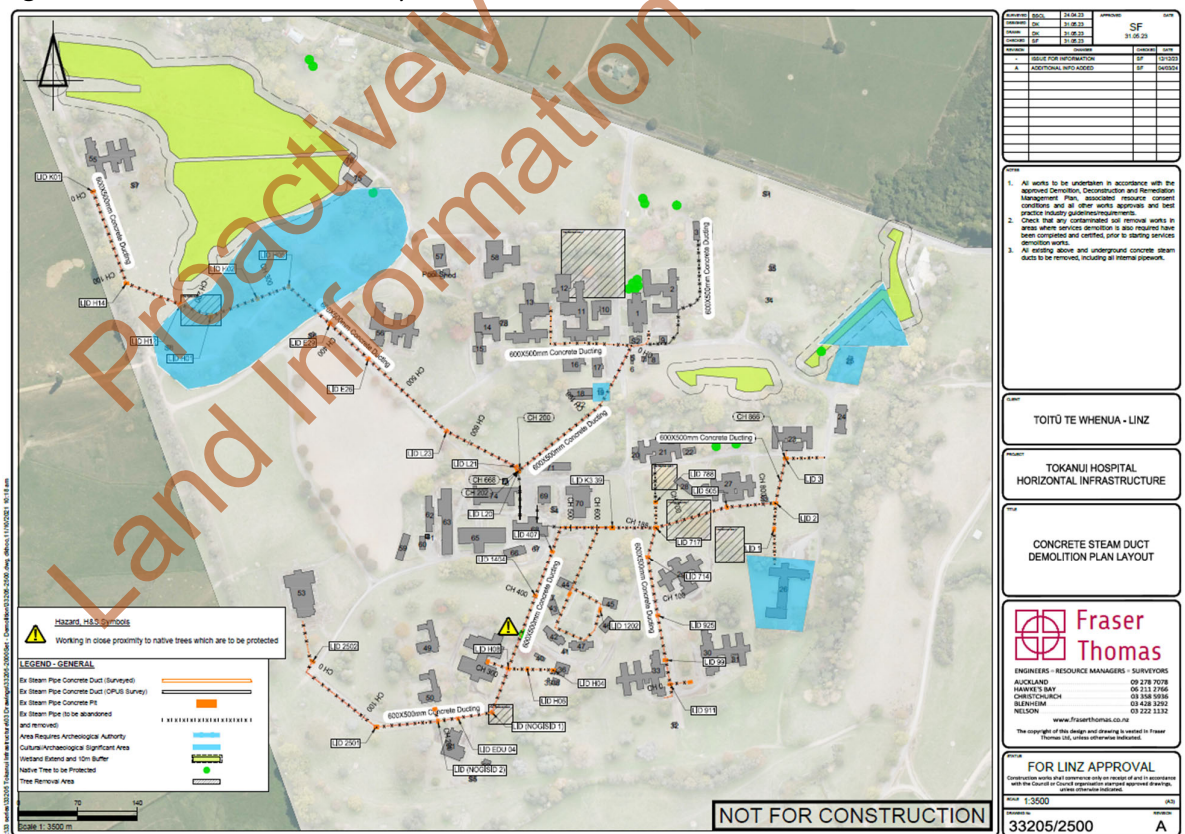


Figure 8: Concrete Steam Duct Demolition Plan Layout



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.