29 September 2026

Hunua Quarry Development Expert Panel
c/- EPA Fast-track Team

Attention: Maggie Burns

Kia ora Maggie

FTAA-2603-1185 HUNUA QUARRY DEVELOPMENT - RESPONSE TO MINUTE 10

Please find attached Council's feedback on the Panel's draft conditions for The Hunua Quarry Fast Track Application (Attachment A). This is a consolidated document which includes the main expert feedback and supplementary typos and grammatical preferences.

The key expert feedback pertains to:

1. **Ecology**
   Council wish to reiterate here for completeness that Council's Ecologist remains of the view that offset and compensation has not been shown (on an evidential basis) to be sufficient to address the adverse effects assessed. The BOAM has been used incorrectly. The SEV calculations are hypothetical for the Meremere offset site. There is no SEV for values lost in the diversion stream. Council's comments on ecological conditions have therefore been provided on the basis of the Panel's conclusions as set out in the draft decision.

   a. Use of "Diversion" and "Realignment" interchangeably through the draft decision and conditions. While both terms involve changing the way water flows, the diversion is more about redirection whereas realignment suggests a more permanent stream channel layout. We would recommend the panel consider how they view the difference, and whether the wording should be consistent through the decision and conditions.

   b. Condition 68(b)
      This condition as drafted retains wording that requires the SRMP to demonstrate that the realignment will achieve "no net loss of value." This has tracked through from previous Council feedback and recommendations, however based on the draft decision it is understood that the Panel has accepted that there will be a loss of value associated with the stream realignment, but has determined that loss is acceptable (i.e.: does not require additional mitigation, offset or compensation to be delivered to ensure no net loss of value). There is therefore an inherent compliance issue with this condition as drafted that would create monitoring issues. We request the panel to consider this wording as per the more detailed comments provided in the appended tracked condition document.

2. **Groundwater**
    a. Condition 247
    This condition has been amended to match the wording of Condition 248, however in doing so has lost the meaning and intent of the condition. Recommended changes have been tracked to ensure this condition retains its necessary purpose.

    b. Schedule C requires amendments in response to Conditions 222 and 248 as drafted. Recommended changes have been tracked.

3. **Landscape**
    a. Condition 142
    There is an inconsistency in this condition with other landscape and ecological planting conditions – requiring 90% canopy cover to be delivered where all other conditions required 80% canopy cover and 90% survival rate. Council recommend aligning the planting requirements across conditions, unless there is a particular reason the panel specified this requirement in this condition.

4. **Air Quality**
    a. Conditions 188 and 189
    There are some minor inconsistencies across the requirements of these two conditions which Council recommend are aligned.

    b. Condition 194
    Minor re-wording recommendation for clarity.

    c. Condition 196
    There is no defined completion of air quality monitoring in Condition 188, rather it requires a continuous monitoring requirement. The requirement of Condition 196 to then supply monitoring reporting “on completion” of monitoring does not align with this previous requirement. Suggest alignment either via deletion of this condition or re-wording to refer to discrete monitoring campaigns.

5. **Deemed Certification**
    a. Condition 71
    The new drafted wording of this condition has included what is in effect an element of ‘deemed certification.’ Auckland Council are strongly opposed to all forms of deemed certification conditions, as explained in further detail in the tracked changes and comments in the appended document.

The remainder of our comments relate to minor grammatical and technical preferences of the Council.

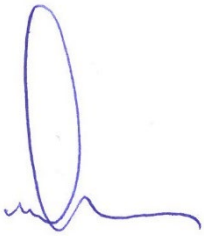
We thank the Panel for the opportunity to provide this feedback and are happy to provide any further clarification or answer any queries they may have.

Yours sincerely,



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