



Appendix P

Proposed Conditions of Consent

Toitū Te Whenua Land Information New Zealand

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 880.V11547.00001

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Index of Resource Consents

Table 1: Index of Resource Consents

Ref.	Details	Local Authority	Conditions	Lapse Period	Duration
RC 1	Land use consent Waipā District Council and NES-CS	WDP	Parts A-E	7 years	Unlimited
RC 2	Land use consent (soil disturbance & landfill operation) Waikato Regional Plan and NES-F	WRC	Parts F-J	7 years	35 years
RC3	Discharge of contaminants Waikato Regional Plan	WRC	Parts F-J	7 years	35 years
RC4	Discharge of stormwater Waikato Regional Plan	WRC	Parts F-J	7 years	35 years
RC5	Water Permit (diversion of groundwater) Waikato Regional Plan	WRC	Parts F-J	7 years	35 years
RC6	Water Permit (Damming & diversion of water) Waikato Regional Plan	WRC	Parts F-J	7 years	7 years
RC7	Discharge of cleanfill Waikato Regional Plan	WRC	Parts F-J	7 years	7 years
RC8	Water Permit (new culvert) Waikato Regional Plan and NES-F	WRC	Parts F-J	7 years	35 years



Abbreviations and Definitions

The following abbreviations and definitions are relevant to all draft consent conditions.

Table 2: Abbreviations and Definitions

Abbreviation	Meaning
ACRP	Asbestos Control Removal Plan
BMP	Bat Management Plan
CMP	Construction Management Plan
CSMP	Contaminated Site Management Plan
CTMP	Chemical Treatment Management Plan
ESCP	Erosion and Sediment Control Plan
FMP	Fish Management Plan
FTPH	Former Tokanui Psychiatric Hospital (legally described as Section 1 SO 44852)
HNZPT	Heritage New Zealand Pouhere Taonga
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES-F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
PMP	Planting and Management Plan
RAP	Remedial Action Plan
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Practitioner
SVR	Site Validation Report
WDC	Waipā District Council
Working Days	"Working days" as per section 2(1) of the RMA.
WRC	Waikato Regional Council



Condition Structure

Proposed conditions of consent are structured as follows:

Table 3: Condition Structure

Relevant to RC1 (Waipā District Council)	
Part A	General Conditions
Part B	Management Plan Conditions
Part C	Pre-Construction Conditions
Part D	Construction Conditions
Part E	Post-Construction Conditions
Relevant to RC2 – RC6 (Waikato Regional Council)	
Part F	General Conditions
Part G	Management Plan Conditions
Part H	Pre-Construction Conditions
Part I	Specific Regional Consent Conditions



Part A – General Conditions

These conditions relate to RC1 – Waipā District Council

- A1. Except as modified by the conditions in this consent, the Project must be undertaken in accordance with the application documentation lodged on 22 November 2024 and the approved plans and documents as detailed in Table 4 below:

Table 4: Approved Plans and Documents that relate to RC1 – Waipā District Council

Documents	Author	Revision	Date
Landfill Set (ref 33097/LF001-LF551)	Fraser Thomas Limited	Issue set 3	21/11/2024
Erosion and Sediment Control Plan (ref 33097)	Fraser Thomas Limited	2	21/11/2024
Existing Disposal Site Repair and Upgrade Works Report (ref 33097)	Fraser Thomas Limited	5	21/11/2024
Closed Landfill - Aftercare and Monitoring Plan (ref 33097)	Fraser Thomas Limited	2	15/11/2024
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	1	18 November 2024

Where there is any inconsistency between this documentation and the conditions of consent, the conditions of consent prevail.

Lapse

- A2. The consent lapses 7 years after the date on which it commences unless given effect to before that date.

Charges

- A3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991, the Consent Holder must pay WDC all actual and reasonable costs associated with monitoring this consent, including but not limited to costs associated with:
- Site visits;
 - Review and certification of Management Plans;
 - Monitoring of works, and
 - Administration.



Implementation - General

- A4. All supervision of construction and operation must be undertaken by SQEPs experienced in such works, or works of a similar nature and to the satisfaction of WDC.
- A5. The Consent Holder is responsible for all contracted operations relating to the exercise of this consent, and must ensure staff and contractors are made aware of the conditions of this consent and ensure compliance with those conditions.

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Part B – Management Plan Conditions

These conditions relate to RC1 – Waipā District Council

Management Plan Certification

- B1. The Consent Holder must prepare the following Management Plans for certification by WDC as specified in Table 5. The Consent Holder must prepare the Management Plans in accordance with the requirements of the relevant conditions.
- B2. The Consent Holder must ensure the Management Plans:
- a. Provide the overarching principles, methodologies and procedures for managing the effects of the project to achieve the environmental outcomes and performance standards required by these conditions.
 - b. Are implemented by the Consent Holder in accordance with the conditions of consent and timeframes in Table 5.
- B3. All Management Plans must be prepared by a SQEP.

Table 5: Management Plans to be certified that relate to RC1 – Waipā District Council

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan (CMP)	WDC / WRC	B12-13	20 working days prior to commencement of works authorised by this consent (excluding enabling works)
Bat Management Plan (BMP)	WDC	B14	20 working days prior to commencement of works authorised by this consent.

- B4. The Consent Holder must submit the above Management Plans to WDC for certification in a technical capacity, in accordance with the timeframes specified in Table 5.
- B5. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the Management Plan.
- B6. If WDC refuses to certify the Management Plan, the Consent Holder must submit a revised Management Plan for certification as soon as practicable.



- B7. Works authorised by this consent must not commence until all Management Plans identified in Table 5 which are required to be submitted prior to works authorised by this consent have been certified by WDC as appropriate.
- B8. All personnel involved with the works authorised by this consent of the project must be made aware of, and have access to, all conditions and Management Plans applicable to the works authorised by this consent, including any amendments to the management plans. Copies of these documents must be kept on site at all times.

Amendments to Management Plans

- B9. The Consent Holder may make amendments to a certified Management Plan before the relevant works (or relevant portion of works) are undertaken, subject to certification by the WDC prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the Management Plan and relevant consent conditions. The existing certified plan will continue to apply until a revised plan has been certified.
- B10. If WDC's response is that it is not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WDC and resubmit an amended Management Plan for certification, or revert to the previously certified Management Plan.

Implementation / Compliance

- B11. The Consent Holder must implement and comply with the certified Management Plans at all times.

Construction Management Plan

- B12. In accordance with the timeframe set out in Table 5, the Consent Holder must prepare a final Construction Management Plan (CMP), in general accordance with the Landfill Repair and Upgrade Works Report (ref 33097), prepared by Fraser Thomas Ltd, and dated November 2024, identified in Condition A1. The objectives of the CMP are to:
- a. Provide relevant background information on the Site and the nature of the proposed Landfill Upgrade and Repair works;
 - b. Describe the proposed upgrade and repair works scope
 - c. Set out the requirements contractors need to follow in relation to the specified works in order to avoid, remedy or mitigate environmental effects.
- B13. The CMP must include (but not be limited to):
- a. The following management plans:
 - i. Asbestos Removal Control Plan;



- ii. A Contaminated Site Management Plan (CSMP) and Remedial Action Plan prepared by a SQEP in accordance with CLMG.1 guidelines, including (but not limited to):
 - 1. Management of risks to human health during contaminated land disturbance;
 - 2. Site validation testing requirements for Areas where refuse has been entirely removed;
 - 3. Requirements for validation report to confirm the landfill cap thickness and permeability has been achieved as required by condition D1 and D2;
 - 4. Requirements for validation report to confirm the landfill cap and topsoil comply with the site specific remedial standards.
 - 5. Validation reporting for Area F to confirm removal of medical waste.

Note: The CSMP and Remedial Action Plan can be combined document.

- b. Scope of the landfill upgrade and repair works, including specific procedures for the placement of refuse transferred from one area to another.
- c. A description of the known or suspected contamination present;
- d. Specific requirements for the works to adhere to, including:
 - i. Relevant standards, codes, regulations and guidelines for contractors.
 - ii. Site supervision and health and safety.
 - iii. Quality assurance/control.
 - iv. Cultural and archaeological requirements, including, but not limited to cultural monitoring and accidental discovery protocol.
 - v. Compliance with final consent conditions, including the construction conditions in Part D – Construction Conditions.
- e. Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project.
- f. Requirement for a complaints register to be developed and maintained by the Contractor.



- g. Handling procedures for any contaminated material encountered during the activity including recommended personal protective equipment (PPE);
- h. Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
- i. Environment and site management measures, including in relation to: erosion and sediment control; dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.

Bat Management Plan

- B14. In accordance with the timeframe set out in Table 5, the Consent Holder must prepare a Bat Management Plan (BMP). The objective of the BMP is to minimise effects on bats during works authorised by this consent and minimise any permanent effects on bat habitat. To achieve this objective the BMP must provide details of bat management measures, that include:
- a. implementation of tree felling protocols before vegetation with roosting potential is disturbed or removed;
 - b. mitigation measures and specific procedures to be employed in the event that active bat roosts are discovered either during pre-construction surveys and monitoring or works authorised by this consent;
 - c. procedures to be employed in the event that dead or injured bats are discovered during tree felling; and
 - d. mitigation options for effects on bat habitat.

Erosion and Sediment Control Plan

- B15. The Consent Holder must provide WDC with a copy of the final ESCP certified by WRC, including a copy of any certified CTMP.



Part C – Pre-Construction Conditions

These conditions relate to RC1 – Waipā District Council

Pre-Start Meeting

- C1. Prior to the commencement of works that are authorised by this consent, the Consent Holder must hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than ten (10) working days prior to the commencement of activities;
 - c. Te Nehenehenui Trust representative(s) are invited to attend;
 - d. includes WDC; and
 - e. includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.
- C2. The pre-start meeting must ensure all relevant parties are aware of cultural monitoring protocols, consent conditions and certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

Advice notes:

In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

Various references are made in these conditions to Ngāti Maniapoto, represented by Te Nehenehenui Trust. However, Te Nehenehenui Trust may choose to defer the role(s) to iwi / hapū.

Cultural Monitoring

- C3. The Consent Holder must invite Te Nehenehenui Trust to appoint a cultural monitor to undertake cultural monitoring as part of works authorised by this consent. The Consent Holder must cover reasonable costs associated with cultural monitoring.

Archaeological Authority

- C4. The Consent Holder must provide evidence to WDC that it has applied to HNZPT for an authority to modify or destroy previously unrecorded sites under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014 for works in areas indicated in Figure 24 of the *'Former Tokanui Psychiatric Hospital, demolition and remediation project'*:



archaeological assessment', prepared by CFG Heritage, 22 July 2024 before earthworks commence in these areas.

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Part D – Construction Conditions

These conditions relate to RC1 – Waipā District Council

Landfill Cap

- D1. The final cover over the filled areas described as Areas D, E, and F must consist of the following:
- a. A 600mm minimum compacted thickness of earth cover comprising, a Geosynthetic clay liner underlain by a minimum 150mm bedding/protection layer, overlain by a minimum 150mm thick protection layer, 300mm thick agricultural layer, and 150mm thick topsoil, followed by regrassing.
- D2. The final cover over the filled areas described as Areas A1, A2, B, and C must consist of:
- a. A minimum 150 thick base layer, comprising compacted cohesive soils of permeability $1 \times 10^{-7} \text{m/s}$ with no sharps/abrasive material, and a low permeability cap comprising a geosynthetic clay liner or similar, overlain by a 150mm thick protection layer, 300mm thick agricultural layer, and 150mm of topsoil, followed by regrassing; or,
 - b. A 600mm minimum compacted clay cap.

Cultural Monitoring

- D3. The Consent Holder must provide for any appointed cultural monitor to undertake cultural protocols and monitoring associated with the following activities:
- a. ground disturbance in the waahi tapu areas identified in the Waahi Tapu Investigation;
 - b. removal of native trees over 4 metres in height;
- D4. The Consent Holder must provide a minimum of five (5) working days' notice to the appointed cultural monitor of the anticipated commencement / completion dates for works within the waahi tapu areas.

Accidental Discovery Protocols

- D5. In the event of the accidental or unexpected discovery of archaeological features, including human remains (kōiwi):
- a. All work within the vicinity of the discovery should cease immediately.
 - b. A buffer of at least 5m should be set up around the discovery and this should be marked on the ground, preferably with pegs and tape, or similar.



- c. All machinery and plant should be removed from the buffer zone where this is possible.
- d. The site archaeologist, or other qualified archaeologist, should be informed:
 - i. HNZPT should be informed.
 - ii. If the discovery is of Māori origin, the relevant tāngata whenua authorities should also be informed (i.e. the appointed Cultural Monitors/Kaitiaki). Appropriate protocols (tikanga) should be observed.
 - iii. If the discovery is of human remains, the New Zealand Police should also be informed.
- e. The archaeologist should take relevant steps to secure the area of the discovery.
- f. The archaeologist will assess the discovery and advise HNZPT and the Consent Holder on the relevant steps to be taken.
- g. Works in the area of the discovery must not recommence until authorised in writing by the archaeologist in consultation with any identified affected parties or HNZPT.

Advice Note:

This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place. An Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is a legal document and supersedes the discovery protocols. These discovery protocols cannot override the legal conditions of an archaeological authority. It is an offence under s87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the RMA.

Construction Standards

Construction Noise

- D6. Noise must be measured from the commencement of construction and for the duration of all construction work in accordance with NZS6803:1999 Acoustics-Construction Noise.
- D7. Construction noise levels at 1m from the façade of any occupied dwelling on any other site must comply with the following limits, when measured and assessed in accordance with NZS 6803:1999: Acoustics – Construction Noise:

Timeframe	Long-term duration
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		(more than 20 weeks)	
		L _{Aeq} , dB	L _{AFMax} , dB
Weekday	6.30am to 7.30am	55 dB	75 dB
	7.30am to 6.00pm	70 dB	85 dB
	6.00pm to 8.00 pm	65 dB	80 dB
	8.00pm to 6:30am	45 dB	75 dB
Saturdays	6.30am to 7.30am	45 dB	75 dB
	7.30am to 6.00pm	70 dB	85 dB
	6.00pm to 8.00 pm	45 dB	75 dB
	8.00pm to 6:30am	45 dB	75 dB
Sundays and public holidays	6.30am to 7.30am	45 dB	75 dB
	7.30am to 6.00pm	55 dB	85 dB
	6.00pm to 8.00 pm	45 dB	75 dB
	8.00pm to 6:30am	45 dB	75 dB

D8. All machinery must be maintained in good working order.

Dust

D9. Works authorised by this consent must not cause objectionable or offensive dust emissions beyond the boundary of the site.

Vibration

D10. Construction vibration must comply with the limits in Tables 1 and 3 of the German Standard DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of Vibration on Structures.

Site Management

D11. Any exposed refuse during landfill upgrade works must be covered at the end of each working day with minimum 150mm soil or other suitable material.

Maintenance of Access



D12. During works authorised by this consent, the Consent Holder must maintain the entrance and internal access to the site to Council's standards as follows:

- a. The sealed surface must be kept clean of debris spilled from vehicles carrying material tracked onto the surface from the internal unsealed roads;
- b. The remainder of the internal accessway from the edge of the sealed access must be maintained to an all-weather surface.

Vegetation Removal

D13. The removal of mature trees and substantial undergrowth must be minimised wherever practicable and only occur where it is necessary to undertake demolition or remediation works.

Contaminated Soils

D14. The remediation of contaminated soils must be undertaken in accordance with the certified Remedial Action Plan (required as part of the CMP in Condition B13) and the Plans (ref 33097/LF300-390) submitted with the application.

D15. If any previously unidentified contamination is discovered in any exposed or excavated soil during the development activities:

- a. Works in the area where contamination is identified must cease, the area is to be isolated and accidental discovery procedures contained in the CMP must be implemented.
- b. The potential contamination must be investigated by a SQEP in contaminated land.
- c. Should management outside the scope of methods provided in the CMP or remediation be required then a proposed method for its remediation/management must be developed in accordance with current editions of the Ministry for the Environment guidelines *Contaminated land management guidelines No. 1 – Reporting on contaminated sites in New Zealand (Revised 2021)*.

D16. Any excavated contaminated soil that is removed from site must be disposed of at a facility authorised to accept the levels of contamination identified.

D17. Any further sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2011)*.

Complaints Register

D18. The Consent Holder must maintain and keep a complaints register for complaints regarding all aspects of the works authorised by this consent, received by the Consent Holder. The register must record:



- a. The date, time and duration of the event/incident that has resulted in a complaint;
- b. The location of the complainant when the event / incident (if possible, specify nature of incident e.g. dust nuisance) was detected;
- c. The possible cause of the event / incident;
- d. The weather conditions and wind direction at the site when the event / incident allegedly occurred;
- e. Any corrective action undertaken by the Consent Holder in response to the complaint; and
- f. Any other relevant information.

The register must be available to WDC at all reasonable times.

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Part E – Post-Construction Conditions

These conditions relate to RC1 – Waipā District Council

Planting and Maintenance Plan (PMP)

- E1. In the next planting season following completion of the works authorised by this consent, the Consent Holder must undertake native planting in accordance with the PMP submitted with the application.
- E2. The Consent Holder must undertake ongoing maintenance of planted areas until native cover reaches 90%, in accordance with the PMP.

Site Validation Report

- E3. A Site Validation Report (SVR) must be provided to WDC as soon as practicable after completion of the landfill repair and upgrade works. The SVR must confirm that the remediation and management targets stated in the RAP (required as part of the CMP in Condition B12 & B13) and that relevant consenting requirements have been achieved. The SVR must be prepared in accordance with CLMG 1 and include the following:
 - a. Summary of the works undertaken.
 - b. Any changes or variations made to the approved CSMP/RAP.
 - c. Log of accidental discoveries and how they were dealt with.
 - d. Records of the volume of materials placed in the onsite existing disposal site.
 - e. Records of the volumes of any contaminated materials disposed of off-site.
 - f. Validation sampling locations and results.
 - g. Test results and records of areas where landfill materials have been removed and restored to agricultural use
 - h. Test results and records of capping and topsoil materials placed on existing landfill areas, to confirm they comply with the site specific remedial standards
 - i. Test results and dockets (quantities) of imported clean fill (if any).

Earthworks Completion Report

- E4. The Consent Holder must submit an Earthworks Completion Report to WDC. The Report must be prepared by a geotechnical SQEP, and cover the following matters:
 - a. The location, staging and depths of the respective final cut and fill areas;
 - b. Information on off-site and on-site soil movements and volumes; and



- c. Confirmation of compliance with relevant standards and technical specifications for the contract work, including any producer statement(s).

Stabilisation

- E5. The Consent Holder must plant and establish quick growing vegetation, and use coir matting to provide rapid and/or temporary stabilisation on exposed faces. An 80-90% per m² grass strike rate must be achieved and if necessary, re-seeding must be required where seed germination is unsatisfactory or where erosion occurs.

Final Contours

- E6. Final contours of the raised landfill areas, following settlement, must not exceed those shown on Landfill Set Plans prepared by Fraser Thomas Ltd, 33097/LF001 – 33097/LF551, dated 21 November 2024.
- E7. Final ground levels in 'Area A2/H' and on Section 3 SO 534156 (AgResearch property) must comply with the final ground levels shown on Landfill Set Plans prepared by Fraser Thomas Ltd, 33097/LF001 – 33097/LF551, dated 21 November 2024.

As-built Plans

- E8. Within three months of completion of the works, the Consent Holder must provide a copy of Asbuilt plans to WDC including for the groundwater diversion drain.



Part F – General Conditions

These conditions relate to RC2 – RC8 – Waikato Regional Council

- F1. Except as modified by the conditions in this consent, the Project must be undertaken in accordance with the application lodged on 22 November 2024 and the approved plans and documents as detailed in Table 6 below:

Table 6: Approved plans and Documents that relate to RC2 – RC8 – Waikato Regional Council

Documents	Author	Revision	Date
Landfill Set (ref 33097/LF001-LF551)	Fraser Thomas Limited	Issue set 3	21/11/2024
Erosion and Sediment Control Plan (ref 33097)	Fraser Thomas Limited	2	21/11/2024
Existing Disposal Site Repair and Upgrade Works Report (ref 33097)	Fraser Thomas Limited	5	21/11/2024
Closed Landfill - Aftercare and Monitoring Plan (ref 33097)	Fraser Thomas Limited	2	15/11/2024
Planting and Maintenance Plan: Tokanui Hospital Remediation	SLR Consulting New Zealand Ltd	1	18 November 2024
Tokanui Hospital Remediation Fish Management Plan	SLR Consulting New Zealand Ltd	1	18 November 2024

Where there is any inconsistency between this documentation and the conditions of consent, the conditions of consent prevail.

Lapse

- F2. The consent lapses 7 years after the date on which it commences unless given effect to before that date.

Charges

- F3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991, the Consent Holder must pay WRC all actual and reasonable costs associated with monitoring this consent, including but not limited to costs associated with:
- Site visits;
 - Review and certification of Management Plans;
 - Monitoring of works, and



d. Administration.

Implementation - General

- F4. All supervision of construction, operation, monitoring and aftercare must be undertaken by SQEPs experienced in such works, or works of a similar nature and to the satisfaction of WRC.
- F5. The Consent Holder is responsible for all contracted operations relating to the exercise of this consent, and must ensure staff and contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
- F6. All earthmoving machinery, pumps, generators, and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.
- F7. The Consent Holder must ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from site.



Part G – Management Plan Conditions

These conditions relate to RC2 – RC8 – Waikato Regional Council

Management Plan Certification

- G1. The Consent Holder must prepare the following Management Plans for certification by WRC as specified in Table 7. The Consent Holder must prepare the Management Plans in accordance with the requirements of the relevant conditions.
- G2. The Consent Holder must ensure the Management Plans:
- Provide the overarching principles, methodologies and procedures for managing the effects of the project to achieve the environmental outcomes and performance standards required by these conditions.
 - Are implemented by the Consent Holder in accordance with the conditions of consent and timeframes in Table 5.
- G3. All Management Plans must be prepared by a SQEP.

Table 7: Management Plans to be certified that relate to RC2 – RC8 – Waikato Regional Council

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan (CMP)	WDC / WRC	G12-13	20 working days prior to commencement of works authorised by this consent (excluding enabling works)
Erosion and Sediment Control Plan (ESCP)	WRC	G14-15	20 working days prior to commencement of works authorised by this consent.
Chemical Treatment Management Plan (CTMP)	WRC	G16-17	10 working days prior to construction of any sediment retention pond / decanting earth bund requiring flocculation
Aftercare and Monitoring Plan (AMP)	WRC	G18	20 working days following completion of works authorised by this consent (excluding enabling works)

- G4. The Consent Holder must submit, for certification, the above Management Plans to WRC in accordance with the timeframe specified in Table 7.



- G5. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the management plan.
- G6. If WRC refuses to certify the Management Plan, the Consent Holder must submit a revised management plan for certification as soon as practicable.
- G7. Works authorised by this consent must not commence until all plans identified in Table 7 which are required to be submitted prior to works authorised by this consent have been certified by WRC as appropriate.
- G8. All personnel involved with the works authorised by this consent must be made aware of, and have access to, all applicable conditions and Management Plans including any amendments to the management plans. Copies of these documents must be kept on site at all times.

Amendments to Management Plans

- G9. The Consent Holder may make amendments to a certified Management Plan before the relevant works (or relevant portion of works) are undertaken, subject to certification by WRC prior to an amendment taking effect. Any such amendment must be consistent with the objectives, performance requirements and technical requirements of the Management Plan and relevant consent conditions. The existing certified plan will continue to apply until a revised plan has been certified.
- G10. If WRC's response is that they are not able to certify the proposed amendments, the Consent Holder must consider any reasons and recommendations of WRC and resubmit an amended Management Plan for certification, or revert to the previously certified Management Plan.

Implementation / Compliance

- G11. The Consent Holder must implement and comply with the certified Management Plans at all times.

Construction Management Plan

- G12. In accordance with the timeframe set out in Table 7, the Consent Holder must prepare a final Construction Management Plan (CMP), in general accordance with the Landfill Repair and Upgrade Works Report (ref 33097), prepared by Fraser Thomas Ltd, and dated November 2024, identified in Condition F1. The objectives of the CMP are to:
- Provide relevant background information on the Site and the nature of the proposed Landfill Upgrade and Repair works;
 - Describe the proposed upgrade and repair works scope; and
 - Set out the requirements contractors need to follow in relation to the specified works in order to avoid, remedy or mitigate environmental effects.



G13. The CMP must include (but not be limited to):

a. The following management plans:

- i. Asbestos Removal Control Plan;
- ii. A Contaminated Site Management Plan (CSMP) and Remedial Action Plan prepared by a SQEP in accordance with CLMG.1 guidelines, including (but not limited to):
 - a) Management of risks to human health during contaminated land disturbance;
 - b) Site validation testing requirements where refuse has been entirely removed;
 - c) Requirements for validation report to confirm the landfill cap thickness and permeability has been achieved as required by condition D1 and D2;
 - d) Requirements for validation report to confirm the landfill cap and topsoil comply with the site specific remedial standards.
 - e) Validation reporting for Area F to confirm removal of medical waste.

Note: The CSMP and RAP can be one combined document.

- b. Scope of the landfill upgrade and repair works, including specific procedures for the placement of refuse transferred from one area to another.
- c. A description of the known or suspected contamination present;
- d. Specific requirements for the works to adhere to, including:
 - i. Relevant standards, codes, regulations and guidelines for contractors.
 - ii. Site supervision and health and safety.
 - iii. Quality assurance/control.
 - iv. Cultural and archaeological requirements, including, but not limited to cultural monitoring and accidental discovery protocol.
 - v. Compliance with final consent conditions, including the construction conditions in Part D – Construction Conditions.



- e. Communication requirements between contractors and iwi, hapu and neighbours, in accordance with the official communications plan for this project.
- f. Requirement for a complaints register to be developed and maintained by the Contractor.
- g. Handling procedures for any contaminated material encountered during the activity including recommended personal protective equipment (PPE).
- h. Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
- i. Environment and site management measures, including in relation to: erosion and sediment control; dust; noise and vibration; vegetation removal; temporary storage / stockpiling; and traffic management.

Erosion and Sediment Control Plan

G14. In accordance with the timeframe set out in Table 7, the Consent Holder must prepare a final ESCP, including a copy of any certified CTMP, in consultation with the assigned contractor and a SQEP. The ESCP must be in general accordance with the draft ESCP dated November 2024 identified in Condition F1. The objective of the ESCP is to provide a framework of controls for the earthworks to avoid, remedy and/or mitigate the potential effects of earthworks and associated works authorised by this consent on the receiving environment, including measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice.

G15. The final ESCP must be prepared in general accordance with the ESCP Guidelines for the Waikato Region (TR2009/02) and must include, but not necessarily be limited to the following:

- b. Final erosion and sediment control details;
- c. Earthworks staging;
- d. Stabilisation methodologies;
- e. Dust control details;
- f. Specific measures to protect stream corridors and wetlands;
- g. Monitoring and reporting;
- h. A stream temporary diversion plan; and,
- i. A cut and fill plan.

Chemical Treatment Management Plan



G16. In accordance with the timeframe set out in Table 7, prior to the commissioning of any sediment retention pond or decanting earth bund on the subject site, bench testing must be undertaken to determine whether flocculation is required. If flocculation is required, a Chemical Treatment Management Plan (CTMP) must be prepared. The objective of the CTMP is to ensure that runoff collected in sediment retention ponds and decanting earth bunds is treated to achieve satisfactory removal of suspended solids before it is discharged to the environment.

G17. The CTMP must include as a minimum:

- a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's decanting earth bunds and/or sediment retention ponds;
- b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- c. Details of optimum dosage (including assumptions);
- d. Results of initial chemical treatment trial;
- e. A spill contingency plan; and
- f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice note:

In the case that the final certified Erosion and Sediment Control measures do not include any sediment retention pond or decanting earth bund, or bench testing shows that flocculation is not necessary, a CTMP is not required.

Aftercare and Monitoring Plan

G18. In accordance with the timeframe set out in Table 7, the Consent Holder must prepare an Aftercare and Monitoring Plan (AMP) that is in general accordance with the Aftercare and Monitoring Plan submitted with the application. The objective of the AMP is to ensure appropriate ongoing monitoring and maintenance of the landfill following upgrade and repair works and that any ongoing discharges are at a level that are unlikely to have any adverse effects on the environment. To achieve this, the AMP must include the following details:

- a. Methods to manage effects of stormwater and, leachate
- b. Design concepts and final contours
- c. Any restoration works
- d. Landfill site aftercare



- e. Maintenance of capping and revegetation
- f. Monitoring and record keeping, including:
 - i. Annual inspection of the landfill surface and capping in accordance with Condition I13;
 - ii. Ongoing surface and groundwater monitoring in accordance with Condition I17.
- g. Quality assurance and control measures.

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Part H – Pre-Construction Conditions

These conditions relate to RC2 – RC8 – Waikato Regional Council

Plan certification

- H1. Prior to the commencement of works that are authorised by this consent, the Consent Holder must provide detailed design plans to WRC for technical review and certification.

Pre-Start Meeting

- H2. Prior to the commencement of works, the Consent Holder must hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than ten (10) working days prior to the commencement of activities;
 - c. Te Nehenehenui Trust representative(s) are invited to attend;
 - d. includes WRC; and
 - e. includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.
- H3. The pre-start meeting must ensure all relevant parties are aware of cultural monitoring protocols, consent conditions and certified management plans, and other regulatory processes applicable to the site, including Archaeological Authorities issued by the HNZPT and the Accidental Discovery Protocol as advised by the project archaeologist.

Advice note:

In the case that any of the invited parties, other than the site representative does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

Various references are made in these conditions to Ngāti Maniapoto, represented by Te Nehenehenui Trust. However, Te Nehenehenui Trust may choose to defer the role(s) to iwi / hapū.

Cultural Monitoring

- H4. The Consent Holder must invite Te Nehenehenui Trust to appoint a cultural monitor to undertake cultural monitoring as part of works authorised by this consent, at the Consent Holder's cost.



Part I – Specific Regional Consent Conditions

LAND USE CONSENT – LAND DISTURBANCE (RC2 – WAIKATO REGIONAL COUNCIL)

Requested Term – 7 years

- I1. The Consent Holder must ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised throughout the duration of the works and during the term of this resource consent. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document, and the certified Erosion and Sediment Control Plan.
- I2. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (WRC Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document.

Construction Machinery

- I3. The Consent Holder must ensure that measures are in place to ensure construction machinery involved in landfill repair and upgrade works coming onto and is free of all seed and/or plant matter.

Winter works

- I4. Earthworks within the High Risk Erosion Area, as defined in the Waikato Regional Plan, must not be carried out during the winter period (being 1st May to 30th September inclusive) in any year that this consent is current, unless authorised by the WRC.
- I5. The Consent Holder must ensure that earthworks and soil disturbance areas within the High Risk Erosion Area are appropriately stabilised by 30 April of each year unless otherwise approved in writing by the WRC. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural including but not limited to, metalling, hydroseeding, revegetating and mulching) that will minimise erosion of exposed soil to the extent practicable.
- I6. Requests to undertake works within the High Risk Erosion Area during the period 1st May to 30th September inclusive must be submitted in writing to the WRC at least 20 working days prior to the commencement of activities under this resource consent (if works are programmed to start before 1 October) and by 1st April each year thereafter, and must be in the form of amendments to the approved ESCP.



Cultural Monitoring

17. The Consent Holder must provide for any appointed cultural monitor to undertake cultural protocols and monitoring associated with the following activities:
- a. Ground disturbance in the waahi tapu areas identified in the Waahi Tapu Investigation;
 - b. Removal of native trees over 4 metres in height;
18. The Consent Holder must provide a minimum of five (5) working days' notice to the cultural monitor of the anticipated commencement / completion dates for works within the waahi tapu areas.

Accidental Discovery Protocols

19. In the event of the accidental or unexpected discovery of archaeological features, including human remains (kōiwi):
- a. All work within the vicinity of the discovery should cease immediately.
 - b. A buffer of at least 5m should be set up around the discovery and this should be marked on the ground, preferably with pegs and tape, or similar.
 - c. All machinery and plant should be removed from the buffer zone where this is possible.
 - d. The site archaeologist, or other qualified archaeologist, should be informed:
 - i. HNZPT should be informed.
 - ii. If the discovery is of Māori origin, the relevant tāngata whenua authorities should also be informed (i.e. the appointed Cultural Monitors/Kaitiaki). Appropriate protocols (tikanga) should be observed.
 - iii. If the discovery is of human remains, the New Zealand Police should also be informed.
 - e. The archaeologist should take relevant steps to secure the area of the discovery.
 - f. The archaeologist will assess the discovery and advise HNZPT and the Consent Holder on the relevant steps to be taken.
 - g. Works in the area of the discovery must not recommence until authorised in writing by the archaeologist in consultation with any identified affected parties or HNZPT.

Advice Note:



This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place. An Archaeological Authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is a legal document and supersedes the discovery protocols. These discovery protocols cannot override the legal conditions of an archaeological authority. It is an offence under s 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the RMA.

DISCHARGE PERMIT – DISCHARGE OF CONTAMINANTS (RC3 – WAIKATO REGIONAL COUNCIL)

Requested Term – 35 years

Disposal volumes

- I10. A maximum of 7,800m³ of contaminated soil from the hospital demolition works may be disposed of to Areas E and F, this includes low and moderate contaminated soil and contingency for an additional 1,400m³ of low/moderate contaminated soil if found through accidental discovery.

Landfill Cap

- I11. The final cover over the filled areas described as Areas D, E, and F must consist of the following:
- a. A 600mm minimum compacted thickness of earth cover comprising a Geosynthetic clay liner underlain by a minimum 150mm bedding/protection layer, overlain by a minimum 150mm thick protection layer, 300mm thick agricultural layer, and 150mm thick topsoil, followed by regressing.
- I12. The final cover over the filled areas described as Areas A1, A2, B and C must consist of:
- a. A minimum 150mm thick base layer, comprising compacted cohesive soils of permeability 1×10^{-7} m/s with no sharps/abrasive material, and a low permeability cap comprising a geosynthetic clay liner or similar, overlain by a 150mm thick protection layer, 300mm thick agricultural layer, and 150mm of topsoil, followed by regressing; or,
 - b. A 600mm minimum compacted clay cap.

Site Management and Aftercare

- I13. The Consent Holder must undertake a formal inspection of the surface and capping of the landfill site, as well as the Toe Bund between Area A2 and Wharekōrino Stream, on at least an annual basis to check for the following:
- a. poor pasture establishment;



- b. vegetation die off;
- c. refuse protruding through the cap;
- d. damage to capping materials;
- e. differential settlement and ponding;
- f. subsidence or erosion;
- g. leachate springs;
- h. visual surface water quality; and
- i. erosion at or near the Wharekōrino Stream bank;
- j. integrity of the toe bund.

I14. Any defects noticed during the inspection must be remedied immediately. A report on the inspection, including any remedial actions taken, must be forwarded to WRC within two months of each inspection.

Odour

- I15. There must be no odour as a result of the activity that causes an objectionable effect beyond the boundary of the landfill site.
- I16. Should an emission of odour occur that has an objectionable effect, the Consent Holder must provide a written report to WRC within five days of being notified of such by the WRC. The report must specify:
- a. The cause or likely cause of the event and any factors that influenced its severity;
 - b. The nature and timing of any measures implemented by the Consent Holder to avoid, remedy, or mitigate any adverse effects; and,
 - c. The steps to be taken in future to prevent recurrence of similar events.

Monitoring

I17. The Consent Holder must develop a monitoring plan in consultation with the WRC to monitor the quality of groundwater and the quality of Wharekōrino Stream (upstream and downstream of the landfill). This monitoring plan (part of the AMP to be provided to Council within 20 working days of completion of works under condition G1) must include the following sampling programme as a minimum:

Source	Frequency	Location	Parameters
Wharekōrino Stream	At least twice a year to coincide with high and low groundwater	All parameters must be taken at the locations	<ul style="list-style-type: none"> ➤ estimate of stream flow ➤ pH ➤ conductivity



	levels (generally September and April). The samples must be taken when no surface water runoff is occurring.	detailed in the final certified Aftercare and Monitoring Plan.	<ul style="list-style-type: none"> ➤ suspended solids ➤ ammoniacal nitrogen ➤ nitrate nitrogen ➤ potassium ➤ sulphate ➤ total iron ➤ total boron ➤ chloride
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Source	Frequency	Location	Parameters
Groundwater	At least twice a year to coincide with high and low groundwater levels (generally September and April)	Monitoring wells as detailed in the final certified Aftercare and Monitoring Plan.	<ul style="list-style-type: none"> ➤ water level ➤ pH ➤ conductivity ➤ alkalinity ➤ total organic carbon ➤ sulphate ➤ chloride ➤ ammoniacal nitrogen ➤ nitrate nitrogen ➤ soluble boron ➤ soluble iron

The Consent Holder must forward the results of the monitoring to WRC within two months of sampling.

DISCHARGE PERMIT – DISCHARGE OF STORMWATER (RC4 – WAIKATO REGIONAL COUNCIL)

Requested Term – 35 years

[no specific conditions proposed]

DISCHARGE PERMIT – DIVERSION OF GROUNDWATER (RC5 – WAIKATO REGIONAL COUNCIL)

Requested Term – 35 years

[no specific conditions proposed]

WATER PERMIT – DAMMING AND DIVERSION FOR CULVERT WORKS (RC6 – WAIKATO REGIONAL COUNCIL)

Requested Term – 7 years

118. The Consent Holder must install the temporary dam during a period of at least three days' forecast dry weather and in low hydrological flow conditions.



- I19. Fish capture and relocation in the dammed area must be undertaken in accordance with the approved Fish Management Plan.
- I20. The temporary dam must be in place for no longer than sixteen weeks and all normal flows must continue through the existing culvert while new culvert construction works occur.
- I21. The diversion must be at a rate that maintains normal downstream flows.
- I22. A fish guard must be used on the pump inlet for any pumped diversions.
- I23. The dam must be operated and regularly maintained to ensure that, at all times, it is structurally sound and are able to perform satisfactorily.
- I24. The dam must be inspected after extreme weather events. In the event of any damage to the dam that results in a significant risk to safety or functioning of the dam, then works to repair that damage must be completed as soon as practicable.

Dewatering – Area A2

- I25. Surface water must only be taken from the excavations via a temporary pump, wells or wellpoints for dewatering purposes associated with the removal of refuse material from landfill Area A2.
- I26. All water taken must be treated in accordance with the approved ESCP and either:
 - a. discharged to a grassed or vegetated area within 100 metres of the take location, at a rate and in a manner that minimises erosion; or
 - b. Removed offsite for disposal at an appropriate facility.

DISCHARGE PERMIT – DISCHARGE OF CLEANFILL TO LAND (RC7 – WAIKATO REGIONAL COUNCIL)

Requested Term – 7 years

- I27. The Consent Holder must ensure that any soil imported from outside the FTPH Site that is deposited during the exercising of this resource consent complies with the definition of 'Cleanfill', as set out in the Waikato Regional Plan, and the more conservative of the site-specific rural residential remedial criteria and the WRC 'Cleanfill' acceptance criteria, as set out in the following table.

<i>Trace elements</i>	<i>WRC Acceptance (mg/kg)</i>	<i>Maximum criteria</i>	<i>Site Specific Remedial criteria</i>
<i>Arsenic</i>	<i>17</i>		<i>9</i>



<i>Boron</i>	15	-
<i>Cadmium</i>	0.8	0.9
<i>Chromium</i>	56	150
<i>Copper</i>	120	280
<i>Lead</i>	78	120
<i>Mercury</i>	1	3
<i>Nickel</i>	33	-
<i>Zinc</i>	175	350
Organic compounds	Maximum Acceptance criteria (mg/kg)	
<i>TPH C7-C9</i>	110	-
<i>TPH C10-C14</i>	58	-
<i>Benzene</i>	0.11	0.11
<i>Ethylbenzene</i>	10	-
<i>Toluene</i>	19	-
<i>Total Xylene</i>	25	-
<i>Benzo[a]pyrene (equivalent)</i>	2.8	6
<i>Dieldrin</i>	0.1	-
<i>Total DDT</i>	2	2

- I28. Any imported material that does not meet the criteria in condition I27 is not authorised under this consent.
- I29. Any fill material must be of an appropriate size and placed so that it does not result in land instability.
- I30. The Consent Holder must ensure that sediment losses to natural water arising from the exercise of this resource consent are minimised throughout the duration of the works and during the term of this resource consent. In this regard, erosion and sediment control measures must be established and maintained in accordance with the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical



Report No. 2009/02 – dated January 2009) or the most recent update of that document, and the certified Erosion and Sediment Control Plan.

- I31. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (WRC Technical Report No. 2009/02 – dated January 2009) or the most recent update of that document.

NES-F CONSENT – INSTALLATION OF NEW CULVERT (RC8 – WAIKATO REGIONAL COUNCIL)

Requested Term – 35 years

Culvert design

- I32. Prior to the commencement of any physical works, the Consent Holder must ensure that the final design plans for the new culvert and the new stream section in Wharekōrino Stream are reviewed by a suitably qualified and experienced ecologist. A copy of the final design plans must be provided to Council. The design must consider the following:
- a. Meanders;
 - b. A variety of hard substrates (i.e., logs, rocks etc.,)
 - c. Varied flow regimes (i.e., pooled areas)
 - d. Contouring of banks;
 - e. Plant species to provide spawning sites for kokopu;
 - f. Fish passage through the culvert.
- I33. Within 20 working days of the new culvert being installed in Wharekōrino Stream, the Consent Holder must collect and provide to WRC the following information in accordance with Regulation 62 of the NES-F:
- a. The type of structure
 - b. The geographical co-ordinates of the structure
 - c. The flow of the river or connected area (whether non, low, normal, or high)
 - d. Whether the water is tidal at the structure’s location
 - e. At the structure’s location:
 - i. The width of the river or connected area at the water’s surface; and
 - ii. The width of the bed of the river or connected area.



- f. Whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish
 - g. Whether the structure protects particular species, or prevents access by particular species to protect other species
 - h. The likelihood that the structure will impede the passage of fish
 - i. Visual evidence (i.e., photographs) that show both ends of the structure, viewed upstream and downstream.
134. Within 20 working days of the new culvert being installed in Wharekōrino Stream, the Consent Holder must collect and provide to WRC the following information in accordance with Regulation 63 of the NES-F:
- a. the culvert's asset identification number, if known:
 - i. whether the culvert's ownership is—
 - ii. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
 - iii. held publicly by another person or organisation; or
 - iv. held privately; or
 - v. unknown:
 - b. the number of barrels that make up the culvert:
 - c. the culvert's shape:
 - d. the culvert's length:
 - e. the culvert's diameter or its width and height:
 - f. the height of the drop (if any) from the culvert's outlet:
 - g. the length of the undercut or erosion (if any) from the culvert's outlet:
 - h. the material from which the culvert is made:
 - i. the mean depth of the water through the culvert:
 - j. the mean water velocity in the culvert:
 - k. whether there are low-velocity zones downstream of the culvert:
 - l. the type of bed substrate that is in most of the culvert:



- m. whether there are any remediation features (for example, baffles or spat rope) in the culvert:
- n. whether the culvert has wetted margins:
- o. the slope of the culvert:
- p. the alignment of the culvert:
- q. the numbers of each other type of structure to which this subpart applies, or of wingwalls or screens, on the culvert:
- r. if there is any apron or ramp on the culvert, the information required by regulation 68 for each of them.

Monitoring and maintenance

I35. In accordance with Regulation 69 of the NES-F, the new culvert must be monitored and maintained to ensure that fish passage is provided over its lifetime, and the Consent Holder must prepare and implement a monitoring and maintenance plan which includes the following:

- a. how the monitoring and maintenance will be done; and
- b. the steps to be taken to avoid any adverse effects on the passage of fish; and
- c. the steps to be taken to ensure that the structure's provision for the passage of fish does not reduce over its lifetime; and
- d. how often, as specified by the consent authority, the information must be provided under paragraph (c) (for the purposes of reassessing the structure's effect on the passage of fish); and
- e. a process for providing that information; and
- f. an updated version of the information relating to the structure must be provided to WRC at the following times:
 - i. at the intervals required by the plan; and
 - ii. each time a significant natural hazard affects the structure.





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