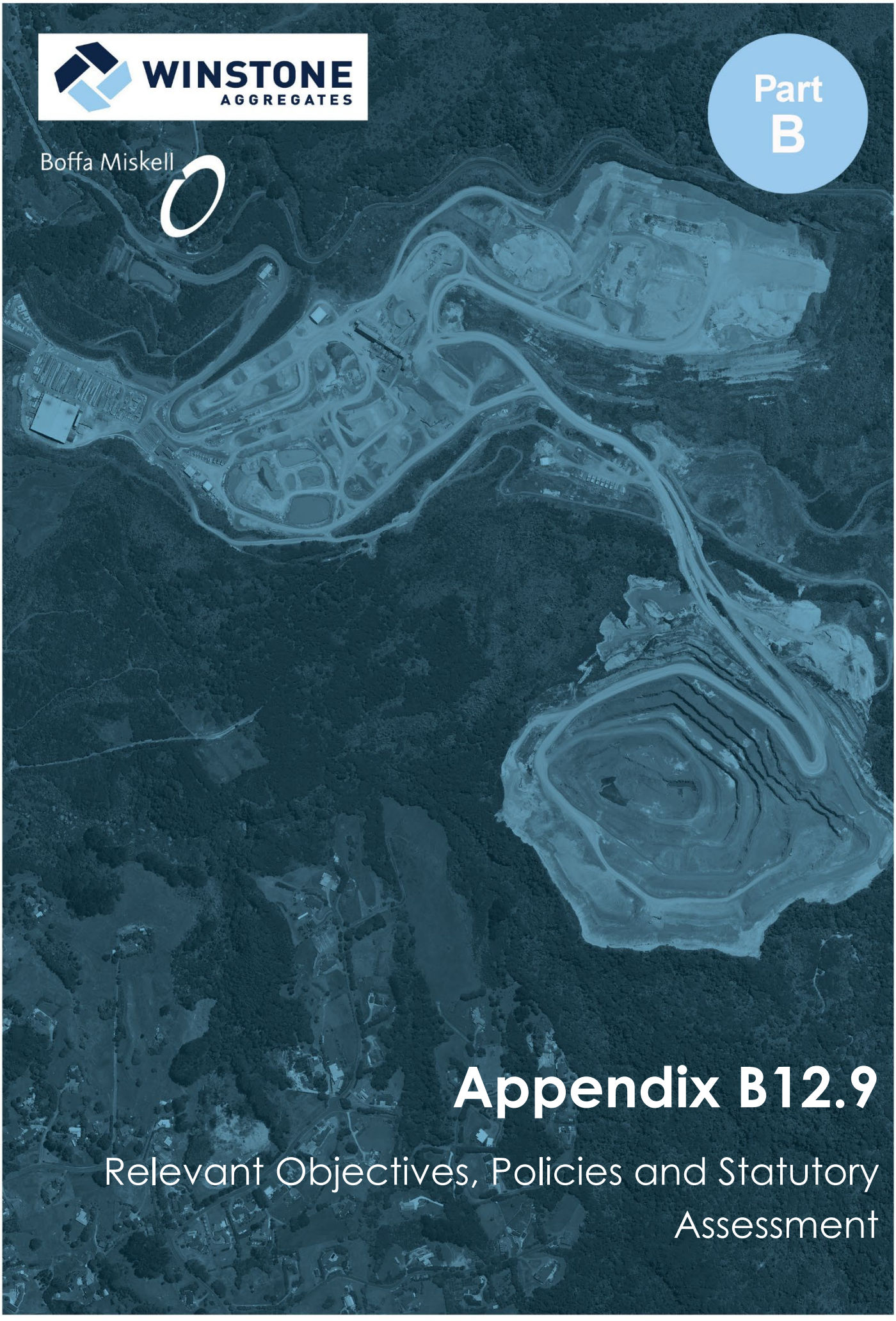

Appendix B12.9

Relevant Objectives, Policies and Statutory Assessment

This appendix contains:

- a summary of which National Policy Statements are applicable to the proposal (Table 1);
- detailed analysis of each relevant National Policy Statement (Tables 2, 3 and 4);
- detailed analysis of the relevant provisions of the Auckland Unitary Plan and Plan Change 120 (Tables 5 and 6).

Relevant National Policy Statements

Table 1: National Policy Statements and whether they are applicable to the proposed works.

	National Policy Statement	**Applicable to the proposed works?**	**Comment**
1.	National Policy Statement for Infrastructure 2025	Yes	The NPS-I identifies infrastructure supporting activities which are activities that are not ancillary infrastructure activities but that are needed to directly support infrastructure activities and may include quarrying activities.
2.	National Policy Statement for Freshwater Management 2020 Amended 2025	Yes	The Project will result in the realignment of the Mangapū Tributary, culverts in two tributaries and discharges to Waipokapū Stream and Mangapū Stream, and 0.44ha of wetland area will be removed.
3.	National Policy Statement for Indigenous Biodiversity 2023 Amended December 2025	Yes	The Project will result in the removal of approximately 44.46ha of indigenous vegetation. The majority of the vegetation proposed for removal is located within a significant ecological area (SEA_T_5323). It will also include the relocation of native lizards.
4.	National Policy Statement for Natural Hazards December 2025	No	This National Policy Statement applies to all activities managed under the Act, except for infrastructure (as defined in the Act) and primary production (as defined in the National Planning Standards (NPS)). The definition of Primary Production in the NPS includes quarrying and therefore the NPS for Natural Hazards does not apply to this Project.
5.	National Policy Statement for Highly Productive Land	No	The National Policy Statement for Highly Productive Land (NPS-HPL) came into force on 17 October 2022 and was amended in 2024 and 2025. It provides direction to protect highly productive land from inappropriate subdivision, land use and development under the RMA.

			The NPS-HPL is limited to land that meets the transitional definition of ‘highly productive land’, being land zoned as rural or rural production and classified as Land Use Capability (LUC) 1 - 3. The land subject to this application is classified as LUC 6 as mapped by the New Zealand Land Resource Inventory (NZLRI). Accordingly, the NPS-HPL does not apply, and no further assessment is required.
6.	National Policy Statement for Urban Development	In part	The Site is located outside the rural-urban boundary therefore the NPS-UD is not directly relevant. However, it is noted that quarrying provides aggregate for urban development including housing and infrastructure and therefore the Project is aligned with the NPS-UD's objectives.
7.	New Zealand Coastal Policy Statement Amendments 2025	In part	The NZCPS sets out a number of objectives and policies for achieving the purpose of the RMA in relation to the coastal environment of New Zealand. As the Project is not located in or adjacent to the coastal environment, the NZCPS is not directly relevant to the consideration of this application. However watercourses related to the Site drain to the coast and appropriate control measures such as sediment retention ponds, divisions bunds, silt fence and chemical treatment have been adopted to ensure that the discharge to water have been undertaken in accordance with Policy 23 of the NZCPS and therefore any effects in relation to the coastal environment will be appropriately managed.
8.	National Policy Statement for Renewable Electricity Generation Amendment 2025	No	The Project does not involve Renewable Electricity Generation.
9.	National Policy Statement for Electricity Networks 2008 Amended 2025	No	The Project does not involve electricity transmission or distribution.
10.	National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat	No	The Project does not involve Industrial Process Heat.

National Policy Statement for Infrastructure

Table 2: Assessment of relevant provisions of NPS for Infrastructure

National Policy Statement for Infrastructure 2025			
Objectives and Policies			**Comment**
11.	Objective 1	*The objective of this National Policy Statement is to:* *a) ensure the national, regional and local benefits of infrastructure are provided for;* *b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;* *c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;* *d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and*	The National Policy Statement for Infrastructure (NPS-I) requires decision-makers to recognise infrastructure as nationally significant under the RMA and provides national direction to support its development, maintenance and upgrades while still addressing adverse impacts. The NPS-I applies to all decisions under the RMA affecting the operation, maintenance, renewal, and upgrade of existing infrastructure, as well as new infrastructure development. Quarries are defined as infrastructure supporting activities under the NPS-I. The NPS-I applies to all infrastructure and infrastructure supporting activities. The Project, as an infrastructure supporting activity, will support the development and construction of infrastructure that will enable the regional and local benefits of infrastructure to be provided for. This includes roading, housing, wastewater treatment plants, flood protection etc.

National Policy Statement for Infrastructure 2025			
Objectives and Policies			**Comment**
		e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.	
12.	Policy 5: Recognising and providing for infrastructure supporting activities	*1. Decision-makers must recognise and provide for the role of infrastructure supporting activities, including by:* *(a) recognising the importance of infrastructure supporting activities to enable the benefits of infrastructure activities to be realised;* *(b) recognising the operational need or functional need of some infrastructure supporting activities, including supporting quarrying activities to operate in, be located in, or traverse particular environments and locations; and*	The expansion of Hunua Quarry is required to continue to enable the benefits of infrastructure activities. Hunua Quarry extracted over 3 million tonnes of aggregate during 2024 and 2025 which is used across the Auckland Region. This figure will increase if this Project proceeds, with the potential to produce up to 5.4 million tonnes per annum. As detailed in the Economics Assessment, it is vitally important that quarries are located in proximity to markets/demand, to minimise the length of vehicle trips, given that aggregate is a bulky product and expensive to transport. Furthermore, given that it takes a long time for quarries to 'gear up' to increase extraction, consents need to be approved in a timely manner, so there is no lag time between aggregate being needed and it being available. Again, the Economics Assessment notes that the Auckland aggregate market is already in deficit as demand outstrips supply, therefore, to fill any additional demand requires transporting aggregate over long distances, which adds significant cost to the product. Consequently, this Project is vital to ensuring the timely and cost-effective delivery of infrastructure in the Auckland region and enabling the benefits of infrastructure activities to be realised.

National Policy Statement for Infrastructure 2025			
Objectives and Policies			**Comment**
		(c) enabling the timely delivery of infrastructure supporting activities.	

National Policy Statement for Freshwater Management

Table 3: Assessment of relevant provisions of NPS for Freshwater Management

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
13.	Objective 1	*The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:* *(a) first, the health and well-being of water bodies and freshwater ecosystems* *(b) second, the health needs of people (such as drinking water)* *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*	The Resource Management (Freshwater and Other Matters) Amendment Act was passed in October 2024 and amends sections 92, 104 and Schedule 4 of the RMA to remove the requirement to consider the hierarchy of obligations contained in clauses 1.3(5) and 2.1 of the NPS-FM from resource consent applications, and resource consent decisions. Accordingly, this objective should not be considered.
14.	Policy 1	*Freshwater is managed in a way that gives effect to Te Mana o te Wai.*	Te Mana o te Wai "*is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community*." There are several streams that run through the Site, and it adjoins Waipokapū Stream to the north and Mangapū Stream to the south. A tributary of the Mangapū Stream (Mangapū Tributary) flows to the southeast of the Site, along the edge of the current pit extent. It is proposed to extend the quarry pit, requiring the Mangapū Tributary to be relocated to the south as described in The Proposal (section B3) of the application. The works will be undertaken in accordance with a Stream Realignment Management Plan (Appendix B12.8.7) and best practice ECP measures (ESC Assessment in Appendix B12.4.8) to ensure that the reconstructed

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
			stream bed is naturalised with waterfalls to reduce flow velocity and riffles and boulders to create habitats. The Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9) and the Mangapū Tributary Realignment – Preliminary Design and Effects Technical Report (Appendix B12.4.7) will ensure that landscaping, stream design and planting will, over time, create a thriving new aquatic habitat. The Proposal also includes the pumping and treatment of groundwater that flows into the pit, before discharging to Mangapū Stream. The removal of sediment from the pumped groundwater will minimise the risk of sedimentation within the Stream, and consequent effects on water quality and ecological values. The Groundwater Assessment (Appendix B12.4.10) and conditions of consent also provide for the augmentation of stream flows to maintain a healthy freshwater habitat. Stormwater that discharges through the OBDA and Managed Fill will be treated prior to discharging to land and Waipokapū Stream. The act of quarrying, especially the removal of overburden and the creation of haul roads, can also result in erosion and sediment runoff. However, works will be undertaken in accordance with best practice ESC measures to ensure that water quality and ecological values in the Mangapū Stream are maintained. Furthermore, any future backfilling of the Symonds Hill Pit will be undertaken using material sourced from within the Site. In essence, the Site has been designed and will be operated to prioritise the health and well-being of both surface and groundwater by managing sediment runoff, maintaining stream flows and reconstructing the Mangapū Tributary to ensure it reflects the characteristics of a natural waterway. Water quality will be maintained ensuring a healthy stream environment and that groundwater can continue to be abstracted for consumption by

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
			humans and animals. Furthermore, these works will enable the community to provide for its direct economic needs through employment at the quarry. In addition, making aggregate available for the construction of infrastructure and construction for the region will provide social benefits. Based on the assessment above, it is considered the Project's effects on freshwater will be managed in a way that gives effect to Te Mana o te Wai.
15.	Policy 2	*Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. As set out in the Cultural Values and Consultation Summary report (Appendix A6.7), kaitiakitanga, the protection of wai and involvement in ongoing management planning are common cultural values raised by Mana whenua. Cultural values have been responded to through the design of the project, including through proposed conditions requiring ongoing monitoring and are embedded in management plans, including the Mangapū Stream Tributary Realignment Management Plan. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works.

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
16.	*Policy 3*	*Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*	Policies 3, 4 and 5 relate to integration, whole of catchment management, NZ's integrated climate change response and the National Objectives Framework. These policies are directed at a higher level than is relevant to this proposal and are given effect through the AUP and AC management. Again, the Project is consistent with these policies by ensuring protection of freshwater values and reinstating freshwater habitats that will be lost and offsetting values whose loss cannot be avoided. As stated above, discharges to land and water will not adversely affect the health and well-being of groundwater, the Waipokapū Stream and the Mangapū Stream nor their ability to provide for the health needs of people.
17.	*Policy 4*	*Freshwater is managed as part of New Zealand's integrated response to climate change.*	
18.	*Policy 5*	*Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.*	
19.	Policy 6	*There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*	The Project will result in the direct removal (loss) of 0.22 ha of wetland features, including 0.12 ha of ecologically significant forest seepage, and 0.1 ha of degraded exotic grass-dominated swamp. In addition, works will result in the likely drainage of a further 0.22 ha of wetland extent (0.09 ha of forest seepage, 0.14 ha of exotic grass-dominated swamp) within 100m of the Site as a result of partial removal. On this basis full extent and values will not be protected. Wetland features within the forest are of moderate or high quality (notwithstanding some localised historic disturbance), with predominantly indigenous vegetation, intact hydrological functions, and good buffering and connectivity with the wider hydrosystem. The exotic grass-dominated swamps are degraded features that are poorly buffered, with poor hydrological connection because of previous quarrying activity. Accordingly, for the loss of a total of 0.44 ha of wetland types proposed to be cleared, a minimum of 2.4 ha of other wetland area is required for offset calculations (to achieve a ratio of

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
			approximately 5x the impact area). A total of 2.51ha of restoration and enhancement area has been identified to more than offset the calculated loss. With full offset provided, no additional compensation is required but it is noted that these areas will also include fencing, removal of stock, and pest plant and pest animal management to ensure success. The restoration wetland areas will occur within restoration forest areas, and thus over time will provide the forest and shade conditions to reach the wetland type removed. This is consistent with the outcome sought by Policy 6.
20.	Policy 7	*The loss of river extent and values is avoided to the extent practicable.*	The Project will result in the loss of 1,200 metres of the Mangapū Tributary, and not all such loss can practicably be avoided. However, some 541m of the Tributary will be realigned / recreated, having similar flow pattern and velocities and will be replanted with indigenous plants to re-create a healthy, high quality freshwater environment as described in the Ecological Assessment (Appendix 12.4.5) and the Stream Realignment Management Plan (Appendix B12.8.7). Residual loss of extent of this stream and impacts on other streams through quarry activity will be offset and compensated through a range of activities including riparian vegetation planting, creation of connections, willow removal and pest management. Overall, there will be some loss of river/stream extent, but no overall loss of river values given the proposed offset and compensation actions. The changes to stream extents cannot be practicably avoided given the operational need for the haul road and access development. The Project is consistent with the outcome sought by Policy 7.
21.	*Policy 8*	*The significant values of outstanding water bodies are protected.*	There are no outstanding water bodies within or adjacent to the Site, so this policy is not relevant.

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
22.	Policy 9	*The habitats of indigenous freshwater species are protected.*	The following species were found within streams affected by the Project: • Longfin eel (At Risk – Declining) • Shortfin eel and Banded kōkopu (Not threatened) • Freshwater crayfish (Not threatened) • Mud snail and Freshwater limpet (Not threatened) • Single and double gill mayfly (Not threatened and Naturally uncommon) The habitat of these species will be impacted by the Project with a range of methods proposed to avoid, mitigate, offset or compensate for the loss of habitat or impact of activities. The habitats will not be fully protected. To address effects, it is proposed to undertake fish and fauna salvage and relocation prior to any disturbance within a stream bed. The fish capture and relocation component of any stream removal will be timed to occur prior to and during the dewatering of the watercourses. Upstream inflows and downstream outflows will be dammed at each watercourse. Details of the approach to be undertaken are provided in the Aquatic Fauna Salvage and Relocation Plan. Ongoing ESCP measures will ensure that sediment does not enter waterways and water quality is maintained. Backfilling of the Symonds Hill Pit will utilise material sourced on-site. Offset areas, enhancement, pest management and actions to maintain and protect water quality will overall protect the habitats of indigenous freshwater species.

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
23.	*Policy 10*	*The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.*	This policy is not relevant to this Project given that none of the waterways within the Site are habitat of trout and salmon.
24.	*Policy 11*	*Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.*	There is sufficient water within the regional aquifer to provide for Winstone's needs for aggregate washing and dust mitigation. The aquifer is not over-allocated and will not become so, as a result of this Project. Water from Bore HUN/14/8 will be used efficiently, as the dust suppression system for the processing plant is closed-circuit requiring only small top ups. The water from the quarry sump will mainly be used for stream augmentation and dust suppression, which is an efficient use of water that is already being extracted. The Project is consistent with Policy 11.
25.	*Policy 12*	*The national target (as set out in Appendix 3) for water quality improvement is achieved.*	As discussed above, the Project will not result in adverse effects on water quality and will not contribute to any decline in water quality or adversely impact on any ability to improve water quality.
26.	*Policy 13*	*The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.*	Policies 13 and 14 relate to work that is required to be undertaken by AC. However, it is proposed to undertake on-going monitoring of water quality in the Mangapū Stream and of any discharges to water, to ensure that water quality standards are being met. This information will be provided/available to AC to inform its own monitoring and reporting programmes.
27.	*Policy 14*	*Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.*	
28.	*Policy 15*	*Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.*	The quarry will generate employment and economic activity that will benefit the local, regional and national economy. Quarrying, and the associated effects on freshwater values, is a necessary precursor to construction as aggregate is needed to supply residential development, infrastructure and road building in the Auckland region.

National Policy Statement for Freshwater Management 2020 (Amended 2025)			
Objectives and Policies			**Comment**
29.	*3.22*	Section 3.22 provides for policies in relation to natural inland wetlands, to be inserted into regional plans. This includes: "*The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: …* *(d) the regional council is satisfied that:* *(i) the activity is necessary for the purpose of quarrying activities; and* *(ii) the extraction of the aggregate will provide significant national or regional benefits; and* *(iii) there is a functional need or operational need for the activity to be done in that location; and* *(iv) the effects of the activity will be managed through applying the effects management hierarchy; or …*"	This pathway specifically provides for impacts on natural inland wetlands where those works are necessary for quarrying activities that provide significant national or regional benefit, have a functional or operational need to be in that location and where the effects management hierarchy has been applied. This is the case for this proposal and is directly relevant to the consideration of effects on wetlands. The impact on wetlands as a result of the project is as limited as possible to protect wetlands as much as is practicable given the location of the resource. Restoration of wetlands is achieved through the offset package proposed. The Economics Assessment (Appendix B12.4.4) and the Resource Report (Appendix B12.4.12) set out the national and regional benefits of the proposal, and the functional and operational need for the location of the quarry and associated activities. The effects management hierarchy has been applied (see Ecology Assessment Appendix B12.4.5). In relation to wetlands, the conclusion is that offsetting and compensation lead to a net gain situation for wetland area and values.

National Policy Statement for Indigenous Biodiversity

Table 4: Assessment of relevant provisions of NPS for Indigenous Biodiversity

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)			
Objectives and Policies			**Comment**
30.	Objective 1	*The objective of this National Policy Statement is:* *(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and* *(b) to achieve this:* *(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and* *(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and* *(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and* *(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*	The Site supports a range of indigenous species and biodiversity values, some of which will be impacted by the proposed quarry activity. The Project will lead to a range of impacts such that not all indigenous biodiversity will be protected or maintained. The impact on indigenous biodiversity has been assessed and a range of methods of addressing effects has been applied to lead to an overall conclusion that there will be no net loss (and the aim for an overall net gain) in biodiversity as a result of this project. Proposed protection, remedy, offsetting, compensation and restoration actions will achieve overall maintenance and improvement of indigenous biodiversity values across the site and the wider offset sites. The proposed actions will maintain and restore indigenous biodiversity at a number of locations while recognising the role of tangata whenua as kaitiaki and providing for the wellbeing of people and communities by providing much needed aggregate for the Region.
31.	Policy 1	*Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.*	Based on the above, it is considered that indigenous biodiversity will be managed in a way that gives effect to the principles of the Treaty of Waitangi, given the actions to avoid effects on indigenous biodiversity and the proposed areas of indigenous planting and pest management and the engagement with mana whenua that has informed the Project design.

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)			
Objectives and Policies			**Comment**
32.	*Policy 2*	*Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:* (a) *managing indigenous biodiversity on their land; and* (b) *identifying and protecting indigenous species, populations and ecosystems that are taonga; and* (c) *actively participating in other decision-making about indigenous biodiversity.*	The Site is not owned by tāngata whenua nor have any taonga bird species been observed at the Site. However, cultural values identified through engagement have informed the design of key components of the Project, including the realignment of the Mangapū Stream tributary, stream design and water management approaches, and the rehabilitation and revegetation of affected areas. These responses are currently being embedded within the Project through the development of management plans that will guide construction and ongoing management. These include: (a) Mangapū Stream Tributary Realignment Management Plan. (b) Landscape and Ecology Rehabilitation Strategy and Management Plan. (c) Aquatic Fauna Salvage and Relocation Plan. (d) Lizard Management Plan. (e) Pest Management Plan. These management plans reflect the current design and will continue to be refined as the Project develops through ongoing engagement and input from mana whenua.
33.	Policy 3	*A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.*	A precautionary approach has been applied to the consideration of effects on indigenous biodiversity through the use of offset calculations that seek to provide for a 2.2 times increase in area to offset the loss of vegetation and habitat and a five times increase in wetland area. Where this offset area cannot be fully provided in relation to replanting areas, an area of existing indigenous vegetation is proposed to be protected than more than covers the shortfall in offset area. In addition pest animal and weed management is proposed to further compensate for impacts and to

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)			
Objectives and Policies			**Comment**
			provide beneficial outcomes. A slightly greater area of wetland development and enhancement is proposed to exceed the offset calculated.
34.	Policy 4	*Indigenous biodiversity is managed to promote resilience to the effects of climate change.*	This Proposal is contributing to the resilience of indigenous biodiversity by planting indigenous vegetation within the Site and at other sites that could provide new habitats for indigenous species and contribute to future ecological values in the surrounding area. The proposed pest management will provide considerable benefit to ecological values and support resilience of these areas.
35.	Policy 5	*Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.*	The approach to management of indigenous biodiversity both within the Site and on wider offset and compensation sites, is integrated to achieve maximum ecological gain.
36.	Policy 6	*Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.*	This Policy is not relevant to an individual Project and applies to Auckland Council who are responsible for applying a consistent approach to identifying significant natural areas.
37.	Policy 7	*SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.*	The Site supports a range of areas of significant indigenous vegetation and habitats with some areas identified in the AUP as a SEA (which is the equivalent of a SNA). Some of these SNA areas will not be protected as indigenous vegetation clearance is proposed. The impact on these SEA areas has been assessed in the Ecological Assessment (Appendix B12.4.5) and where there are adverse effects on those areas these are managed primarily through offsetting and compensation.
38.	Policy 8	*The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*	Indigenous biodiversity values affected by the quarrying activity, outside the SEA areas, will be maintained through offsetting and compensation actions integrated with the wider ecological management approach.

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)			
Objectives and Policies			**Comment**
39.	Policy 9	*Certain established activities are provided for within and outside SNAs.*	This policy links to section 3.11 of the NPS-IB which provides for specific activities and includes provision for quarrying activities that provides significant national or regional benefit, and there is a functional or operational need to be in a particular location and no practical alternative locations. The Project will provide significant national or regional benefits and is located where there is access to the aggregate resource. The Project can also utilise existing infrastructure that has been established for many years, rather than relocating or re-establishing the equipment elsewhere. Relocating elsewhere would introduce quarry activities into a new location rather than consolidating in this location. As such, it is considered the Project is aligned with Policy 9 by providing for quarrying activities to continue as an established activity at the site.
40.	Policy 10	*Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.*	The Project will support activities such as infrastructure, construction and flood management that support New Zealand's economic and social wellbeing.
41.	Policy 11:	*Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.*	The Site does not lie in an area that has geothermal activity and does not contain plantation forestry; therefore, these policies are not relevant.
42.	Policy 12	*Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.*	
43.	Policy 13	*Restoration of indigenous biodiversity is promoted and provided for.*	It is proposed to undertake indigenous planting in numerous areas as part of overall ecological enhancement, restoration, offsetting and compensation. Restoration of indigenous biodiversity values is a core part of the ecological management approach proposed and increased indigenous vegetation cover will be achieved.
44.	Policy 14	*Increased indigenous vegetation cover is promoted in both urban and nonurban environments.*	

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)			
Objectives and Policies			**Comment**
45.	Policy 15	*Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.*	These Policies relate to work that needs to be undertaken by AC at a regional level and cannot be appropriately considered as part of a consenting process.
46.	*Policy 16*	*Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.*	
47.	*Policy 17*	*There is improved information and regular monitoring of indigenous biodiversity.*	
48.	*3.11*	Clause 3.11 Exceptions to clause 3.10(2) states: *(1) Clause 3.10(2) does not apply, and any adverse effects on an SNA of a new subdivision, use or development must be managed in accordance with clause 3.10(3) and (4), if:* *(a) the new subdivision, use or development is required for the purposes of any of the following: …* *(iii) quarrying activities that provides significant national or regional benefit; and* *(b) there is a functional need or operational need for the new subdivision, use or development to be in that particular location; and* *(c) there are no practicable alternative locations for the new subdivision, use or development.*	Clause 3.11 Exceptions to clause 3.10(2) provides a specific pathway for quarrying activities as noted above in relation to policy 9. The Economics Assessment (Appendix B12.4.4) and the Resource Report (Appendix B12.4.12) set out the national and regional benefits of the proposal, the functional and operational need for the location of the quarry and associated activities, and the lack of practicable alternative locations. The effects management hierarchy has been applied (see Ecology Assessment Appendix B12.4.5). In relation to indigenous vegetation, the conclusion is that the ecological management proposed provides for avoidance where possible and minimisation and remedy of effects where this can be achieved such as through capture and relocation of lizards. Where residual effects remain, an offset and compensation package has been provided to ensure there is net gain of values particularly in relation to indigenous vegetation areas.

Auckland Unitary Plan

.1 B3 Infrastructure, transport and energy – B3.3 Transport

Table 5: Assessment of relevant provisions of the Auckland Unitary Plan

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B3 Infrastructure, transport and energy – B3.3. Transport			
49.	B3.3.1. Objective 1	*Effective, efficient and safe transport that:* *(a) supports the movement of people, goods and services;* *(b) integrates with and supports a quality compact urban form;* *(c) enables growth;* *(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and* *(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community*	The Project will utilise the existing roading network, however the average daily truck movements will increase by approximately 111%. As assessed in Section 5 of the Transport Assessment, there is sufficient capacity to accommodate the proposed increase in truck volumes, but the existing access point requires an upgrade to include a full right turn bay. The upgrading of the access will support the safe and efficient movement of goods and improve safety for road users by providing an access that provides appropriate turning facilities for trucks. This work will be subject to a condition of consent. Overall, the Project meets the Unitary Plan requirements, and changes have been specifically designed to cater for the Quarry operation (e.g. access width).
50.	B3.3.2. Policy 5	*Improve the integration of land use and transport by:* *(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;* *(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;* *(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;*	In addition to the above discussion, the Project is an existing activity located on Hunua Road, which is part of the Auckland Strategic Freight Network: '*Roads of the highest strategic value to freight movement being Arterials where efficient freight movements must be actively supported to maintain Levels of Service, where competing modes and land uses require active management.'* As such, the Project, which is a high trip-generating activity; is appropriately located and can readily manage its impact on the transport network.

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Objectives and Policies			**Comment**
		(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; *(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and* *(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure*	

.2 B4 Natural Heritage – B4.2 Outstanding natural features and landscapes

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B4 Natural Heritage – B4.2 Outstanding natural features and landscapes			
51.	B4.2.1. Objective 1	*Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.*	The Project will extend approximately 6ha into an Outstanding Natural Landscape (ONL) listed in the AUP as Area 60 Ponga Road, which is valued for its rolling-to-dissected hill country form, extensive indigenous forest and regenerating indigenous vegetation, and the strongly articulated stream corridors that reinforce natural landscape qualities. The Landscape Effects Assessment finds that localised adverse effects will occur on the ONL, but that the majority of the ONL's defining values, including its elevated ridges, extensive indigenous forest, and strongly articulated landform will remain intact. Proposed revegetation and rehabilitation measures will progressively restore vegetative patterns and soften engineered landforms, contributing

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Objectives and Policies			**Comment**
			to long term landscape cohesion and ecological connectivity. Overall, the LEA finds that the Project will, in time, protect the characteristics, values and integrity that make the Ponga Road natural landscape "outstanding" and that, subject to the implementation of the proposed mitigations, the effects on the ONL are not considered inappropriate.
52.	B4.2.1. Objective 2	*The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.*	Workshops have been held with Ngāti Tamaoho, Te Ākitai Waiohua and Ngāti Te Ata to discuss the Mangapū Stream Tributary realignment, during which the methodologies and techniques for realigning the tributary were discussed along with mitigation and management mechanisms for restoration of the new stream corridor and rehabilitation of the landscape and ecology. Ngāti Tamaoho provided the project team with a cultural induction to support a deeper understanding of Auckland's cultural landscape and its local context. A Cultural Values Assessment has also been prepared by Te Ākitai Waiohua. (Appendix 6.7). The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland have been recognised and integrated into the Project. The Project is consistent with Objective 2.
53.	B4.2.2. Policy 3	*Protect the physical and visual integrity of Auckland's outstanding natural landscapes from inappropriate subdivision, use and development.*	The Project will result in adverse landscape effects throughout the 80-year life of the quarry. These effects relate to extensive landform excavation, removal of ridges and hillslopes, realignment of the Mangapū Stream Tributary, and progressive loss of approximately 44.46ha of indigenous vegetation across the active footprint, including areas within the ONL. The nature of the Project means that it cannot fully protect the physical and visual integrity of the ONL. However, given the need for aggregate in the Auckland region supported by the NPS-I and the efficiencies derived from extending an existing quarry, and because adverse effects on the ONL have
54.	B4.2.2. Policy 8	*Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values.*	

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Objectives and Policies			**Comment**
			been adequately managed, the Project is not an inappropriate activity. Over the long term, progressive rehabilitation, including indigenous riparian planting of Mangapū Stream Tributary, rehabilitation of benches and OBDA with native planting, as well as native revegetation across the offset sites, will gradually soften engineered landforms and re-establish natural vegetation patterns around the quarry margins over time, and will enhance the physical and visual integrity of the Ponga Road ONL, by reducing the landscape effects of the quarrying activity. Overall, the Project is considered to be generally consistent with Policies 3 and 8.

.3 B6 Mana Whenua – B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B6 Mana Whenua – B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation			
55.	B6.2.1(1) Objective 1	*The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. During these workshops, Mana Whenua directly contributed to methodologies, and techniques for realigning the tributary along with mitigation and management mechanisms for restoration of the
56.	B6.2.1 Objective 2	*The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
57.	B6.2.2 Policy 1	*Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:* *(a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;* *(b) builds and maintains partnerships and relationships with iwi authorities;* *(c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;* *(d) recognises the role of kaumātua and pūkenga;* *(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;* *(f) acknowledges historical circumstances and impacts on resource needs;* *(g) recognises and provides for mātauranga and tikanga; and* *(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.*	new stream corridor and rehabilitation of the landscape and ecology. Ngāti Tamaoho provided the project team with a cultural induction on 28 January 2026 to support a deeper understanding of Auckland's cultural landscape and its local context. This, along with the Cultural Values Assessment prepared by Te Ākitai Waiohua (Appendix A6.7) has informed the Landscape and Visual Assessment and the Stream Realignment Management Plan and the Ecological Offset programme. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. The Project is consistent with the objectives and policies in B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation.
58.	B6.2.2(2) Policy 2	*Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation:* *(a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area;* *(b) any relevant memorandum of understanding between the Council and the claimant group;*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
		(c) any joint management and co-governance arrangements established under Treaty settlement legislation; and *(d) any other specific requirements of Treaty settlement legislation.*	

.4 B6 Mana Whenua – B6.3. Recognising Mana Whenua values

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B6 Mana Whenua – B6.3. Recognising Mana Whenua values			
59.	B6.3.1. Objective 1	*Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.*	The Project has been developed with an understanding of cultural values identified through engagement with mana whenua, including hui, site visits, and technical workshops involving both mana whenua and project specialists. This engagement has been supported by formal inputs, including cultural values assessments and cultural memoranda.
60.	B6.3.1. Objective 2	*The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.*	
61.	B6.3.1. Objective 3	*The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.*	
62.	B6.3.2. Policy 1	*Enable Mana Whenua to identify their values associated with all of the following:* *(a) ancestral lands, water, air, sites, wāhi tapu, and other taonga;* *(b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;*	

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Objectives and Policies			**Comment**
		(c) biodiversity; *(d) historic heritage places and areas; and* *(e) air, geothermal and coastal resources.*	The matters raised through these processes, including expectations relating to partnership, kaitiakitanga, protection of whenua and wai, and involvement in management planning, have been taken into account in the development of the Project. These inputs have informed how the Project has been designed and will continue to guide its implementation. Cultural values identified through engagement have informed the design of key components of the Project, including the realignment of the Mangapū Stream tributary, stream design and water management approaches, and the rehabilitation and revegetation of affected areas. These responses are currently being embedded within the Project through the development of management plans that will guide construction and ongoing management. These include: (a) Mangapū Stream Tributary Realignment Management Plan. (b) Landscape and Ecology Rehabilitation Strategy and Management Plan. (c) Aquatic Fauna Salvage and Relocation Plan. (d) Lizard Management Plan. (e) Pest Management Plan. These management plans reflect the current design and will continue to be refined as the Project develops through ongoing engagement and input from mana whenua.
63.	B6.3.2. Policy 2	*Integrate Mana Whenua values, mātauranga and tikanga:* *(a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including:* *(i) ancestral lands, water, sites, wāhi tapu and other taonga;* *(ii) biodiversity; and* *(iii) historic heritage places and areas.* *(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;* *(c) in the development of innovative solutions to remedy the long-term adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and* *(d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.*	
64.	B6.3.2. Policy 3	*Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.*	
65.	B6.3.2. Policy 4	*Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:* *(a) recognise the holistic nature of the Mana Whenua world view;* *(b) Restore or enhance the mauri of freshwater and coastal ecosystems.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
66.	B6.3.2. Policy 5	*Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement on Freshwater Management 2014 in establishing all of the following:* *(a) water quality limits for freshwater, including groundwater;* *(b) the allocation and use of freshwater resources, including groundwater; and* *(c) integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment.*	Engagement with mana whenua will continue in the post lodgement phase through the development and implementation of the Project, building on established relationships and reflecting a shared expectation of ongoing partnership. A Cultural Management Plan will be developed in partnership with mana whenua; to set out how cultural values, engagement processes, and ongoing involvement will be provided for over the life of the Project.
67.	B6.3.2. Policy 6	*Require resource management decisions to have particular regard to potential impacts on all of the following:* *(a) the holistic nature of the Mana Whenua world view;* *(b) the exercise of kaitiakitanga;* *(c) mauri, particularly in relation to freshwater and coastal resources;* *(d) customary activities, including mahinga kai;* *(e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and* *(f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.*	

.5 B7 Natural Resources – B7.2 Indigenous biodiversity

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B7 Natural Resources – B7.2 Indigenous biodiversity			
68.	B7.2.1 Objective 1	Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.	It is noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB and NPS-FM that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction. The Site supports a range of areas of significant indigenous vegetation and habitats with some areas identified in the AUP as a SEA (which is the equivalent of a SNA). This project will result in some SNA areas not being protected. There will be an impact on parts of these SEA areas, and this impact has been assessed in the Ecological Assessment (Appendix B12.4.5). Where there are adverse effects on those areas these are managed primarily through offsetting and compensation.
69.	B7.2.1 Objective 2	Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	It is noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB and NPS-FM that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction. Indigenous biodiversity values affected by the quarrying activity, outside the SEA areas, will be adversely affected to some degree. Where possible areas will be protected and overall indigenous biodiversity values will be maintained through enhancement and restoration by way of offsetting and compensation actions integrated with the wider ecological management approach.

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Objectives and Policies			**Comment**
			Protection of existing areas of indigenous vegetation is also to be achieved through the management approach.
70.	B7.2.2 Policy 1	*Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule:* *(a) representativeness;* *(b) stepping stones, migration pathways and buffers;* *(c) threat status and rarity;* *(d) uniqueness or distinctiveness; and* *(e) diversity.*	These factors and descriptors have been applied to the assessment of areas and values within the Ecological Assessment (Appendix B12.4.5).
71.	B7.2.2 Policy 2	Include an area of indigenous vegetation or a habitat of indigenous fauna in terrestrial or freshwater environments in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule if the area or habitat is significant.	This is the role of the Council to undertake and has been achieved through the identification of SEA's.
72.	B7.2.2 Policy 3	Identify and evaluate areas of significant indigenous vegetation, and the significant habitats of indigenous fauna, in the coastal marine area considering the following factors in terms of the descriptors contained in Schedule 4 Significant Ecological Areas – Marine Schedule: (a) recognised international or national significance; (b) threat status and rarity; (c) uniqueness or distinctiveness; (d) diversity;	N/A (this Site is not within the Coastal marine area)

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Objectives and Policies			**Comment**
		(e) stepping stones, buffers and migration pathways; and (f) representativeness	
73.	B7.2.2 Policy 5	Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.	The Site supports a range of areas of significant indigenous vegetation and habitats with some areas identified in the AUP as a SEA (which is the equivalent of a SNA) and effects on these areas are not fully avoided. The impact on these SEA areas has been assessed in the Ecological Assessment (Appendix B12.4.5) and where there are adverse effects on those areas these are managed primarily through offsetting and compensation. As noted above, the AUP has not yet been amended to incorporate required recognition of the changes to the NPS's that provides for quarrying activities.
74.	B7.2.2 Policy 5A	*Improve the resilience of areas listed in the Schedule 3 of Significant* *Ecological Areas – Terrestrial Schedule and of Schedule 4 Significant* *Ecological Areas – Marine Schedule to the effects of climate change.*	This Project is contributing to the overall resilience of indigenous biodiversity by planting indigenous vegetation within the Site and at other sites that could provide new habitats for indigenous species and contribute to future ecological values in the surrounding area. The proposed pest management will provide considerable benefit to ecological values and support resilience of these areas. The protection of large areas of existing indigenous vegetation contributes to the resilience of the identified protected areas by maintaining connections and increasing overall area of significant values. As noted above, the AUP has not yet been amended to incorporate required recognition of the changes to the NPS's that provides for quarrying activities.

.6 B7 Natural Resources – B7.3 Freshwater Systems

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B7 Natural Resources – B7.3 Freshwater Systems			
75.	B7.3.1 Objective 1	*Degraded freshwater systems are enhanced.*	The freshwater systems that run through and adjoin the Site are not identified as degraded. The Mangapū Tributary and Mangapū Stream are subject to the High Natural Stream Management Overlay. As referenced in the Groundwater Report (Appendix B12.4.10) water quality monitoring in the Mangapū Stream water undertaken in 2013 and December 2025 confirms that quarry operations have not had a measurable adverse impact on stream water quality. Sampling results show negligible variation between upstream and downstream sites, with Aluminium, Copper and Iron concentrations exceeding default guideline values for 95% species protection. However, these exceedances occur consistently both upstream and downstream, indicating they reflect natural background conditions rather than being influenced by quarry activities.
76.	B7.3.1 Objective 2	*Loss of freshwater systems is minimised.*	The term 'freshwater system' as relevant to this Project refers to the Mangapū Tributary, the Waipokapū and Mangapū Streams and inland natural wetlands. The Project will result in the loss of 1,200 metres of a Mangapū Tributary, but this will be replaced in part with 570 metres of highly naturalised, planted stream. There will be a loss of 0.45ha of wetlands. The residual loss of part of the Mangapū Tributary, and other streams, and other wider impacts on freshwater systems will be offset and compensated for through restoration and enhancement of wetland and riparian areas, reestablishment of waterway connections, willow control and pest management. Overall loss of freshwater systems is minimised and is offset in other locations.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
77.	B7.3.1 Objective 3	*The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.*	The Project will result in land outside the Special Purpose Quarry Zone being used for quarry purposes. The land is zoned as Mixed Rural and is currently in bush or lifestyle blocks. The works will include the loss of 1200 metres of a stream tributary and all its associated freshwater values. However, that loss will be offset by reinstating the stream along a cut stream bed, with a meandering channel, waterfalls/cascade sequence at the tie in with the existing upstream channel (Mangapū Tributary), boulders (potentially reclaimed from the old tributary) and riparian planting. The loss of 0.44 ha of wetlands associated with the Mangapū Tributary and within the Project Footprint will be offset. It is noted that some of the wetlands are located within the Special Purpose: Quarry Zone, as such the zoning has signalled that the land will be used for quarrying. The Quarry has also been established for a long time, and it is not considered a change of use. However, it is proposed to enhance and plant a minimum of 2.51 ha to compensate for the entire loss in Hunua Quarry and environs, Meremere Quarry and within land owned by Auckland Parks. The expansion of the quarry will avoid impacts on freshwater where possible but will otherwise remedy, minimise, offset or compensate for the impacts.
78.	B7.3.2 Policy 1	*Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:* *(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;* *(b) ensuring catchment management plans form part of the structure planning process;*	In so far as this Policy is relevant to the Project (limb c is partly relevant and limb d is relevant), it is proposed to effectively manage adverse effects of runoff by implementing stringent ESC measures and to avoid or mitigate effects on freshwater systems. The main risk to freshwater systems is the discharge of sediment related to the removal of overburden and the construction of haul roads. A range of measures based upon the 10 basic principles set

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Objectives and Policies			**Comment**
		(c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and *(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.*	out in the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) will be applied. These are: minimise disturbance, stage construction, protect steep slopes, protect watercourses, install perimeter controls, employ detention devices, use trained and experienced operators, ensure the ESCP evolves as construction progresses and the nature of land disturbing activities change, and assess, adjust inspect, monitor and maintain control measures. Through these measures, adverse effects on freshwater systems will be adequately mitigated. Other actual and potential effects on freshwater systems are covered by the ecological assessment with mitigation (or offsetting and compensation) measures applied to protect freshwater systems both on the site and within offset sites.
79.	B7.3.2 Policy 4	*Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply:* *(a) it is necessary to provide for:* *(i) the health and safety of communities; or* *(ii) the enhancement and restoration of freshwater systems and values; or* *(iii) the sustainable use of land and resources to provide for growth and development; or* *(iv) infrastructure;* *(b) no practicable alternative exists;* *(c) mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and* *(d) where adverse effects cannot be adequately mitigated, environmental benefits including on-site or off-site works are provided.*	As discussed above, the Project results in the permanent loss of wetlands and the realignment of an extent of stream with some residual permanent loss of stream extent. These impacts do not need to be avoided as: • quarrying is a sustainable use of resources that is essential to providing aggregate for growth and development and infrastructure (limb (a)). • no practicable alternatives exist given the limited land holding owned by Winstone and the time and expense in establishing a new quarry elsewhere (limb (b)). • the loss of wetland and riparian areas is mitigated, offset and compensated for (limb (c)). • The Mangapū Tributary will be re-established as described in the Stream Engineering Report (Appendix B12.4.7), providing environmental benefits (limb (d)).

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Objectives and Policies			**Comment**
80.	B7.3.2 Policy 5	*Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following:* *(a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas;* *(aa) improve resilience to the effects of climate change;* *(b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands;* *(c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and* *(d) maintain or where appropriate enhance:* *(i) freshwater systems not protected under Policy B7.3.2(5)(a);* *(ii) navigation along rivers and public access to and along lakes, rivers and streams;* *(iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and* *(iv) areas of significant indigenous biodiversity.*	Hunua Quarry will operate to: a) Protect *Natural Stream Management Areas*, where possible. Noting that a 1200metre length of the Mangapū Tributary will be lost, and the realigned stream length will not be within the identified *Natural Stream Management area,* (which represents aspects where protection cannot be fully achieved) however it is intended that the realigned stream will strongly reflect the physical characteristics and values of the original stream and riparian restoration will be carried out. The stream has been designed to account for a 3.8-degree warming scenario and adjustments to rainfall were made in line with the Stormwater Code of Practice. b) Ensure discharges to the Mangapū Stream will generally be related to dewatering and will be treated to remove excess sediment by using sediment retention ponds. c) That there will be no discharges to remaining wetlands. d) Culverts will be constructed in minor waterways to the west of the current pit to provide for a new haul road. These have a functional need to locate within the tributaries as they are directly related to the quarrying activity, which can only occur where the aggregate resource is located. There is also an operational need for the culverts, as they support the new haul road which achieves significant operational and logistical efficiencies for the quarry. The culverts are located within an existing Special Purpose Quarry Zone and are vital to the ongoing development of the Hunua Pit, which provides a much needed local, high quality aggregate resource. e) minimise the risk of sediment entering a stream through the use of ESCP measures that have not been designed to

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Objectives and Policies			**Comment**
			accommodate climate change due to the temporary nature of the measures.
81.	B7.3.2 Policy 6	*Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.*	Restoration and enhancement of riparian and wetland areas is a key component of the offset and compensation package proposed.

.7 B7 Natural Resources – B7.4 Coastal water, freshwater and geothermal water

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B7 Natural Resources – B7.4 Coastal water, freshwater and geothermal water			
82.	B7.4.1 Objective 1	*Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the life-supporting capacity and the natural, social and cultural values of the waters.*	The Project seeks to take and use groundwater to provide for aggregate extraction. The Groundwater Assessment in Appendix B12.4.10 has assessed the potential effects of the proposal noting that Winstone holds a permit to dewater the Symonds Hill Pit to RL -5m and take a total of 5,340 m^3/d. An application to renew the maximum take of 1,400 m^3/d from HUN14/8 (Coal Mine Bore) is currently in process. It is now proposed to dewater to RL-50m and take a total of 5,820 m^3/d (which includes 2,610m^3/d for the quarry water use). The Groundwater Assessment has determined that there is no change in the predicted total groundwater resource within the greywacke block compared to that already assessed under Consent WAT60152106-A. The regional groundwater resource (excluding storage contribution) available within the Hunua Greywacke Block is calculated to be about 4,900 m^3/d.

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Objectives and Policies			**Comment**
			The dewatering of Symonds Hill Pit may reduce baseflow in two streams - the Mangapū and Waipokapū Streams - in downstream areas (<RL 50m) where they receive discharge from regional groundwater. It is intended to monitor stream MALF and undertake augmentation of stream flows to minimise any risks to the life supporting capacity of the Mangapū Stream, Waipokapū Stream and the diverted stream. In addition, dewatering may result in drawdown effects in neighbouring, privately owned bores. Groundwater levels will be closely monitored and measures implemented to address any drawdown effects. The Project is consistent with Objective 1.
83.	B7.4.1 Objective 2	*The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded.*	It is understood that water quality in the Mangapū and Waipokapū Streams is good and recent testing in the Mangapū Stream has shown that it has not been impacted by quarrying activities. The quality of freshwater will be maintained by: • implementing stringent erosion and sediment control measures are set out in the ESC Assessment (Appendix B12.4.8), which have been designed to manage potential sediment discharges to freshwater during the removal of overburden, the construction of haul roads and the stream realignment works, and • undertaking the Mangapū Tributary realignment in accordance with the Stream Realignment Management Plan (Appendix B12.8.7), and • treating processing water in sediment retention ponds prior to discharge, and • annual sampling of the production bore HUN14/8 and the Symonds Hill Sump, and

Auckland Unitary Plan			
Objectives and Policies			**Comment**
			The Project is consistent with Objective 2.
84.	B7.4.1 Objective 4	*The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.*	No wastewater discharges are proposed. Stormwater will be managed as per the ESC (Appendix B12.4.8) as it is generated when works such as the removal of overburden are undertaken, rather than the extraction of rock. Stormwater in the pit will discharge to the pit pump. The Project is consistent with Objective 4.
85.	B7.4.1 Objective 5	*The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.*	As discussed above, the extension of the pit into Rural Mixed Use Zone will result in a change in land use that cannot be avoided. However, as detailed in Section B7 of the assessment of effects, any associated discharges will be effectively managed to ensure there is no impact on freshwater quality.
86.	B7.4.1 Objective 6	*Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. As set out in the Cultural Values and Consultation Summary report (Appendix A6.7), kaitiakitanga, the protection of wai and involvement in ongoing management planning are common cultural values raised by Mana whenua. Cultural values have been responded to through the design of the project, including through proposed conditions requiring ongoing monitoring and are embedded in management plans, including the Mangapū Stream Tributary Realignment Management Plan.

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Objectives and Policies			**Comment**
			Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works
87.	B7.4.2 Policy 1	*Integrate the management of subdivision, use, development and coastal water and freshwater, by:* *(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and* *(b) requiring catchment management planning as part of structure planning;* *(c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and* *(d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.*	In so far as this is relevant to this Project, effects on water quality have been, and will continue to be managed effectively. Water quality in the Mangapū and Waipokapū Streams is not degraded, and subject to the implementation of the ESCP and proposed monitoring programmes, the Project will not increase any adverse impacts on water. The Project is consistent with Policy 1.
88.	B7.4.2 Policy 7	*Water quality* *Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following:* *(a) significant bacterial contamination of freshwater and coastal water;* *(b) adverse effects on the quality of freshwater and coastal water;* *(c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources;*	The Project has been designed to minimise any risks to water quality, and will meet the intent of the Policy as: • There is a low risk of bacterial contamination due to the nature of the discharges being generally aggregate process and pit water. • adverse effects from the construction and operation of the quarry relate primarily to sediment discharges from earthworks. The quarry is designed to capture these discharges and treat them, thereby avoiding or minimising effects (see ESC (Appendix B12.4.8).

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Objectives and Policies			**Comment**
		(d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and *(e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply.*	• Annual sampling of the production bore HUN14/8 and the Symonds Hill Sump will be undertaken to minimise the risk of discharging poor quality water to streams. • There are not anticipated to be any adverse effects on water quality in the aquifer. The Project is consistent with Policy 7.
89.	B7.4.2 Policy 8	*Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by:* *(a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and* *(b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment.*	The removal of overburden, the construction of haul roads and the stream realignment works will result in large areas of land disturbance and the need to manage sediment runoff. ESC measures will be implemented in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05). The risk of sediment runoff significantly decreases once overburden removal is complete, and rock extraction activities commence. The proposed approach reflects this. The Project will minimise the loss of sediment and will therefore be consistent with Policy 8.
90.	B7.4.2 Policy (9)	*Stormwater management* *Manage stormwater by all of the following:* *(f) requiring subdivision, use and development to:* *(i) minimise the generation and discharge of contaminants; and* *(ii) minimise adverse effects on freshwater and coastal water …;* *(iii) ….* *(g) adopting the best practicable option for every stormwater diversion and discharge; and …*	Stormwater on site will be managed in a way that gives effect to the requirements of sub-policies as the stormwater diversions and discharges will adopt the best practicable option to minimise the effects of discharges. The Project is consistent with Policy 9.
91.	B7.4.2	*Promote the efficient allocation of freshwater and geothermal water by all of the following:*	The take of groundwater will not result in any over allocation this has been confirmed with Auckland Council and measures are

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Objectives and Policies			**Comment**
	Policy 11	*(a) establishing clear limits for water allocation;* *(b) avoiding over-allocation of water, including phasing out any existing overallocation;* *(c) safeguarding spring flows, surface waterbody base flows, ecosystem processes, life-supporting capacity, the recharge of adjacent aquifers, and geothermal temperature and amenity; and* *(d) providing for the reasonable requirements of domestic and municipal water supplies.*	proposed to address any effects resulting from dewatering on adjoining bore owners. The Project is consistent with Policy 11.
92.	B7.4.2 Policy 12	*Promote the efficient use of freshwater and geothermal water.*	The Project represents an efficient use of water as it will enable the production of aggregate that is a vital resource for the Auckland region, where there is already a supply deficit. Aggregate is needed for the development of infrastructure. Water use during quarry activities is very efficient as most water is directed back to the streams through augmentation or is used for dust suppression and aggregate processing, whereby some of that water may also end up draining back to the aquifer. The Project is consistent with Policy 12.
93.	B7.4.2 Policy 13	*Promote the taking of groundwater rather than the taking of water from rivers and streams in areas where groundwater is available for allocation.*	The Project will only take groundwater and is therefore consistent with Policy 13.
94.	B7.4.2 Policy 14	*Enable the harvesting and storage of freshwater and rainwater to meet increasing demand for water and to manage water scarcity conditions, including those made worse by climate change.*	The Project uses very little water with most being used to augment stream flows, and demand is unlikely to increase over time. As such, harvesting and storing water is not necessary.

.8 B7 Natural Resources – B7.5 Air

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Objectives and Policies			**Comment**
B7 Natural Resources – B7.5 Air			
95.	B7.5.1 Objective 1	*The discharge of contaminants to air from use and development is managed to improve region-wide air quality, enhance amenity values in urban areas and to maintain air quality at appropriate levels in rural and coastal areas.*	The Hunua Quarry is an existing activity that is located within the Special Purpose Quarry Zone, where a lower level of amenity is anticipated. The SPQZ is characterised as a low air quality environment under the AUP, and the rural zones are a medium air quality environment. Hunua Quarry operates under Permit No. 34130, which expires on 29th October 2044. This permit authorises the discharge of contaminants into air primarily dust, from activities associated with the operation of the Hunua Quarry, including vegetation removal: overburden removal; excavating rock; blasting and drilling; crushing, screening storage, and transport of rock; and the operation of a blending plant. The Air Quality Assessment (Appendix B12.4.1) confirms that there have been very few exceedances of the GPG Dust TSP trigger level of 250 µg/m³ for moderately sensitive receptors. Additional PM_{10} over a two-month monitoring campaign near to the dwellings located on Judge Richardson Drive concluded that the PM_{10} concentrations did not exceed the 24-hour average NES-AQ limit of 50 µg/m³. Effects on air quality in the surrounding rural environment have been minimal due to the effective dust management measures in place at the Site. While the Project will expand into the Rural Mixed Use Zone, the Air Quality Assessment has determined that if the existing mitigation measures along with stringent dust monitoring are implemented, then existing air quality, as anticipated in a rural zone, will be maintained.

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Objectives and Policies			**Comment**
			As such, the Project will not improve air quality, but it will maintain current air quality in the rural area.
96.	B7.5.1 Objective 3	*Avoid, remedy or mitigate adverse effects from discharges of contaminants to air for the purpose of protecting human health, property and the environment.*	Quarrying activities have the potential to generate dust that can, if uncontrolled, adversely impact on human health and amenity values i.e. the deposition of dust on properties. On-site monitoring by PDP found the average 24-hour concentration to be approximately 25% of the NES AQ AAAQ, with the maximum being approximately 50% of the AAAQ. Consequently, if the dust mitigation measures continue to be used throughout the life of the Project, they will continue to control the potential for elevated off-site PM_{10} concentrations to a level where health and environmental effects are highly unlikely to be experienced. With regard to Respirable Crystalline Silica (RCS), having undertaken a conservative assessment of the TSP monitoring, reviewed specific RCS sampling near quarries in Christchurch quarries, and reviewed information prepared by TCEQ, and undertaken a risk assessment using a methodology developed by the US EPA assessment, the Air Quality Assessment determines that there is an extremely low potential for any off-site health effects from RCS. However, to ensure that RCS does not pose a potential health hazard, it is proposed to undertake baseline RCS monitoring and monitoring during the first 12 months of operation. This will be required through a condition of consent. Therefore, if the proposed mitigation measures are implemented, as currently occurs, the discharge of contaminants to air will be managed to protect human health, property and the environment.
97.	B7.5.2 Policy 1	*Manage discharge of contaminants to air from use and development to:*	The discharge of contaminants to air from the Symonds Hill Pit development will be managed as follows:

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Objectives and Policies			**Comment**
		(a) avoid significant adverse effects on human health and reduce exposure to adverse air discharges; *(b) control activities that use or discharge noxious or dangerous substances;* *(c) minimise reverse sensitivity effects by avoiding or mitigating potential land use conflict between activities that discharge to air and activities that are sensitive to air discharges;* *(d) protect activities that are sensitive to the adverse effects of air discharges;* *(e) protect flora and fauna from the adverse effects of air discharges;* *(f) enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations.*	(a) There will be no significant adverse effects on human health as determined in the Air Quality Assessment. (b) the discharge of any dangerous substances in dust such as PM_{10} and RCS will be controlled through dust management and measures to monitor RCS are included as part of the proposed conditions. (c) The closest sensitive receivers are generally owned by Winstone, with the exception of 165 Middleton Road (100 metres to the south east). However, to date dust effects have been effectively managed by a range of mitigation measures including wind monitoring, wetting of surfaces during dry weather, stabilising and revegetation of exposed land, undertaking processing activities within buildings and managing the height of stockpiles. Furthermore, all sensitive receptors are located further away than the dust monitoring equipment, therefore the intensity of any dust experienced at them will be lower than any recorded by the monitor. (d) As above. (e) Dust disturbance is noted in Section B7.1 of the AEE as having an indirect effect on habitats and associated species primarily where the pit extent abuts areas of retained habitat. Section B8.2.1 of the AEE states that the dust suppression measures will help mitigate these indirect effects on the edges of adjacent vegetation that are not being removed and provide protection to flora and fauna. (f) Discussed above under Objective 1.

.9 B7 Natural Resources – B7.6 Minerals

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B7 Natural Resources – B7.6 Minerals			
98.	B7.6.1 Objective 1	*Auckland's mineral resources are effectively and efficiently utilised.*	Hunua Quarry provides approximately 28% of Auckland's total aggregate production and the Project provides access to considerable additional resource. Given the availability of established processing plant and ancillary infrastructure that are already authorised and along with overburden disposal areas, the further development of the Hunua Quarry is efficient and will provide an effective long-term resource for Auckland. The counterfactual is an inefficient utilisation of mineral resources, because aggregate would need to be sourced from outside of the Auckland region and/or a new quarry site would need to be identified and set up.
99.	B7.6.2 Policy 1	*Provide for mineral extraction activities within appropriate areas to ensure a secure supply of extractable minerals for Auckland's continuing development.*	There is an estimated total demand of approximately 17 million tonnes annually which Auckland's future production is unlikely to meet in the near future and the deficit in supply will widen as the population grows. The Project will make a positive contribution to the security of supply and provide local aggregate resource necessary for housing and development, infrastructure including repairs and maintenance, that can be delivered cost effectively. The majority of works will be undertaken in the SPQZ, which specifically provides for quarrying activities and therefore is an appropriate area.
100.	B7.6.2 Policy 3	*Identify extractable mineral deposits for future use and safeguard the areas containing regionally significant extractable deposits from inappropriate land use and development.*	This Project has been informed by on-site investigations at Hunua Quarry an important quarry in the Auckland region, that have revealed a reliable source of high-quality greywacke both within and next to the Special Purpose Quary Zone. Policy 3 is very broad in its application as it does not determine that areas to be safeguarded

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Objectives and Policies			**Comment**
			should be free of encumbrances such as SEA's and ONL's, just that the resource needs to be regionally significant and extractable. As such, this Project aligns strongly with the outcomes sought by Policy 3, as it will provide for the extraction of a regionally significant volume of high-quality greywacke near its market.
101.	B7.6.2 Policy 4	*Require mineral extraction activities to be established and operated in ways which avoid, remedy or mitigate significant adverse effects on the environment.*	The Project will avoid where practical and otherwise manage effects on rural character, amenity, landscape and biodiversity values. Where these cannot be suitably avoided or mitigated a comprehensive offset and compensation package is proposed. No effects, when subject to mitigation measures, are identified as being significant.

.10 B9 Rural Environment – B9.2 Rural Activities

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B9 Rural Environment – B9.2 Rural Activities			
102.	B9.2.1 Objective 3	*Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained.*	Symonds Hill Pit and all processing and storage facilities are located on land zoned Special Purpose – Quarry Zone but the proposed development will extend the quarry into the adjoining Rural - Mixed Rural Zone. However, quarry activities are not defined as rural production activities. That said, the Project will not result in or promote the urbanisation of rural land and will avoid where practical and otherwise manage effects on rural character, amenity, landscape and biodiversity values. Where these cannot be
103.	B9.2.1 Objective 4	*Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.*	
104.	B9.2.2 Policy 1	*Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within*	

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Objectives and Policies			**Comment**
		the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.	suitably avoided or mitigated a comprehensive offset and compensation package is proposed. Overall, the Project is not inconsistent with the objectives and policies as it will avoid significant effects on rural character, amenity, landscape and biodiversity values. Furthermore, the Project is not deemed to be an inappropriate activity given the existing quarry activity in the adjoining SPQZ and having regard to the findings of the Landscape Assessment.
105.	B9.2.2 Policy 3	*Encourage improved land management practices in rural production areas to progressively reduce and contain adverse environmental effects.*	

.11 B10 Environmental Risk – B10.2 Natural hazards and climate change

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B10 Environmental Risk – B10.2 Natural hazards and climate change			
106.	*B10.2.1. Objective 2*	*The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas*	The Site is identified as being subject to flooding hazards and landslide susceptibility. An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. Although the risk is considered low, a Trigger Action Response Plan (TARP) is proposed which sets out protocols for if ground conditions are discovered that differ from those anticipated. The proposed stream realignment will increase flood depths by more than 100mm in the Mangapū Stream, however the PDP report finds that this will be contained due to the deep, steep sided nature of the stream reach. Modelling indicates negligible increases in flood levels in other areas.

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Objectives and Policies			**Comment**
			There may be some overtopping of the temporary bridge in heavy rainfall events and debris may become stuck at the bridge. The bridge will have no impact on upstream or downstream flooding or flows. Overall, there will be no off-site flooding effects as a result of the bridge, and given it is a temporary structure it is considered that Winstone will be able to adequately manage any risk. The stage 2 culverts have been designed to accommodate a 2% AEP flood event. For any events above this, water levels will elevate up to 0.3m at the culvert, tapering off downstream. Given the steep sided gully, the water levels will be contained and will not overtop into the gully or haul road. Flood hazards shown around Tributaries 1, 3, 4 and to the west of the existing haul road will be removed through mineral extraction as the quarry development progresses. The mapped hazards within the Symonds Hill Pit are out of date as the area has been highly modified through quarry design and sediment retention ponds. Overall, the proposal will not increase risk to people, property, infrastructure and the environment as a result of natural hazards. The Project is consistent with Objective 2.
107.	*B10.2.1. Objective 3*	*New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.*	As discussed above, subject to works being undertaken in accordance with engineering designs and implementation of mitigation measures as such the TARP, the proposed quarry development will not create new risks to people, property and infrastructure. The proposal is consistent with Objective 3.
108.	*B10.2.1. Objective 4*	*The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for*	The stream realignment channel has been designed to accommodate the 1% AEP flow with climate change to 3.8 degrees of warming, and a bund is proposed to account for over-design events. The stage 2 culverts required to establish the northwest

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Objectives and Policies			**Comment**
			haul road have been designed for 2% AEP events, and any increase in flood waters will be contained within the steep sided gully and will not overtop onto the haul road or result in downstream flooding. The temporary bridge required as part of the Mangapū Tributary realignment works will require monitoring during heavy rainfall events for transport safety and debris, however, it will not result in any off-site effects. Overall, the Project has been designed to account for climate change, over at least 100 years where appropriate and including frequency and severity of events. The Project is consistent with Objective 4.
109.	*B10.2.1. Objective 5*	*The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.*	The majority of floodplains currently identified within the Quarry Development Area are associated with tributaries which are proposed to be removed through Stages 1 – 8. Overland flow continues to discharge to the Mangapū Stream, via sediment retention devices. In the instance of the removal of Tributary 1, it is proposed to divert the flow to a new channel, designed to accommodate climate change and a range of flooding events, where the natural function of the tributary will be maintained. The proposal is consistent with Objective 5.
110.	*B10.2.1. Objective 6*	*The conveyance function of overland flow paths is maintained.*	Overland flow will continue to discharge to the Mangapū Stream, via sediment retention devices. The Project is consistent with Objective 6.
111.	B10.2.2 Policy 3	*Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.*	As part of the stability assessment, the Geotechnical Report assessed a high groundwater case, accounting for heavy rainfall events, when determining the overall factor of safety and risk levels. Additionally, the Geotechnical Report recommends lining the base of the proposed realigned channel of the Mangapū Tributary to

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Objectives and Policies			**Comment**
			minimise flood waters leaking into the quarry, which would increase the risk of slips. PDP has assessed flooding risks for the realigned tributary channel, Stage 2 culverts and activities within flood hazard risk areas. PDP modelled a range of flood events in accordance with Auckland Council Infrastructure Code of Practice accounts for 3.8 degrees of climate change. Overall, the natural hazard risk assessments have taken climate change into account and the recommendations within those reports have either been adopted into proposed designs or are included in proposed consent conditions. The Project is consistent with Policy 3.
112.	B10.2.2 Policy 4	*Assess natural hazard risks:* *(a) using the best available and up-to-date hazard information; and* *(b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards, including sea level rise in response to global warming.*	The PDP report for the Stream Realignment uses a rainfall runoff model developed for the catchment downstream of the gauging locations using rainfall data from NIWAS's High Intensity Design System (V4) for Auckland (updated and calibrated since the Auckland Anniversary event). The rainfall model was calibrated to the 1% AEP to the Mangapū Tributary flows (7.1 m^3/s). The report models events from 10% AEP – 0.1% AEP events (accounting for 100 years and beyond) and as above, accounts for 3.8 degrees of climate change. The PDP memo on culverts used the Auckland Regional Council TP108 rainfall-runoff methodology and in line with Auckland Council Infrastructure Code of Practice accounting for 3.8 degrees of climate change. The memo demonstrates modelling of 100-year design flows. The Geotechnical Report uses historical data (including investigations at the site undertaken by T and T since 2004), GNS Science Ltd geological maps and geotechnical investigations,

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Objectives and Policies			**Comment**
			mapping and groundwater measurements undertaken in December 2025. In particular, the groundwater modelling includes accounting for heavy rainfall events. The Project is consistent with Policy 4.
113.	B10.2.2 Policy 5	*Manage subdivision, use and development of land subject to natural hazards based on all of the following:* *(a) the type and severity of potential events, including the occurrence natural hazard events in combination;* *(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and* *(c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.*	This has been addressed above with regards to Objective 2, Objective 3 and Objective 4.
114.	B10.2.2 Policy 6	*Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:* *(a) the natural hazards risks, either individually or cumulatively, and the extent to which climate change will exacerbate such effects risks, are uncertain or unknown, but may be significant or irreversible, including the possibility of low-probability but high potential impact events; or* *(b) the level of information on the probability and/or impacts of the hazard is limited.*	The Geotechnical Report takes a precautionary approach in determining that although overall, the natural hazard risk is low / acceptable, a Trigger Action Response Plan (TARP) is recommended which sets out protocols in case ground conditions differ from what is anticipated. The TARP is included as a proposed consent condition. The PDP memo on the Stage 2 culverts applies a sensitivity check for the 100-year ARI event flow to ensure surcharge depths are acceptable / do not overtop the road or exceed 1.0m in depth). The PDP report incorporates a precautionary approach through the modelling of an over-design event within the flood channel and recommends a bund along the channel back or haul road edge to ensure flood flows do not spill into the pit once excavated.

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Objectives and Policies			**Comment**
			Overall, precautionary approaches have been applied in assessing natural hazard risk and where relevant, recommendations have been adopted into design or as proposed consent conditions. The Project is consistent with Policy 6.
115.	B10.2.2 Policy 7	*Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the existing risks of natural hazards are not increased.*	The Project avoids and mitigates potential effects associated with natural hazards through: • designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change; • the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; • the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas; • the implementation of the proposed TARP to manage potential landslide risks as a result of excavation (including vegetation removal). Overall, subject to the implementation of the recommended mitigation measures, the proposal will have less than minor adverse effects on flood and landslide hazards and will not exacerbate existing hazards. The Project is consistent with Policy 7.
116.	B10.2.2 Policy 8A	*Enable adaptation of existing activities in natural hazard areas where risk is maintained at or reduced to a tolerable or acceptable level.*	As set out in the Geotechnical report, subject to works being undertaken with proposed engineering design plans and the implementation of the TARP, the overall risk is considered to be acceptable.

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Objectives and Policies			**Comment**
			As per Table E36.3.1B.2, mineral extraction is an activity less sensitive to natural hazards (Chapter J Definitions) and therefore is deemed acceptable in Very High and Medium Flood Hazard Areas. That said, the PDP report notes that the areas of Very High and High Flood Hazard Areas are associated with tributaries or land areas that will be removed through the proposed quarry development, thereby removing the flood hazard. Additionally, mapped flood hazard areas within the pit have already been removed through land modification and overland flow is managed through sediment retention devices. Overall, the level of natural hazard risks associated with the Project will be maintained at an acceptable level, and the Project is consistent with Policy 8A.
117.	B10.2.2 Policy 13A	*Avoid subdivision, use and development associated with activities sensitive and potentially sensitive to natural hazards and discharge of stormwater and wastewater directly to ground in high (significant) landslide hazard risk areas.*	Mineral extraction is defined as being an activity less sensitive to natural hazards (Chapter J Definitions, PC120). The Project is consistent Policy 13A.
118.	B10.2.2 Policy 14	*Minimise earthworks and vegetation alteration or removal in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas.*	As per the Geotechnical Report findings, the mapped landslide susceptibility hazard mapping does not reflect the actual environment within the Quarry Development Area and overall, the proposed development (including earthworks (including mineral extraction activities) and vegetation removal) is deemed to be acceptable. Overall, the Site is not a high landslide hazard risk area.
119.	B10.2.2 Policy 17	*Provide for the active participation of Māori in the identification and decision- making over the management of natural hazard risks associated with their values, rights and interests.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they
120.	B10.2.2 Policy 19	*Require natural hazard identification and risk assessments to consider mātauranga and tikanga Māori.*	

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Objectives and Policies			**Comment**
			participated in workshops on the Mangapū Stream Tributary realignment. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works.

.12 B10.4. Land – contaminated

Auckland Unitary Plan			
Objectives and Policies			**Comment**
Land-Contaminated			
121.	*B10.4.1. Objective 1*	*Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.*	A Combined Preliminary and Detailed Site Investigation (Contaminated Land Assessment) was undertaken by PDP to determine the presence of any HAIL, or other potentially contaminating activities within the Project Area. Only one soil sample (PMS08, collected from the extension of the Graveyard area) indicated TPH exceeding the background concentration level for human health risk for commercial / industrial land use. A further subsurface sample indicated a reduction in concentrations with depth. Therefore, the health risk to site users is considered to be low. Regardless, it is recommended that this soil be excavated from the investigation area (prior to undertaking bulk earthworks in this area) and disposed of at an appropriate facility. Apart from the shallow soil in the vicinity of the sampling site PMS08, the soil within the investigation area can be reused onsite. However, as various PAH/TPH compounds were detected in all analysed soil samples, any excess fill material from the remaining stockyard areas cannot be considered clean fill and, if not reused

			on site, will require disposal at an appropriate disposal facility. All other excess soil from within the Project Footprint and located outside the stockyard areas can be considered clean fill if not reused on site. An additional DSI will be undertaken at least six months prior to Stages 7 and 8 commencing. If contamination is identified by the DSI, a Remediation Action Plan (RAP) and Site Management Plan (SMP) will be developed. On this basis, the Project is consistent with Objective 1.
122.	*B10.4.2. Policy 3*	*Manage or remediate land that is contaminated where:* *(a) the level of contamination renders the land unsuitable for its existing or proposed use; or* *(b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or* *(c) development or subdivision of land is proposed.*	As discussed above, only a small area of the Project Footprint has been identified as potentially contaminated but can still be utilised for quarrying activities with appropriate management. It is not considered that the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment. The potentially contaminated land will be managed in accordance with a Contaminated Site Management Plan as set out above. The Project is consistent with Policy 3.

.13 D4 Natural Stream Management Areas Overlay

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Objectives and Policies			**Comment**
D4 Natural Stream Management Areas Overlay			
123.	D4.2(1) Objective 1	*Rivers and streams identified as natural stream management areas with high natural character and high ecological values are protected.*	The Mangapū Tributary and Mangapū Stream are both subject to the Natural Stream Management Area Overlay; the purpose of

Auckland Unitary Plan			
Objectives and Policies			**Comment**
124.	D4.3(1) Policy 1	*Protect the in-stream values and riparian margins of natural stream management areas.*	which is to protect waterway values. The Project will impact on parts of these streams with some extent of stream area lost or relocated and thus will not provide protection to all instream values or riparian margins. Where possible values will be protected or replicated in the form of the realigned Tributary channel. Ecological values in relation to aquatic fauna will be protected as far as possible through salvage and relocation. The residual loss of stream extent within the natural stream management area is proposed to be offset and compensated for through the ecological management package proposed.
125.	D4.3(1) Policy 2	*Allow water takes and contaminant discharges only where they are of a scale and type that protects the in-stream values of these rivers and streams.*	Dewatering (taking of groundwater) the Symonds Hill Pit and using some groundwater for dust mitigation and the processing of aggregate will likely result in lower flows in the Mangapū Tributary and Mangapū Stream. The flows will be augmented, as currently occurs, by monitoring and controlling the discharge of water from the sump back to the receiving environment to maintain streams baseflow characteristics. Mangapū Stream water quality monitoring undertaken in 2013 and December 2025 confirms that quarry operations have not had a measurable adverse effect on stream water quality. Sampling results show negligible variation between upstream and downstream sites, with any minor exceedances of guideline values occurring consistently both upstream and downstream, indicating they reflect natural background conditions rather than quarry influence. This is not anticipated to change and thus the existing protection of values will continue to be achieved. The Project therefore meets the intent of Policy 2.
126.	D4.3(4) Policy 4	*Avoid structures and activities in natural stream management areas that disturb, damage, remove or replace the natural bed and course of the river or stream and its associated indigenous riparian vegetation.*	The installation of culverts and bridges to establish the haul roads as a key aspect to support the quarry development cannot be avoided and so they have been designed to minimise impacts on the waterway and riparian vegetation. These activities as a part of

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Objectives and Policies			**Comment**
			quarrying development are provided for by the NPS-I, NPS-IB and NPS-FW which the AUP does not currently incorporate into the regional planning framework. As discussed above, the pathways for infrastructure and quarrying are recent and are addressed in the assessments (particular the Economics and Resource Reports). The realignment of the Mangapū Tributary has been designed by a multidisciplinary team of experts, to ensure that the development of the realigned channel reflects its original natural characteristics and features. This approach has also guided the associated riparian and native mitigation planting strategy to ensure an appropriate landscape, natural character and ecological response. As such, the Project accords with the outcomes sought by Policy 4.

.14 D9 Significant Ecological Areas Overlay

Auckland Unitary Plan			
Objectives and Policies			**Comment**
D9 Significant Ecological Areas Overlay			
127.	D9.2(1) Objective 1	*Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development.*	The Project involves works (including vegetation removal, stream diversion and land disturbance) within SEA_T_5323. The removal of indigenous vegetation from some parts of the SEA means that this area is not fully protected by the proposal. The proposed quarry expansion results in the loss of 4.55% of the total SEA_T_5323 extent. The removal largely impacts the northern margin of SEA_T_5323, and expands the gap between SEA_T_5323 and SEA_T_5289 made by the existing quarry site.

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Objectives and Policies			**Comment**
			Approximately 6 ha of forest within the SEA overlay that adjoins the eastern margin of the Site will be isolated from the otherwise contiguous forest area as a result of the proposed quarry expansion. The impact on the SEA and the loss of these values is an adverse effect that is not anticipated by the Objective. It is however noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction.
128.	D9.2(2) Objective 2	*Indigenous biodiversity values of significant ecological areas are enhanced.*	It is noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB and NPS-FM that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction. Indigenous biodiversity values affected by the quarrying activity, outside the SEA areas, will be adversely affected to some degree. Where possible areas will be protected and overall indigenous biodiversity values will be maintained through enhancement and restoration by way of offsetting and compensation actions integrated with the wider ecological management approach.
129.	D9.2(2) Objective 3	*The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.*	As set out in the Cultural Values and Consultation Summary Report (Appendix A6.7), protection of the whenua and involvement in ongoing management planning are common cultural values raised by Mana whenua.

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Objectives and Policies			**Comment**
			Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. As such, the Project accords with the outcome sought by Objective 3.
130.	D9.3(1) Policy 1	*Manage the effects of activities on the indigenous biodiversity values of areas identified as significant ecological areas by:* *(a) avoiding adverse effects on indigenous biodiversity in the coastal environment to the extent stated in Policies D9.3(9) and (10);* *(b) avoiding other adverse effects as far as practicable, and where avoidance is not practicable, minimising adverse effects on the identified values;* *(c) remedying adverse effects on the identified values where they cannot be avoided;* *(d) mitigating adverse effects on the identified values where they cannot be avoided or remediated; and* *(e) considering the appropriateness of offsetting any residual adverse effects that are significant and where they have not been able to be mitigated, through protection, restoration and enhancement measures, having regard to Appendix 8 Biodiversity offsetting.*	It is noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB and NPS-FM that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction. The effects management hierarchy from the NPS-IB has been applied to the Project (see Ecological Assessment) as this is the applicable national direction and differs slightly from that set out in the AUP. Various actions to avoid, remedy, mitigate, offset and compensate for adverse effects have been applied. As such, the Project is consistent with Policies 1 and 2.
131.	D9.3(2) Policy 2	*Adverse effects on indigenous biodiversity values in significant ecological areas that are required to be avoided, remedied, mitigated or offset may include, but are not limited to, any of the following:* *(a) fragmentation of, or a reduction in the size and extent of, indigenous ecosystems and the habitats of indigenous species;*	

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Objectives and Policies			**Comment**
		(b) fragmentation or disruption of connections between ecosystems or habitats; *(c) changes which result in increased threats from pests on indigenous biodiversity and ecosystems;* *(d) loss of buffering of indigenous ecosystems;* *(e) loss of a rare or threatened individual, species population or habitat;* *(f) loss or degradation of originally rare ecosystems including wetlands, dune systems, lava forests, coastal forests;*	
132.	D9.3(3) Policy 3	*Enhance indigenous biodiversity values in significant ecological areas through any of the following:* *(a) restoration, protection and enhancement of threatened ecosystems and habitats for rare or threatened indigenous species;* *(b) control, and where possible, eradication of plant and animal pests;* *(c) fencing of significant ecological areas to protect them from stock impacts;* *(d) legal protection of significant ecological areas through covenants or similar mechanisms;* *(e) development and implementation of management plans to address adverse effects;* *(f) re-vegetating areas using, where possible, indigenous species sourced from naturally growing plants in the vicinity with the same climactic and environmental conditions; or* *(g) providing for the role of Mana Whenua as kaitiaki and for the practical exercise of kaitiakitanga in restoring, protecting and enhancing areas.*	It is proposed to undertake indigenous planting in numerous areas as part of overall ecological enhancement, restoration, offsetting and compensation. Pest management is a key aspect of the proposed compensation and provides considerable enhancement to areas of existing bush and for areas to be planted. Restoration of indigenous biodiversity values is a core part of the ecological management approach proposed and increased indigenous vegetation cover will be achieved. Protection of existing bush areas and proposed offset areas is proposed to be achieved through covenants and management plans are proposed to be used to direct achievement of ecological management actions. These actions include fencing, pest weed and pest animal control, restoration and replanting of areas, use of eco sourced plants and provision for mana whenua involvement. As such, the Project is consistent with Policy 3.
133.	D9.3(3)	*Enable activities which enhance the ecological integrity and functioning of significant ecological areas including:*	A strategic and comprehensive pest and weed management approach is proposed which will support resilience of ecological areas and enhance ecological integrity and functioning. The pest

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Objectives and Policies			**Comment**
	Policy 4	*(a) the management and control of pest species that threaten indigenous biodiversity; and* *(b) managing works in the vicinity of kauri, such as deadwood removal or earthworks, to control kauri dieback disease by preventing the spread of soil and kauri plant material.*	management plan specifically incorporates consideration of kauri and the necessary management practices to control kauri dieback disease. Therefore, the Project accords with Policy 4.
134.	D9.3(3) Policy 6	*While also applying Policies D9.3(9) and (10) in the coastal environment, avoid as far as practicable the removal of vegetation and loss of biodiversity in significant ecological areas from the construction of building platforms, access ways or infrastructure, through:* *(a) using any existing cleared areas on a site to accommodate new development in the first instance;* *(b) assessing any practicable alternative locations and/or methods that would reduce the need for vegetation removal or land disturbance;* *c) retaining indigenous vegetation and natural features which contribute to the ecological significance of a site, taking into account any loss that may be unavoidable to create a single building platform for a dwelling and associated services, access and car parking on a site;* *(d) designing and locating dwellings and other structures to reduce future demands to clear or damage areas of significant indigenous biodiversity, for example to provide sunlight or protect property;* *(e) avoiding as far as practicable any changes in hydrology which could adversely affect indigenous biodiversity values;*	The proposed quarry expansion avoids impacts as far as practicable on significant ecological areas through design and management of activities. It does not however fully avoid effects as there will be removal of some vegetation and loss of some biodiversity values within the SEA area. Impacts on the SEA are addressed through the ecological management package, as well as through other proposed measures to maintain water quality and minimise impact on hydrology. It is again noted that the AUP has not yet been updated to incorporate the recent amendments to the NPS-IB and NPS-FM that provide specific pathways for quarrying activities in relation to indigenous biodiversity. In this way the objective is seeking an outcome that is partially out of step with the current national direction.

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Objectives and Policies			**Comment**
		(f) implementing measures to maintain existing water quality and not increase the amount of sediment entering natural waterways, wetlands and groundwater; and *(g) using techniques that minimise the effects of construction and development on vegetation and biodiversity and the introduction and spread of animal and plant pests*	

.15 D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay

Auckland Unitary Plan			
Objectives and Policies			**Comment**
D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay			
135.	D10.2(1) Objective 1	*Auckland's outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.*	The Project will extend into approximately 6ha of an Outstanding Natural Landscape (ONL) listed in the AUP as Area 60 Ponga Road, which is valued for its rolling-to-dissected hill country form, extensive indigenous forest and regenerating indigenous vegetation, and the strongly articulated stream corridors that reinforce natural landscape qualities. The Landscape Effects Assessment finds that localised adverse effects will occur on the ONL, but that the majority of the ONL's defining values, including its elevated ridges, extensive indigenous forest, and strongly articulated landform will remain intact. Proposed revegetation and rehabilitation measures will progressively restore vegetative patterns and soften engineered landforms, contributing to long term landscape cohesion and ecological connectivity. Overall, the LEA finds that the Project will, in time, protect the characteristics, values and integrity that make

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Objectives and Policies			**Comment**
			the Ponga Road natural landscape "outstanding" and that, subject to the implementation of the proposed mitigations, the effects on the ONL are not considered inappropriate. The Project is consistent with Objective 1.
136.	D10.2(2) Objective 2	*The ancestral relationships of Mana Whenua with outstanding natural features and outstanding natural landscapes are recognised and provided for.*	The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland have been recognised and integrated into the Project as discussed in the Cultural Values and Consultation Summary Report (Appendix A6.7). Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme and rehabilitation works. The Project is consistent with Objective 2.
137.	D10.3 Policy 1	*Protect the physical and visual integrity of outstanding natural landscapes by:* *(a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to the values of the outstanding natural landscape;* *(b) maintaining the visual coherence and integrity of the outstanding natural landscape;* *(c) maintaining natural landforms, natural processes and vegetation areas and patterns;* *(d) maintaining the visual or physical qualities that make the landscape iconic or rare; and* *(e) maintaining high levels of naturalness in outstanding natural landscapes that are also identified as outstanding natural character or high natural character areas.*	The physical and visual integrity of the outstanding natural landscape will not be protected as the Project will result in adverse landscape effects throughout the 80-year life of the quarry. These effects relate to extensive landform excavation, removal of ridges and hillslopes, realignment of the Mangapū Stream Tributary, and progressive loss of approximately 44.46 ha of indigenous vegetation across the active footprint, including areas within the ONL. The nature of the Project means that it cannot protect the physical and visual integrity of the ONL. However, given the need for aggregate in the Auckland region supported by the NPS-I and the efficiencies derived from extending an existing quarry, and because adverse effects on the ONL have been adequately managed, the Project is not an inappropriate activity. Over the long term, progressive rehabilitation, including indigenous riparian planting of Mangapū Stream Tributary, rehabilitation of benches and OBDA with native planting, as well as native revegetation across the offset sites, will gradually soften engineered

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Objectives and Policies			**Comment**
			landforms and re-establish natural vegetation patterns around the quarry margins over time, and will enhance the physical and visual integrity of the Ponga Road ONL, by reducing the landscape effects of the quarrying activity. Overall, the Project is considered to be generally consistent with Policy 1.
138.	D10.3 Policy 2	*Protect the physical and visual integrity of outstanding natural landscapes while taking into account the following matters:* *(a) the extent of anthropogenic changes to the natural elements, patterns, processes or characteristics and qualities;* *(b) the presence or absence of structures, buildings or infrastructure;* *(c) the temporary or permanent nature of any adverse effects;* *(d) the physical and visual integrity and the natural processes of the location;* *(e) the physical, visual and experiential values that contribute significantly to the natural landscape's values;* *(f) the location, scale and design of any proposed development; and* *(g) the functional or operational need of any proposed infrastructure to be located in the outstanding natural landscape area.*	As set out above, the Project will result in significant changes to part of the ONL within the expansion area including the realignment of a stream and a change to the topography of the area. The Project has a functional need to locate in the ONL as it is known that rock is readily accessible in this area. It has an operational need as it is adjacent to an existing quarry, and it is efficient and cost effective to utilise the existing processing facilities rather than establish a new quarry. The Project is also vital to the ongoing development of the Auckland region. Over the long-term, progressive rehabilitation, including indigenous riparian planting of Mangapū Stream Tributary, rehabilitation of benches and OBDA with native planting, as well as native revegetation across the offset sites, will gradually soften engineered landforms and re-establish natural vegetation patterns around the quarry margins over time, and will protect the defining values of the Ponga Road ONL, whilst reducing the landscape effects. The Project is partly consistent with Policies 2 and 5 as it will adversely impact on part of the ONL but over time rehabilitation will reduce and soften those impacts.
139.	D10.3(5) Policy 5	*Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.*	

.16 D27 Quarry Buffer Area Overlay

Auckland Unitary Plan			
Objectives and Policies			**Comment**
D27 Quarry Buffer Area Overlay			
140.	D27.2(1) Objective 1	*Reverse sensitivity effects that result from subdivision, use or development occurring near significant mineral extraction activities are avoided where practicable, and otherwise remedied or mitigated.*	The Project does not involve subdivision or any use or development that will result in reverse sensitivity effects on the Hunua Quarry. It is proposed to push the quarry into the Quarry Buffer Overlay and whilst this encroaches upon this 'protective' area, Winstone has purchased surrounding properties to minimise the risk of impacting on adjoining residents.
141.	D27.3(1) Policy 1	*Require subdivision, use and development occurring near significant mineral extraction activities to avoid where practicable, or otherwise remedy or mitigate:* *(a) unduly compromising or limiting the existing or planned future operation of significant mineral extraction activities; and* *(b) unduly compromising or limiting the use of transport routes within the Quarry Buffer Area Overlay serving the site.*	

.16.1 AUP Chapter E Auckland-wide: objectives and policies assessment

.17 E1 Water quality and integrated management

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E1 Water quality and integrated management			
142.	E1.2(1) Objective 1	*Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.*	The Groundwater Assessment (Appendix B12.4.10) states that water quality monitoring in the Mangapū Stream undertaken in 2013 and December 2025 confirms that quarry operations have not had a

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Objectives and Policies			**Comment**
			measurable adverse effect on stream water quality. Sampling results show negligible variation between upstream and downstream sites, with any minor exceedances of guideline values occurring consistently both upstream and downstream, indicating they reflect natural background conditions rather than quarry influence. In essence, water quality in the vicinity of the Site is good. Sedimentation of waterways will be effectively managed through the use of ESC measures. The proposed ESC approach is based on implementing best-practice ESC measures, staged establishment and progressive stabilisation. The proposed ESC methodology is consistent with the industry-leading approach that has appropriately minimised sediment discharges and downstream effects on multiple projects throughout the Auckland Region. Once operational, all dirty water will be treated prior to discharge to ensure water quality downstream of the Site is maintained. The quality of freshwater will be maintained by: • implementing stringent erosion and sediment control measures are set out in the ESC Assessment (Appendix B12.4.8), which have been designed to manage potential sediment discharges to freshwater during the removal of overburden, the construction of haul roads and the stream realignment works, and • treating of processing water in sediment retention ponds prior to discharge, and • annual sampling of the production bore HUN14/8 and the Symonds Hill Sump. The Project is consistent with Objective 1.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
143.	E1.2(2) Objective 2	*The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua*	The Project will unavoidably result in a loss of mauri associated with the realignment of the Mangapū Tributary, culverts in streams during Stage 2 and the loss of wetlands that are required to be removed in order to access the aggregate beneath. However, when assessed at a broader scale, the intention is to maintain mauri by managing and mitigating sediment loading downstream and preventing the discharge of dirty groundwater prior to augmentation. Water quality monitoring is proposed as a condition of consent. Accordingly, and notwithstanding the loss of some stream values and wetlands, the Project accords with the outcomes sought by to Objective 2.
144.	E1.3(2) Policy 2	*Manage discharges, subdivision, use, and development that affect freshwater systems to:* *(a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or* *(b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.*	This Policy applies to stream channels that will remain at the completion of the project construction and requires either maintenance or enhancement of these channels according to their MCI rating. Water quality will be maintained through the management of discharges and the augmentation of flows. This will ensure that ecological values within the streams located within the Site will be maintained as per Section 7 of the Ecological Assessment in Appendix B12.4.5.

<table>
<tr><th colspan="4">Auckland Unitary Plan</th></tr>
<tr><th colspan="3">Objectives and Policies</th><th>Comment</th></tr>
<tr><td></td><td></td><td>Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams
<table><tr><th>Land use</th><th>Macroinvertebrate Community Index guideline</th></tr><tr><td>Native forest</td><td>123</td></tr><tr><td>Exotic forest</td><td>111</td></tr><tr><td>Rural areas</td><td>94</td></tr><tr><td>Urban areas</td><td>68</td></tr></table></td><td></td></tr>
<tr><td>145.</td><td>E1.3(4)
Policy 4</td><td>When considering any application for a discharge, the Council must have regard to the following matters:
(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and
(b) the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.</td><td>The AEE and ESC Assessment and Groundwater Assessment have described how discharges will avoid contamination (with regards to Policy 4(a), and the management measures to be put in place so that there will be no more than minor effects on freshwater from any discharges, and accordingly Policy 4(b) does not apply.
The Project therefore satisfies Policy 4(a).</td></tr>
<tr><td>146.</td><td>E1.3(5)
Policy 5</td><td>When considering any application for a discharge the Council must have regard to the following matters:
(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and
(b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.</td><td>No discharges are proposed that will have an adverse effect on the health of people and communities.
The Project is therefore consistent with Policy 5.</td></tr>
<tr><td>147.</td><td></td><td>(a)</td><td></td></tr>
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Auckland Unitary Plan			
Objectives and Policies			**Comment**
148.	E1.3(11) Policy 11	*Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:* *(a) the nature, quality, volume and peak flow of the stormwater runoff;* *(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;* *(c) the potential for the diversion and discharge to create or exacerbate flood risks;* *(d) options to manage stormwater on-site or the use of communal stormwater management measures;* *(e) practical limitations in respect of the measures that can be applied; and* *(f) the current state of receiving environments.*	Stormwater will discharge directly to land through the pit floor or be directed to ESC devices when earthworks are being undertaken. This will avoid adverse effects as far as is practicable. However, it is recognised that some sediment will enter waterways, especially during periods of high rainfall. Augmentation of stream flows will ensure that there is sufficient water such that any sediment will not adversely impact on ecological values, such that adverse effects are minimised and mitigated. The Project is consistent with Policy 11.
149.	E1.3 Policy 13	*Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.*	All stormwater from disturbed areas will be captured and treated prior to discharge. The Project is consistent with Policy 13.

.18 E2. Water quantity, allocation and use

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E2. Water quantity, allocation and use			
150.	E2.2. Objective 1 [rp/rcp]	Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.	The Project seeks to take and use groundwater to provide for aggregate extraction. The Groundwater Assessment in Appendix B12.4.10 has assessed the potential effects of dewatering to RL –

151.	E2.2. Objective 2 [rp/rcp]	Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.	50m and take a total of 5,820 m^3/d (which includes 2,610m^3/d for the quarry water use). The Groundwater Assessment has determined that there is no change in the predicted total groundwater resource within the greywacke block compared to that already assessed under Consent WAT60152106-A. The regional groundwater resource (excluding storage contribution) within the Hunua Greywacke Block is calculated to be about 4,900 m^3/d. The dewatering of Symonds Hill Pit may reduce baseflow in two streams - the Mangapū and Waipokapū Streams - in downstream areas (<RL 50m) where they receive discharge from regional groundwater. It is intended to monitor stream MALF and undertake augmentation of stream flows to minimise any risks to the life supporting capacity of the Mangapū Stream, Waipokapū Stream and the realigned stream tributary. In addition, dewatering may result in drawdown effects in neighbouring, privately owned bores. Groundwater levels will be closely monitored and measures implemented to address any drawdown effects. However, the Project represents an efficient use of water as it will enable the production of aggregate that is a vital resource for the Auckland region, where there is already a supply deficit. Aggregate is needed for the development of infrastructure. Water use during quarry activities is very efficient as most water is directed back to the streams through augmentation and very little additional water is required for aggregate processing as the washing process is essentially a closed system whereby water is re-used. The Project is consistent with Objectives 1, 2 and 4.
152.	E2.2. Objective 4 [rp/rcp]	Water resources are managed to maximise the efficient allocation and efficient use of available water.	
153.	E2.2. Objective 5 [rp/rcp]	Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua

			(within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. As set out in the Cultural Values and Consultation Summary report (Appendix A6.7), kaitiakitanga, the protection of wai and involvement in ongoing management planning are common cultural values raised by Mana whenua. Cultural values have been responded to through the design of the project, including through proposed conditions requiring ongoing monitoring and are embedded in management plans, including the Mangapū Stream Tributary Realignment Management Plan. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. The Project is consistent with Objective 5.
154.	E2. Policies Policy 4 [rp]	*Promote the efficient allocation and use of freshwater and geothermal water by:* *(a) requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate:* *(iii) municipal water supplies are supported by a water management plan;* *(iii) industrial and irrigation supplies implement best practice, in respect of the efficient use of water for that particular activity or industry; or* *(iii) all takes (other than municipal water supplies from a dam) are limited to a maximum annual allocation based on estimated water requirements;* *(b) requiring consideration of water conservation and thermal efficiency methods;*	The Project represents an efficient use of water as it will enable the production of aggregate that is a vital resource for the Auckland region, where there is already a supply deficit. Aggregate is needed for the development of infrastructure. Water use during quarry activities is very efficient as most water is pit dewatering water that is directed back to the streams through augmentation and only a small volume is used for dust suppression and aggregate processing, whereby some of that water ends up draining back to the aquifer. An allocation of 5,820m^3/d is sought, of which only 2,610m^3/d will be taken for quarry uses, meaning just under 50% is relinquished to the aquifer as augmentation flows. The Project is consistent with Policy 4.

		(c) facilitating the transfer of surface water take permits, provided the transfer is within the same surface water catchment and does not result in site-specific adverse effects; *(d) encouraging the shared use and management of water through water user groups or other arrangements where it results in an increased efficiency in the use and allocation of water; and* *(e) providing for storage and harvesting of fresh water.*	
155.	E2. Policies Policy 5 [rp]	*Water allocation and availability guidelines* *(1) Manage the taking and use of surface water from rivers, streams and springs and taking and use of groundwater from aquifers to meet all of the following except where water allocation exceeds or is close to exceeding the guidelines (refer to Policy E2.3(10)):* *(b) the minimum flow and availability guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability are not exceeded; and* *(b) the aquifer availability and groundwater levels in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels are not exceeded*	Overall, the groundwater take will have a no more than minor impact on aquifer resources and freshwater systems following implementation of the proposed mitigation measures. The proposed groundwater take is consistent with Policy 5.
156.	E2. Policies Policy 7 [rp]	*(1) Require all proposals to take and use groundwater from any aquifer to demonstrate that:* *(a) the taking is within the water availabilities and levels for the aquifer in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels, except in accordance with Policy E2.3(11), and meeting all of the following:* *(ii) recharge to other aquifers is maintained; and* *(ii) aquifer consolidation and surface subsidence is avoided.* *(b) the taking will avoid, remedy or mitigate adverse effects on surface water flows, including the following:*	The proposed take is within the allocation limit for Aquifer, recharge to other aquifers will be maintained; and aquifer consolidation and surface subsidence will be avoided. The take will avoid, remedy or mitigate adverse effects on surface water flow though augmentation of stream flows, which will ensure that water quality is maintained and effects on freshwater ecological values will be effectively managed. Given the location of the take, it will not cause saltwater intrusion or any other contamination.

		(ii) base flow of rivers, streams and springs; and *(ii) any river or stream flow requirements and in particular the minimum stream flow and availability in Appendix 2 River and stream minimum flow and availability.* *(c) the taking will avoid, remedy or mitigate adverse effects on terrestrial and freshwater ecosystem habitat;* *(d) the taking will not cause saltwater intrusion or any other contamination;* *(e) the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes;* *(f) Policy E2.3(7)(e) above will not apply in the following circumstances:* *(ii) where it is practicably possible to locate the pump intake at a greater depth within the affected bore; or* *(ii) where it can be demonstrated that the affected bore accesses, or could access, groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth.* *(g) the proposed bore is capable of extracting the quantity of groundwater applied for; and* *(h) the proposal avoids, remedies or mitigates any ground settlement that may cause distress, including reducing the ability of an existing building or structure to meet the relevant requirements of the Building Act 2004 or the New Zealand Building Code, to any existing:* *(iii) buildings;* *(iii) structures; or* *(iii) services including roads, pavements, power, gas, electricity, water and wastewater networks and fibre-optic cables.*	The take may cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes. However, as provided for in sub-clause (f) and as demonstrated in the Groundwater Assessment (Appendix B12.4.10), it is possible to drill the bores to a greater depth to ensure bore owners can take groundwater at their permitted or consented volume. Current consents held by Winstone already include this action as a condition of consent. The bore from which the groundwater will be taken is well established and capable of extracting the proposed quantity of groundwater sought as part of the Project. The abstraction of water will not result in any ground settlement as such matters need to be carefully observed and managed in an area where rock is being extracted. The Project is deemed to be generally consistent with the outcomes sought by Policy 7.

157.	E2.3 Policy 8	*Consider mitigation options, where there are significant adverse effects on the matters identified in policies E2.3(6) and (7) above, including any of the following:* *(a) consideration of alternative locations, rates and timing of takes for both surface water and groundwater;* *(b) use of alternative water supplies;* *(c) use of water conservation methods when water shortage conditions apply;* *(d) provision for fish passage in rivers and streams;* *(e) wetland creation or enhancement of existing wetlands;* *(f) riparian planting; or* *(g) consideration of alternative designs for groundwater dewatering proposals.*	No significant adverse effects are identified of terms of Policies 6 and 7 above. It is noted that the Project includes stream augmentation to counter the effects of dewatering the pit and measures to address impacts on bores affected by drawdown effects. The Project is consistent with Policy 8.
158.	E2. Policies Policy 9 [rp]	*Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the water resource and to:* *(a) measure and record water use and rate of take;* *(b) measure and record water flows and levels;* *(c) sample and assess water quality and freshwater ecology;* *(d) measure and record the movement of ground, buildings and other structures; and* *(e) monitoring should be of a type and scale appropriate for the activity.*	As set out in the Groundwater Assessment (Appendix B12.4.10) and the proposed conditions of consent that address the of groundwater, it is proposed to: (a) measure and record water use and rate of take in monitoring bores, and a meter on the pit outlet pump, (b) measure and record water flows and levels in a number of identified bores and flows in the Waipokapū and Mangapū Streams and the Mangapū Tributary; (c) sample and assess water quality in the production bore HUN14/8 and the Symonds Hill Sump; (d) measuring and recording the movement of ground, buildings and other structures is not considered necessary given the nature of the surrounding activities; and (e) the monitoring will be of a type and scale appropriate for an established but slightly expanded quarry activity. The Project is therefore deemed to be consistent with Policy 9.
159.	E2. Policies Policy 13 [rp]	*National Policy Statement for Freshwater Management 2014*	

		When considering any application, the Council must have regard to the following matters: *(a) the extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem; and* *(b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of freshwater and of any associated ecosystem resulting from the change would be avoided.*	The NPS FM 2014 is out of date and no longer relevant to this Project. The Project has been assessed against the NPS-FM 2020 updated 2025.
160.	E2. Policies Policy 14 [rp]	*Policy E2.3(13) applies to:* *(a) any new activity; and* *(b) any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of freshwater or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).*	
161.	E2. Policies Policy 22 [rp]	*Surface water diversions* *Require proposals to divert surface water to demonstrate the diversion will to the extent practicable avoid significant adverse effects and remedy or mitigate other adverse effects including where relevant, effects on:* *(a) existing lawfully established surface water takes including those allowed by section 14(3)(b) of the Resource Management Act 1991;* *(b) existing buildings, structures and services;* *(c) existing flood hazard risks;*	The Project requires the diversion of the Mangapū Tributary, which is not located near any buildings, structures and services. The diversion, which involves creating a new stream channel will be re-established as described in the Stream Engineering Report (Appendix B12.4.7), providing environmental benefits including riparian planting to provide for bank stability. The channel will include stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel. It will also be designed to provide for flood flows, accounting for increased flood volumes and frequency. The works will require fish salvage to be undertaken in the existing stream and the placement of rocks and boulders from the original, into the realigned/'diversion' channel.

		(d) river bank stability; *(e) scheduled historic heritage places or scheduled sites and places of significance to Mana Whenua;* *(b) people and communities; and* *(b) the life supporting capacity of freshwater, ecosystem processes, and indigenous species and their ecosystems.*	The diversion works will be undertaken in accordance with an approved ESCP. Overall, the proposed surface water diversion is consistent with Policy 22.
162.	E2. Policies Policy 23 [rp]	*Diversion of groundwater* *Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that:* *(a) the proposal avoids, remedies or mitigates any adverse effects on:* *i. scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and* *ii. people and communities.* *(b) the groundwater diversion does not cause or exacerbate any flooding;* *(c) monitoring has been incorporated where appropriate, including:* *i. measurement and recording of water levels and pressures; and* *ii. measurement and recording of the movement of ground, buildings and other structures.* *(d) mitigation has been incorporated where appropriate including:* *i. minimising the period where the excavation is open/unsealed;* *ii. use of low permeability perimeter walls and floors;* *iii. use of temporary and*	The Project requires the dewatering of the pit (diversion of groundwater), which can be undertaken without resulting in adverse effects on historic heritage and scheduled sites and places of significance to Mana Whenua. Effects on people and communities relating to drawdown effects in adjoining bores can be readily managed through a Groundwater Monitoring and Contingency Plan that will address mitigation measures such as drilling deeper bores. The groundwater diversion will not cause or exacerbate any flooding as the release of groundwater to Mangapū Stream can be controlled. As discussed above under Policy 9, monitoring and measurement of water flows and augmentation will be undertaken on an ongoing basis. This will be subject to conditions of consent. The mitigation measures described in limb d are not relevant to this type of groundwater diversion as it will be undertaken in the bottom of a quarry pit that will be 'exposed' for several decades and the groundwater is essentially 'reinjected' back into the system by augmenting stream flows. The Project is therefore consistent with Policy 23.

		iv. permanent systems to retain the excavation; or re-injection of water to maintain groundwater pressures.	
163.	E2. Policies Policy 25 [rp]	*Enable regionally significant mineral extraction activities (extraction within groundwater and dewatering) provided that significant adverse effects are managed through considering all of the relevant policies in this section.*	This Policy does not take precedent over the proceeding policies, but it does only require significant adverse effects to be managed through all of the other policies in this section. As discussed above, there will be no significant adverse effects associated with the proposed groundwater take, use and diversion. The groundwater take, and diversion and the loss of wetlands are necessary to be able to undertake regionally significant mineral extraction activities. The proposed Symonds Hill Pit development will secure up to 5.4 million tonnes of high-quality aggregate per annum to facilitate the construction of regionally significant infrastructure projects. Therefore, the Project directly gives effect to Policy 25.

.19 E3 Lakes, rivers, streams and wetlands

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E3 Lakes, rivers, streams and wetlands			
164.	E3.2 Objective 1	*Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.*	The streams within the Site have high water quality and ecological value and there will be impacts on some stretches of stream such that their current values are not fully protected from change and loss of extent. To address these changes a range of methods are proposed to protect, mitigate, remedy, offset and compensate for change as far as is possible. Overall, offsetting and compensation proposed will provide waterbody improvement.
165.	E3.2 Objective 2	*Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.*	While the Project involves the permanent loss of an established stream section and wetlands within the landholding, this loss has been minimised as far as practicable. In addition, it is proposed to

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			realign part of Mangapū Tributary and reestablish its ecological values, together with wider offset and compensation for impacts on riparian areas. These improvements will result in positive benefits to the retained streams and wetlands located on the site and at the offset sites. These other enhancements and restoration proposals are consistent with Objective 2 in terms of providing for overall restoration, maintenance and enhancement of waterways and wetlands.
166.	E3.2 Objective 3	*Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.*	It is proposed to provide offset areas for restoration and enhancement, to address residual impacts on streams and wetlands. The offset areas, and the proposed weed control, planting and pest management in these areas will promote the sustainable management purpose of the Act and will address residual adverse effects. In particular they will provide for enhancement to life supporting capacity of waterways and to social and cultural benefits for people and the community.
167.	E3.2 Objective 4	*Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.*	The Symonds Pit Development Area is traversed by several streams and wetlands. The wetlands that will be lost are located in the SP-QZ. The streams within Stage 2 will require culverts to be installed to enable the construction of a haul road. There is a functional need to access aggregate where it is located and can be readily extracted. There is also an operational need to undertake extraction in proximity to the existing processing facility given it is cost effective to retain this rather than establishing a new site. The Project is consistent with Objective 4.

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168.	E3.2 Objective 5	*Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.*	Other than the reclamation of streams and wetlands and the proposed culverts and bridge, and associated stream diversion described above, no other activities in the beds of streams or wetlands other than restoration works are proposed. The Project is consistent with Objective 5.
169.	E3.2 Objective 6	*Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative.*	Mineral extraction activities have a functional need to be undertaken where aggregate is located in situ, such as within the Hunua Quarry landholding. The majority of the Site is zoned SPQZ and was also zoned for Quarry activities under the previous Papakura District Plan. The majority of the wetlands proposed to be reclaimed are located within pit development area, making avoidance impracticable. The stream diversion is required as the Mangapū Tributary directly adjoins the current pit edge. Whilst the pit development could have extended north, this would have still resulted in the loss of wetlands as well as the need to remove a significant layer of overburden. This would need to be placed elsewhere and likely outside the Site, potentially adversely affecting another location. Whereas, advancing into this area later means that the overburden can be placed in the bottom of the expanded pit. The loss of freshwater systems has been minimised where possible in the design process, while recognising that the nature of the activity and its locational constraints, has meant that complete avoidance of freshwater system loss is not able to be achieved. Accordingly, the proposed reclamation of streams and wetlands is considered to meet the requirements of Objective 6.
170.	E3.2 Objective 7	*The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of*	The installation of culverts as part of Stages 2 and 7 will be undertaken in accordance with the ESCP and the Mangapū Tributary realignment will be taken in accordance with the Stream

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		some fish species in order to protect desired fish species, their life stages, or their habitats.	Alignment Management Plan (Appendix B12.8.7) which will endeavour to provide for fish passage as far as is possible. However, a Complex Freshwater Fisheries Activity Authority is being sought to address the aspects of fish salvage and the culverts that will not maintain fish passage due to water depth and velocity. The proposed removal of farm ponds within offset areas will enable reestablishment of fish passage in other waterways where it is currently impeded and will provide connectivity that does not currently exist.
171.	E3.3(1) Policy 1	*Avoid significant adverse effects, and avoid where practicable or otherwise remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands within the following overlays:* *(a) D4 Natural Stream Management Areas Overlay;* *(b) D5 Natural Lake Management Areas Overlay;* *(c) D6 Urban Lake Management Areas Overlay;* *(d) D9 Significant Ecological Areas Overlay; and* *(e) D8 Wetland Management Areas Overlay.*	Hunua Quarry will avoid significant adverse effects on: (a) Natural Stream Management Areas, where possible. Noting that a 1200 metre length of the Mangapū Tributary will be lost, and the realigned stream length will not be within the Natural Stream Management Area, however it is intended that the realigned stream will strongly reflect the physical characteristics and values of the original stream tributary. Discharges to the Mangapū Stream will generally be related to dewatering and will be treated to remove excess sediment by using sediment retention ponds. There will be no discharges to remaining wetlands. (b) Not relevant. (c) Not relevant. (d) SEA areas within the site will be impacted through vegetation removal activities. These areas will be offset as far as possible in the provision of some 85.62ha of revegetation areas. Strategic and comprehensive pest and weed control over the Hunua Quarry property and adjoining revegetation areas is proposed by way of compensation to address the shortfall in planting area and ensure biodiversity benefits meet or exceed losses.
172.	E3.3(2) Policy 2	*Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by:* *(a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and* *(b) where appropriate, restoring and enhancing the lake, river, stream or wetland.*	
173.	E3.3(3) Policy 3	*Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.*	

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174.	E3.3(4) Policy 4	*Restoration and enhancement actions, which may form part of an offsetting proposal, for a specific activity should:* *(a) be located as close as possible to the subject site;* *(b) be 'like-for-like' in terms of the type of freshwater system affected;* *(c) preferably achieve no net loss or a net gain in the natural values including ecological function of lakes, rivers, streams or wetlands; and* *(d) consider the use of biodiversity offsetting as outlined in Appendix 8 Biodiversity offsetting.*	(e) Not relevant. Management of the effects of the project on streams and wetlands is also through the proposed ecological management package with effects avoided as far as possible and then minimised, remedied (realignment), offset and compensated for. Restoration and enhancement of wetland areas is proposed, as is stream enhancement especially through removal of persistent weed species. Restoration and enhancement proposals have considered the offsetting principles and have targeted areas that are appropriate to achieve overall net gain outcomes.]
175.	E3.3(5) Policy 5	*Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on:* *(a) the mauri of the freshwater environment; and* *(b) Mana Whenua values in relation to the freshwater environment.*	Based on the above, it is considered that the impacts on streams and wetland areas will be managed in a way that gives effect to the principles of the Treaty of Waitangi, given the actions to avoid effects on aquatic fauna, flora and habitats and proposed pest management. Freshwater mauri and cultural values relating to native aquatic fauna will be provided for, especially through protection of water quality and salvage and capture of native fish and koura.
176.	E3.3(6) Policy 6	*Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by:* *(a) complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;* *(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and* *(c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.*	It is proposed to undertake the works in Stages 1-3 in accordance with an Archaeological Authority and Archaeological Management Plan and Stages 4-8 in accordance with an Archaeological Discovery Protocol. All of which will contain protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin. Winstone also propose to have ongoing consultation with Mana Whenua throughout the detailed design phase and the proposed works, including in relation to appropriate actions in accordance with mātauranga and tikanga Māori. The Project is consistent with Policy 6.

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177.	E3.3(7) Policy 7	*Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following:* *(a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland;* *(b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland;* *(c) the structure is designed to avoid creating or increasing a hazard;* *(d) the structure is for any of the following:* *(i) required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna;* *(ii) designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins;* *(iii) necessary to provide access across a lake, river, stream or wetland;* *(iv) associated with infrastructure;* *(v) necessary for flood protection and the safeguarding of public health and safety; or* *(vi) required for the reasonable use of production land.* *(e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.*	The installation of structures and works in the Mangapū Tributary and tributaries 3 and 4 will be undertaken in accordance with the ESCP and Stream Diversion Management Plan, and the effects of these works have been considered under the objectives and policies above. There is no practicable alternative location for the bridge and culvert structures as access is necessary over these streams to enable expansion of the quarry and efficient access to the resource. Similarly the excavation of the stream for the quarrying activity is necessary in this location with no practicable alternative location given the location of the resource. The structures are designed to minimise impact on the streams and the realignment goal is to replicate the stream as closely as possible. The works are necessary to provide access, associated with infrastructure and associated with the productive use of the natural resource. As noted above, avoidance of adverse effects is provided where possible and consideration has been given to mana whenua values relating to native aquatic fauna and protection of mauri.

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178.	E3.3(9) Policy 9	*Provide for the excavation, drilling, tunnelling, thrusting or boring or other disturbance, and the depositing of any substance in, on or under the bed of a lake, river, stream or wetland, where it complies with all of the following:* *(a) there is no practicable alternative method or location for undertaking the activity outside the lake, river, stream or wetland;* *(b) the activity is required for any of the following:* *(i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, or any adjacent area of indigenous vegetation or habitat of indigenous fauna;* *(ii) to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and associated margins;* *(iii) to provide access across a lake, river, stream or wetland;* *(iv) for the operation, use, maintenance, repair, development or upgrade of infrastructure;* *(v) to restore, maintain or improve access to wharves and jetties or mooring areas, or to maintain the navigation and safety of existing channels;* *(vi) to reduce the risk of occurrence or the potential adverse effects of flooding, erosion, scour or sediment depositing;* *(vii) for the reasonable use of production land; or* *(viii) to undertake mineral extraction activities and mitigation and following that, offsetting can be practicably implemented.* *(c) the disturbance avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater*	

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		resources, including wāhi tapu, wāhi taonga and mahinga kai.	
179.	E3.3 Policy 10	*Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.*	Ecological restoration of wetland and riparian areas will be undertaken in accordance with this policy to ensure that planting is appropriately located and suitable to the site and area. The species proposed to be used have been chosen to best provide for restoration and enhancement outcomes, while ensuring survivability and resilience. They will improve amenity values of the stream and wetland areas. Native and eco sourced plants will be used. Mana Whenua mātauranga, values and tikanga will be incorporated wherever possible. For example the use of whakaweku (bundles of bracken fern *Pteridium esculentum*) as a method of salvage of koura.
180.	E3.3 Policy 11	*Encourage the planting of plants that are native to the area.*	
181.	E3.3 Policy 12	*Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland.*	
182.	*E3.3* *Policy 13*	*Reclamation and drainage* *Avoid the reclamation and drainage of the bed of lakes, rivers, streams and wetlands, including any extension to existing reclamations or drained areas unless all of the following apply:* *(a) there is no practicable alternative method for undertaking the activity outside the lake, river, stream or wetland;* *(b) for lakes, permanent rivers and streams, and wetlands the activity is required for any of the following:* *(i) as part of an activity designed to restore or enhance the natural values of any lake, river, stream or wetland, any adjacent area of indigenous vegetation or habitats of indigenous fauna;*	The Project requires the "reclamation" of an extent of stream in so far as the stream will be removed through quarrying and partially realigned in a new location. There will be other impacts on drainage of wetlands and streams. These impacts do not need to be avoided, in accordance with the criteria in this policy, as: • there is no practicable alternative method (see Resource Report Appendix B12.4.12). • The activity is related to the operation, maintenance, and development of infrastructure as a key input resource. • quarrying is a sustainable use of resources that is essential to providing aggregate for growth and development. • no practicable alternatives exist given the limited land holding owned by Winstone and the time and expense in establishing a new quarry elsewhere.

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		(ii) for the operation, use, maintenance, repair, development or upgrade of infrastructure; or *(iii) to undertake mineral extraction activities; and* *(c) the activity avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.*	• The activity is a form of mineral extraction. • The activity avoids adverse effects as far as is practicable and where not avoidable, methods to mitigate or remedy effects will be applied. • The Mangapū Tributary will be realigned as described in the Stream Engineering Report (Appendix B12.4.7) and Ecological Assessment (Appendix B12.8.9) such that its loss is remedied in part. • The loss of stream areas and wetlands will be offset by undertaking riparian and wetland restoration and enhancement works in Hunua Quarry and environs), Meremere Quarry, and within land owned by Auckland Parks. The Project is consistent with Policy 13.
183.	E3.3 Policy 15	*Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following:* *(a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values;* *(b) safeguard their aesthetic, landscape and natural character values;* *(c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and* *(d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature.*	The Project includes riparian planting in a number of locations and efforts have been made to avoid or minimise impacting riparian margins. Some impacts on riparian margins and wetlands will occur as a result of the project. Where protection is not achieved, offsetting and compensation proposals provide enhancement as is consistent with the approaches set out in this policy. Stream loss is in part remedied through the realignment of Mangapū Tributary, and riparian enhancement through removal of persistent weeds and new areas of riparian and wetland planting.
184.	E3.3	*The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:*	The loss of natural inland wetlands is necessary for quarrying and thus not all values will be protected.

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	Policy 17	*(d) the regional council is satisfied that:* *(i) the activity is necessary for the purpose of quarrying activities; and* *(ii) the extraction of the aggregate will provide significant national or regional benefits; and* *(iii) there is a functional need to the activity to be done in that location; and* *(iv) the effects of the activity will be managed through applying the effects management hierarchy; or* *(f) the regional council is satisfied that:* *(i) the activity is necessary for the purpose of constructing or operating a new or existing landfill or cleanfill area; and* *(ii) the landfill or cleanfill area:* *• will provide significant national or regional benefits; or* *• is required to support urban development as referred to in paragraph (c); or* *• is required to support the extraction of aggregates as referred to in paragraph (d); or* *• is required to support the extraction of minerals as referred to in paragraph (e); and* *(iii) there is either no practicable alternative location in the region, or every other practicable alternative location in the region would have equal or greater adverse effects on a natural inland wetland; and* *(iv) the effects of the activity will be managed through applying the effects management hierarchy.*	As detailed in Section B1.6 of the AEE, the proposed mineral extraction (and related quarrying activities) will provide significant regional benefits. There is a functional need for the quarrying to occur in the proposed location as set out in Section B9.4 of the AEE. The effects of the activity will be managed through the effects management hierarchy and as part of this restoration of some wetland areas will be undertaken. Accordingly, the loss of natural inland wetlands is not, in this case, contrary to Policy 17. Likewise, in respect of Policy 18, there is a functional need for the quarrying to occur in the location proposed, and the effects of the activity will be managed through the effects management hierarchy. Accordingly, the loss of river extent and values is not contrary to Policy 18.
185.	E3.3 Policy 18	*The loss of river extent and values is avoided, unless the council is satisfied:* *(a) that there is a functional need for the activity in that location; and*	

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		(b) the effects of the activity are managed by applying the effects management hierarchy	

.20 E11 Land disturbance - Regional

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Objectives and Policies			**Comment**
E11 Land disturbance - Regional			
186.	E11.2(1) Objective 1	*Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.*	An ESC Assessment and ESP have been prepared (Appendix B12.4.8) that outlines specific erosion and sediment control measures to be implemented during construction and operation of the Symonds Pit Development. Some of the key measures include: • Construction of clean and dirty water diversions. • Use of sediment retention ponds to capture and treat dirty water. • Decanting earth bunds. • Silt fences. On-going monitoring of erosion and sediment control measures will be undertaken throughout the works and additional controls or measures will be implemented where and when (e.g. winter works) there is a greater risk of sediment discharges, or where monitoring indicates that additional controls are required. The ESC methodology is consistent with the industry-leading approach that has appropriately minimised sediment discharges and downstream effects on multiple projects throughout the Auckland Region.
187.	E11.2(2) Objective 2	*Sediment generation from land disturbance is minimised.*	

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Objectives and Policies			**Comment**
			The Project is consistent with these Objectives 1-2.
188.	E11.3(1) Policy 1	*Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.*	The Project has been designed to avoid adverse impacts on natural heritage, Mana Whenua values, natural resources, and historic heritage as far as possible, but the quarry's location within an SEA and adjoining an ONL makes that very difficult. As such, works will encroach into streams, significant ecological areas, an ONL and could potentially unearth archaeological remains. Accordingly, the Project will be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan and the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). These plans have been developed with comprehensive mitigation measures to manage impacts on people and the environment resulting from the proposed land disturbance. It is considered that the mitigation measures proposed will avoid, and where appropriate remedy effects on identified areas. The Project is therefore considered to be consistent with Policy 1.
189.	E11.3(2) Policy 2	*Manage land disturbance to:* *(a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;* *(b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;* *(c) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and*	The Project has been designed to avoid adverse impacts on Mana Whenua values, natural resources, and historic heritage as far as possible. Accordingly, the Project will be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan. These plans have been developed with comprehensive mitigation measures to manage impacts on the environment resulting from the proposed land disturbance. These include managing the extent of open areas, managing works during winter months and implementing best practice ESC measures. The Project is consistent with Policy 2.

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Objectives and Policies			**Comment**
		(d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
190.	E11.3(3) Policy 3	*Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:* *(a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;* *(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and* *(c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.*	It is proposed to undertake the works in Stages 1-3 in accordance with an Archaeological Authority and Archaeological Management Plan and Stages 4-8 in accordance with an Archaeological Discovery Protocol. All of which will contain protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin. Winstone also propose to have ongoing consultation with Mana Whenua throughout the detailed design phase and the proposed works. The Project is consistent with Policy 3.
191.	E11.3(4) Policy 4	*Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.*	The Project will enable the extraction of aggregate that will support the development of infrastructure in the Auckland region and provide for people and communities social, economic and cultural well-being, and their health and safety. The Project is consistent with Policy 4.
192.	E11.3(5) Policy 5	*Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.*	Land disturbance will be undertaken in accordance with an ESCP, Geotechnical Assessment and the Stream Realignment Management Plan. Given the proximity of adjoining dwellings and the nature of the Site, earthworks will be engineered for stability. Earthworks will be subject to sediment management measures to minimise the risk of contaminating waterways and adverse effects on aquatic ecology. The measures are set out in Section B8.2.1 of the AEE and the ESCP, and stream flows will be augmented to ensure sediment that does enter waterways does not overwhelm the aquatic system. Furthermore, the Site is:
193.	E11.3(6) Policy 6	*Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.*	
194.	E11.3(7) Policy 7	*Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the*	

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Objectives and Policies			**Comment**
		extent practicable, having regard to the quality of the environment; with: *(a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is:* *(i) high recreational use;* *(ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas;* *(iii) the collection of fish and shellfish for consumption;* *(iv) maintenance dredging; or* *(v) a downstream receiving environment that is sensitive to sediment accumulation;* *(b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and* *(c) the receiving environments ability to assimilate the discharged sediment being taken into account*	• not an area of high recreational use; • not subject to relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; • not used for the collection of fish and shellfish for consumption; Neither are any of the waterways subject to dredging or sensitive to sediment accumulation. As such, the Project is consistent with Policies 5 to 7.

.21 E12 Land disturbance - District

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Objectives and Policies			**Comment**
E12 Land disturbance - District			
195.	E12.2(1) Objective 1	*Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.*	Land disturbance will be undertaken in accordance with the ESC and an ESCP (Appendix B12.4.8) and the Stream Realignment Management Plan (Appendix B12.8.7) and the Quarry Management Plan (Appendix 12.8.8) These documents set out the measures required to ensure that all land disturbance works are undertaken in a safe and efficient manner including managing sediment run-off to protect waterways and land stability to ensure the safety of people working on the Site. All earthworks will be undertaken in accordance with best practice and the Auckland Council Guideline Document 2016/005 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region (GD05). The Project is consistent with Objective 1.
196.	E12.3(1) Policy 1	*Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.*	The Project has been designed to avoid adverse impacts on natural heritage, Mana Whenua, natural resources, and historic heritage as far as possible, but the quarry's location within an SEA and adjoining an ONL makes that very difficult. As such, works will encroach into streams, significant ecological areas, an ONL and could potentially unearth archaeological remains. Accordingly, the Project will be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan and the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). These plans have been developed with comprehensive mitigation measures to manage impacts on people and the environment resulting from the proposed land disturbance. It is considered that the mitigation measures proposed will avoid, and where appropriate remedy effects on identified areas.

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Objectives and Policies			**Comment**
197.	E12.3(2) Policy 2	*Manage the amount of land being disturbed at any one time, to:* *(a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;* *(b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and* *(c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.*	Land disturbance at Hunua Quarry is limited in extent as large open areas are difficult to manage, with regard to dust suppression. Furthermore, each sediment pond can only control sediment runoff within a 5 ha catchment and the number of ponds that can be accommodated within the Quarry is limited due to the nature of the works. As such, land disturbance tends to be undertaken in campaigns, limited to the extent needed to open a new extraction area. The Project has been designed to manage adverse impact relating to noise, vibration, dust and traffic through the implementation of management plans, monitoring and the implementation of best practice controls and procedures. These are set out in the relevant technical reports and management plans. The Project will also be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan. These plans have been developed with comprehensive mitigation measures to manage impacts on the environment resulting from the proposed land disturbance. These include managing the extent of open areas, managing works during winter months and implementing best practice ESC measures. The Project is consistent with Policy 2.
198.	E12.3(3) Policy 3	*Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.*	The Project will enable the extraction of aggregate that will support the development of infrastructure and housing in the Auckland region that will enable people and communities to provide for their social, economic and cultural well-being needs, and their health and safety. The Project is consistent with Policy 3.

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Objectives and Policies			**Comment**
199.	E12.3(4) Policy 4	*Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:* *(a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;* *(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and* *(c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.*	It is proposed to undertake the works in Stages 1-3 in accordance with an Archaeological Authority and Archaeological Management Plan and Stages 4-8 in accordance with an Archaeological Discovery Protocol. All of which will contain protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin. Winstone also propose to have ongoing consultation with Mana Whenua throughout the detailed design phase and the proposed works. The Project is consistent with Policy 4.
200.	E12.3(5) Policy 5	*Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.*	Land disturbance will be undertaken in accordance with an ESCP, Geotechnical Assessment and the Stream Realignment Management Plan. Given the proximity of adjoining dwellings and the nature of the Site, earthworks will be engineered for stability. The Project is consistent with Policies 5 and 6.
201.	E12.3(6) Policy 6	*Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures*	

.22 E13 Cleanfills, managed fills and landfills

	Auckland Unitary Plan		
	Objectives and Policies		**Comment**
E13 Cleanfills, managed fills and landfills			
202.	E13.2(1) Objective 1	*Cleanfills, managed fills and landfills are sited, designed and operated so that adverse effects on the environment, are avoided, remedied or mitigated.*	The Project includes an existing cleanfill and managed fill area (OBDA) and it is proposed to backfill/cleanfill the Symonds Hill Pit during the latter part of Stage 7 and Stage 8. The cleanfilling of the

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	Objectives and Policies		**Comment**
			Pit is excluded from the definition of 'cleanfill' and is therefore not subject to these objectives and policies. The act of backfilling a pit with overburden as part of rehabilitation falls under the definition of 'quarry activity'. The existing OBDA will continue to operate as currently with minimal adverse impacts as determined in the Air Quality Assessment (Appendix B12.4.1) and the Groundwater Assessment (Appendix B12.4.10). The Project is therefore deemed to be consistent with Objective 1.
203.	E13.2(2) Objective 2	*Human health is protected from the adverse effects of operational or closed cleanfills, managed fills and landfills.*	Given the proposed ongoing on-site management of the OBDA and the monitoring of air quality, groundwater and discharges, it is considered that human health will be protected. The Project is therefore deemed to be consistent with Objective 2.
204.	E13.3(1) Policy 1	*Avoid significant adverse effects and remedy or mitigate other adverse effects of cleanfills, managed fills and landfills on lakes, rivers, streams, wetlands, groundwater and the coastal marine area.*	The Project, including the placement of overburden will have a range of adverse effects on streams and wetlands in terms of the loss of riparian areas and wetland extent. Where this results in adverse effects, these will be addressed through the effects management hierarchy with remediation, offsetting and compensation applied to the unavoidable effects. Adverse effects on groundwater will be avoided.
205.	E13.3(2) Policy 2	*Require cleanfills, managed fills and landfills to be sited, and where appropriate, designed and constructed, to avoid the risk of land instability.*	The existing OBDA and managed fill operation is subject to a consented design that will ensure land stability. The Project is therefore deemed to be consistent with Policies 2 and 3.
206.	E13.3(3) Policy 3	*Require cleanfills, managed fills and landfills to be designed and operated in accordance with relevant industry best practice.*	

.23 E14 Air quality

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E14 Air quality			
207.	E14.2(1) Objective 1	*Air quality is maintained in those parts of Auckland that have high air quality, and air quality is improved in those parts of Auckland that have low to medium air quality.*	The Hunua Quarry is an existing activity that is located within the Special Purpose Quarry Zone, where a lower level of amenity is anticipated. The SPQZ is characterised as a low air quality environment under the AUP, and the rural zones are a medium air quality environment. Hunua Quarry currently operates under Permit No. 34130, which expires on 29th October 2044. This permit authorises the discharge of contaminants into air primarily dust, from activities associated with the operation of the Hunua Quarry, including vegetation removal: overburden removal; excavating rock; blasting and drilling; crushing, screening storage, and transport of rock; and the operation of a blending plant. The Air Quality Assessment (Appendix B12.4.1) confirms that there have been very few exceedances of the GPG Dust TSP trigger level of 250 µg/m³ for moderately sensitive receptors. Additional PM_{10} over a two-month monitoring campaign near to the dwellings located on Judge Richardson Drive concluded that the PM_{10} concentrations did not exceed the 24-hour average NES-AQ limit of 50 µg/m³. Effects on air quality in the surrounding rural environment have been minimal due to the effective dust management measures in place at the Site. While the Project will expand into the Rural Mixed Use Zone, the Air Quality Assessment has determined that if the existing mitigation measures along with stringent dust monitoring are implemented, then existing air quality, as anticipated in a rural zone, will be maintained.

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Objectives and Policies			**Comment**
			As such, the Project will not improve air quality, but it will maintain current air quality in the rural area. The Project is consistent with Objective 1.
208.	E14.2(2) Objective 2	*Human health, property and the environment are protected from significant adverse effects from the discharge of contaminants to air*	Quarrying activities have the potential to generate dust that can, if uncontrolled, adversely impact on human health and amenity values i.e. the deposition of dust on properties. On-site monitoring by PDP found the average 24-hour concentration to be approximately 25% of the NES AQ AAAQ, with the maximum being approximately 50% of the AAAQ. Consequently, if the dust mitigation measures continue to be used throughout the life of the Project, they will continue to control the potential for elevated off-site PM_{10} concentrations to a level where health and environmental effects are highly unlikely to be experienced. With regard to Respirable Crystalline Silica (RCS), having undertaken a conservative assessment of the TSP monitoring, reviewed specific RCS sampling near quarries in Christchurch quarries, and reviewed information prepared by TCEQ, and undertaken a risk assessment using a methodology developed by the US EPA assessment, the Air Quality Assessment determines that there is an extremely low potential for any off-site health effects from RCS. Conditions are proposed to monitor for RCS as a matter of best practice. Therefore, if the proposed mitigation measures are implemented, as currently occurs, the discharge of contaminants to air will be managed to protect human health, property and the environment. The Project is consistent with Objective 2.

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Objectives and Policies			**Comment**
209.	E14.2(4) Objective 4	*The operational requirements of light and heavy industry, other location-specific industry, infrastructure, rural activities and mineral extraction activities are recognised and provided for.*	As a mineral extraction activity, the Symonds Hill Pit is proposed on a site where aggregate is located in situ, and the majority of the proposed footprint is within the SPQZ. Enabling mineral extraction activities in this location is consistent with Objective 4.
210.	E14.3(1) Policy 1	*Manage the discharge of contaminants to air, including by having regard to the Auckland Ambient Air Quality Targets in Table E14.3.1, so that significant adverse effects on human health, including cumulative adverse effects, are avoided, and all other adverse effects are remedied or mitigated.*	The discharge of contaminants to air from the Symonds Hill Pit development will be managed as follows: (a) There will be no significant adverse effects on human health as determined in the Air Quality Assessment (Appendix B12.4.1). (b) the discharge of any dangerous substances in dust such as PM_{10} and RCS will be controlled through dust management. (c) The closest sensitive receivers are generally owned by Winstone, with the exception of 165 Middleton Road (100 metres to the south east). However, to date dust effects have been effectively managed by a range of mitigation measures including wind monitoring, wetting of surfaces during dry weather, stabilising and revegetation of exposed land, undertaking processing activities within buildings and managing the height of stockpiles. Furthermore, all sensitive receptors are located further away than the dust monitoring equipment, therefore the intensity of any dust experienced at them will be lower than any recorded by the monitor. (d) As above. (e) Dust disturbance is noted in Section B7.1 of the AEE as having an indirect effect on habitats and associated species primarily where the pit extent abuts areas of retained habitat. Section B8.2.1 of the AEE states that the

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Objectives and Policies			**Comment**
			dust suppression measures will help mitigate these indirect effects on the edges of adjacent vegetation that are not being removed. (f) Discussed above under Objective 1. The Project is consistent with Policy 1.
211.	E14.3(3) Policy 3	*In the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone, Future Urban Zone, Auckland Council District Plan - Hauraki Gulf Islands Rural 1-3 and Landform 1-7:* *(a) recognise that rural air quality is generally a result of dust and odours, and other emissions generated by rural production activities;* *(b) avoid, remedy or mitigate adverse effects of dust and odour discharges;* *(c) provide for minor and localised elevation of dust and odour levels where the air discharge is from:* *(i) rural production activities or rural industry; or* *(ii) the operation of infrastructure or location specific industry; or* *(iii) mineral extraction activities; or activities undertaken by the New Zealand Defence Force for training and munitions testing; or* *(iv) for emergency services training;* *(d) require adequate separation between use and development which discharge dust and odour and activities that are sensitive to these adverse effects.*	This Policy expressly provides for minor and localised elevation of dust and odour levels where the air discharge is from mineral extraction activities in the Rural – Rural Production Zone and Rural – Mixed Rural Zones. However, as noted in the Air Quality Assessment (Appendix B12.4.1 and the AEE at Section B7.5, overall adverse effects from dust discharges are considered to be low. Accordingly, the Project is consistent with Policy 3.
212.	E14.3(5) Policy 5	*Support the use and development in the Business – Heavy Industry Zone, Special Purpose – Quarry Zone and Auckland Council District Plan - Hauraki Gulf Islands Commercial 6 Zone by:*	This Policy expressly provides for higher levels of dust arising from activities within the SPQZ provided that any adverse effects on human health are avoided, remedied or mitigated. Proposed conditions of consent will ensure this is achieved.

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Objectives and Policies			**Comment**
		(a) providing for higher levels of dust and odour provided that any adverse effects on human health are avoided, remedied or mitigated; *(b) avoiding the establishment of activities sensitive to air discharges in these zones; and* *(c) discouraging the establishment of activities sensitive to air discharges in areas adjacent to these zones.*	Accordingly, the Project is directly supported by Policy 5.
213.	E14.3(8) Policy 8	*Avoid, remedy or mitigate the adverse effects on air quality from discharges of contaminants into air by:* *(a) using the best practicable option for emission control and management practices that are appropriate to the scale of the discharge and potential adverse effects; and* *(b) adopting a precautionary approach, where there is uncertainty and a risk of significant adverse effects or irreversible harm to the environment from air discharges.*	The Project does not give rise to uncertainty or a risk of significant adverse effects or irreversible harm to the environment from air discharges. The discharge of any dangerous substances in dust such as PM_{10} and RCS will be controlled to very low levels using best practice dust management measures. The closest sensitive receivers are generally owned by Winstone, with the exception of 165 Middleton Road (100 metres to the south east). However, all sensitive receptors are located further away than the dust monitoring equipment, therefore the intensity of any dust experienced at them will be lower than any recorded by the monitor. The limits at the monitors have been set in accordance with NES AQ AAAQ and CPG Dust. The Project is consistent with Policies 8 and 9.
214.	E14.3(9) Policy 9	*Avoid, remedy or mitigate the adverse effects on air quality beyond the boundary of the premises where the discharge of contaminants to air is occurring, in relation to:* *(a) noxious or dangerous effects on human health, property or the environment from hazardous air pollutants; or* *(b) overspray effects on human health, property or the environment.*	

.24 E15 Vegetation management and biodiversity

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Objectives and Policies			**Comment**
E15 Vegetation management and biodiversity			
215.	E15.2(1) Objective 1	*Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.*	The Site supports a range of areas of significant indigenous vegetation and habitats with some areas identified in the AUP as a SEA (which is the equivalent of a SNA). The impact on these SEA areas has been assessed in the Ecological Assessment (Appendix B12.4.5) and where there are adverse effects on those areas these are managed and maintained primarily through offsetting and compensation. Enhancement is provided particularly through pest management actions to be undertaken. The Project accords with outcomes sought by Objective 1.
216.	E15.2(2) Objective 2	*Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.*	Indigenous biodiversity values affected by the quarrying activity, outside the SEA areas, will be maintained through offsetting and compensation actions integrated with the wider ecological management approach. It is proposed to undertake indigenous planting in numerous areas as part of overall ecological enhancement, restoration, offsetting and compensation. Restoration of indigenous biodiversity values is a core part of the ecological management approach proposed and increased indigenous vegetation cover will be achieved. Wetland restoration and enhancement will be undertaken along with improvements in stream connectivity enhancing habitat for indigenous aquatic fauna. The Project accords with outcomes sought by Objective 2.
217.	E15.3(1) Policy 1	*Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.*	The Project Footprint contains a number of wetlands in forested areas that will be lost as a result of the proposed works, as will areas of indigenous vegetation cover and some riparian margins. Full protection will not be achieved. However, it is proposed to enhance other degraded wetland areas and create new wetlands

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Objectives and Policies			**Comment**
			off site, where they can be protected and naturally regenerate. New areas of planting are proposed and improvements to other riparian margins through removal of persistent weeds and planting. The impact on these SEA areas within the Project Footprint has been assessed in the Ecological Assessment (Appendix B12.4.5) and where there are adverse impacts on those areas, they will be managed primarily through offsetting and compensation. Overall, the Project is inconsistent with Policy 1, but it is proposed to replant and enhance large extents of indigenous vegetation off site as well as retain and protect extensive areas of replanted/regenerating vegetation within the Site by way of a covenant to achieve positive outcomes.
218.	E15.3(2) Policy 2	*Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards*	The effects management hierarchy set out in this policy has been applied to the proposal (see Ecological Assessment in Appendix B12.4.5) and various actions to avoid, remedy, mitigate, offset and compensate for adverse effects have been applied. Offsetting has been provided for residual adverse effects and loss of values, with full offsetting achieved for wetland and stream areas/values. The shortfall in offset areas for vegetation removal is more than met through the protection of existing indigenous bush that is not currently protected.
219.	E15.3(3) Policy 3	*Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.*	
220.	E15.3(4) Policy 4	*Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:* *(a) using transferable rural site subdivision to protect areas that meet one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial*	Protection of areas of existing bush and the new offset and compensation areas will be achieved through legal protection. Ecological restoration and active management techniques will be applied and legal protection given to land through covenants.

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Objectives and Policies			**Comment**
		Schedule or shown on the Kawau Island Rural Subdivision SEA Control. *(b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or* *(c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space.*	The Project is consistent with Policy 4.
221.	E15.3(5) Policy 5	*Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.*	A comprehensive pest and weed management programme is proposed which will protect proposed areas of replanting, support existing areas of vegetation and habitats and enhance ecological integrity and functioning. The Pest Management Plan specifically addresses actions relevant to controlling kauri dieback disease. As such, the Project is consistent with the outcomes sought in Policy 5.

.25 E25 Noise and Vibration

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E25 Noise and Vibration			
222.	E25.2(1) Objective 1	*People are protected from unreasonable levels of noise and vibration.*	The majority of the Symonds Hill Pit Development Area is zoned as Special Purpose Quarry Zone, which recognises and provides for

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Objectives and Policies			**Comment**
223.	E25.3(2) Policy 2	*Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.*	mineral extraction and processing activities. As such, it provides for a lower level of amenity including higher noise limits. However, there are adjoining sensitive activities, and the extraction activities will move into the Mixed Rural Zone and closer to residential properties. These properties will have an expectation of a rural amenity including a relatively quiet environment, with machinery and traffic noise being heard on occasion. Although, in this location, the long-established character of the quarry and the classification of a section of Hunua Road being Auckland Strategic Freight Network need to be recognised. The Noise and Vibration Assessment (Appendix B12.4.12) has disregarded any effects on the following sites, for which written approval to the application has been provided: 367, 369, 397, 411, 480-486, and 490 Hunua Road, 105, 106, 108, 115, 118, 119, and 195 Judge Richardson Drive, and 161, 163, 165, 167, 180, 193, and 255 Middleton Road. The Assessment concludes that construction noise will readily comply with the relevant AUP limits by a considerable margin and is not expected to cause unreasonable noise effects. It will be audible temporarily at the nearest notional boundaries during the day when works occur close to shared boundaries. The Project will comply with the AUP blasting noise and vibration limits. However, alternative blasting noise and vibration conditions are recommended to align with best practice and reduce potential effects on the neighbouring residents by applying overpressure limits at all receivers rather than only at sites where dwellings existed on 1 January 2001. Similarly, it is proposed to apply site specific operational noise limits for existing and proposed activities at Hunua Quarry and adopt an ONMP. The ONMP will include, amongst other matters, the relevant noise and vibration limits, mitigation measures and all operational
224.	E25.3 Policy 3	*Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.*	
225.	E25.3 Policy 9	*Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment*	
226.	E25.3 Policy 10	*Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:* *(a) the sensitivity of the receiving environment; and the proposed duration and* *(b) hours of operation of the activity; and* *(c) the practicability of complying with permitted noise and vibration standards.*	

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Objectives and Policies			**Comment**
			restrictions, procedures for undertaking noise and vibration measurements, corrective action measures and complaints procedures. This will ensure that operational noise does not cause unreasonable disruption to any existing or future receivers outside the SPQZ. Conditions of consent will ensure these limits and measures are complied with. Overall, it is considered that adverse effects resulting from noise and vibration on the environment and sensitive receivers can be effectively managed to maintain existing amenity levels. In fact, it is proposed to apply more stringent controls than those required by the AUP. Consequently, the Project is considered to be consistent with Objective 1 and Policies 2, 3, 9 and 10.

.26 E27 Transport

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E27 Transport			
227.	E27.1 Objective 1	*Land use and all modes of transport are integrated in a manner that enables:* *(a) the benefits of an integrated transport network to be realised; and* *(b) the adverse effects of traffic generation on the transport network to be managed.*	An assessment of the transportation effects of the Project has been undertaken by Commute Transportation Consultants ("Commute"). It identifies that Hunua Quarry is located on Hunua Road, which to the west of the site entrance forms part of the Auckland Strategic Freight Network.

228.	E27.3 Policy 1	*Require subdivision, use and development which:* *(a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;* *(b) are proposed outside of the following zones:* *(i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;* *(ii) Residential – Terrace Housing and Apartment Buildings Zone;* *(iii) the Centre Fringe Office Control as shown on the planning maps; or* *(c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment* *to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.*	Access to the Hunua Quarry site is, and will continue to be, from a single existing access which connects the Site to the wider transport network. The existing access provides for two-way truck movements. The Project will result in an increase in peak hour truck movements: • AM peak: 161 truck movements (an increase of 85), comprising approximately 80 entries and 80 exits; and • PM peak: 135 truck movements (an increase of 71), comprising approximately 68 entries and 68 exits. Staff (non-truck) movements are expected to remain broadly consistent with 2023 levels. Despite almost doubling production at the quarry, the transport assessment concludes that the Project will have minimal traffic effects on the function, capacity and safety of the surrounding transport network. In fact, the Project will result in a net positive gain for the transport network as the existing site access will be upgraded to include a full right turn bay on Hunua Road to accommodate the increased truck volumes. As such, the Project is consistent with Objective 1 and Policy 1.

.27 E28 Mineral Extraction from Land

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E28 Mineral Extraction from Land			
229.	E28.1(1) Objective 1	*Mineral extraction from the land and its delivery is efficient and meets Auckland's needs while significant adverse effects are avoided, remedied or mitigated.*	There is an estimated total demand of approximately 17 million tonnes annually which Auckland's future production is unlikely to meet in the near future and the deficit in supply will widen as the population grows. Hunua Quarry provides approximately 28% of

			Auckland's total aggregate production and the Project provides access to considerable additional resource. Given the availability of established processing plant and ancillary infrastructure that are already authorised and along with overburden disposal areas, the further development of the Hunua Quarry is efficient and will provide an effective long-term resource for Auckland. The Project has been designed and will be undertaken to ensure it will not result in significant adverse effects on the environment as identified in Section B7 of the AEE.
230.	E28.3 (1) Policy 1	*Avoid where practicable undertaking new mineral extraction activities in areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.*	The Project has been designed to avoid adverse impacts on natural heritage, Mana Whenua, natural resources, and historic heritage as far as possible, but the quarry's location within an SEA and adjoining an ONL makes avoidance impracticable. As such, works will encroach into streams, significant ecological areas, an ONL and could potentially unearth archaeological remains. Accordingly, the Project will be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan and the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). These plans have been developed with comprehensive mitigation measures to manage impacts on people and the environment resulting from the proposed land disturbance. It is considered that the mitigation measures proposed will avoid, and where appropriate remedy effects on identified areas. The Project is consistent with Policy 1.
231.	E28.3 (2) Policy 2	*Where it is not practicable to locate mineral extraction activities outside the areas identified in Policy E28.3(1), consideration will be given to all of the following:* *(c) the benefits likely to be derived from the mineral extraction activities;* *(c) any reduced transport effects from having a mineral extraction site closer to the area of demand;* *(c) the extent to which significant adverse effects can be avoided; and*	The Quarry Development Area will extend into the: • Outstanding Natural Features Overlay; • Significant Ecological Area Overlay; and • Natural Stream Management Areas Overlay. The Hunua Quarry Development will deliver significant regional and national benefits. Auckland's infrastructure and housing programmes depend on a resilient, locally available supply of high-quality aggregate. Without the expansion of the Symonds Hill Pit,

		(c) the extent to which adverse effects can be remedied, mitigated or, where not mitigated, can be offset.	supply constraints would increasingly force reliance on distant quarries, increasing freight costs, road network loading, and greenhouse gas emissions. By enabling long-term access to greywacke resource within Auckland's existing quarrying footprint, the Project ensures stable supply, reduced transport demand, lower emissions, and cost efficiencies across public and private infrastructure delivery. Further, significant adverse effects will be avoided and mitigated through the development of comprehensive management plans and conditions. The Project is consistent with the outcomes sought by Policy 2.
232.	E28.3 (4) Policy 4	*Avoid, remedy or mitigate as far as practicable significant adverse effects associated with mineral extraction activities.*	The Project will avoid where practical and otherwise manage effects on rural character, amenity, landscape and biodiversity values. Where these cannot be suitably avoided or mitigated a comprehensive offset and compensation package is proposed. The Project aligns with the intent of Policy 4.
233.	E28.3 (6) Policy 6	*Require a quarry management plan for mineral extraction activities to be prepared to address operational matters associated with mineral extraction, including management of adverse effects and actions to avoid, remedy, mitigate or offset these effects.*	Conditions of consent identify the requirement for the Quarry Management Plan (QMP) and outline the requirements for the QMP to ensure it addresses the operational matters, including how to manage the adverse effect. The QMP must include: • The stages of quarry development; • Operational noise management and monitoring; • Operational blast vibration and noise management and monitoring; • Operational Specific Erosion Sediment Control Plan; • The complaints and response procedure; and • Closure and rehabilitation plans (only to be included within 5 years of confirmed closure). The Project meets the requirements of Policy 6.
234.	E28.3 (10) Policy 10	*Require quarry operators to internalise the adverse effects associated with new mineral extraction activities as far as practicable while recognising the need to allow for the efficient ongoing extraction of mineral resources.*	This Project is not new mineral extraction, but the expansion of a long-established facility. However, adverse effects will be internalised as much as possible noting the lack of complaints to date about dust and noise. The Air Quality Management Plan

			(Appendix B12.8.1) and the ONMP (Appendix B12.8.6) will ensure that activities continue to be managed to minimise external effects. The Project will result in effects on landscape and visual amenity values, but these will be managed and mitigated through the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). As such, the Project is generally consistent with Policy 10.

.28 E30 Contaminated land

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E30 Contaminated land			
235.	E30.2(1) Objective 1	*The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.*	The majority of the Development Area has been assessed as non-HAIL areas. The areas with actual or potential sources of contamination are limited to discrete areas, generally within Stages 7 and 8. Works within this area will be subject to a Contaminated Site Management Plan and RAP provided to Council at least six months prior to implementation. On this basis, the Project is consistent with Objective 1.
236.	E30.3(2) Policy 2	*Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that:* *(a) allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and* *(b) avoids adverse effects on potable water supplies; and*	As discussed above, only a small area of the Site has been identified as potentially contaminated, and the Site can still be utilised for quarrying activities with appropriate management. In summary, the shallow soil in the vicinity of the sampling site PMS08 cannot be reused onsite and will need to be excavated and disposed of at an appropriate disposal facility. Implementation of the recommended management measures will ensure there is low risk to human health and the environment. The Project is consistent with Policy 2.

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Objectives and Policies			**Comment**
		(c) avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values; *while taking into account all of the following:* *(d) the physical constraints of the site and operational practicalities;* *(e) the financial implications of the investigation, remediation, management and monitoring options;* *(f) the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and* *(g) whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.*	

.29 E36 Natural Hazards and Flooding

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E36 Natural Hazards and Flooding			
237.	B10.2(1) Objective 1	*Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been*	The Site is identified as being subject to flooding hazards and landslide susceptibility. An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and

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Objectives and Policies			**Comment**
		assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.	proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site and there will be less than minor effects on people, property, infrastructure and the environment. PDP has assessed flooding risks for the realigned tributary channel, Stage 2 culverts and activities within flood hazard risk areas. PDP modelled a range of flood events in accordance with Auckland Council Infrastructure Code of Practice accounts for 3.8 degrees of climate change. The proposed stream realignment will increase flood depths by more than 100mm in the Mangapū Stream, however the PDP report (Groundwater Assessment) finds that this will be contained due to the deep, steep sided nature of the stream reach. Modelling indicates negligible increases in flood levels in other areas. The stage 2 culverts have been designed to accommodate the 2% AEP event and will not overtop the haul road in greater events. Overall, the risk assessments have accounted for long-term effects of climate change and conclude there will be less than minor adverse effects on people, property, infrastructure and the environment as a result of the proposed quarry development within areas identified as flooding hazards and landslide susceptibility. The proposal is consistent with Objective 1.
238.	B10.2(3) Objective 3	*Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.*	The proposed stream realignment will result in negligible increases in flood levels within rural areas (up to 50mm in rural forested areas and 15mm in residential rural areas). The PDP report (**Appendix 12.4.6**) finds that there will be no impact to people, properties, infrastructure or the environment as a result in these changes to flood levels. The proposal is consistent with Objective 3.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
239.	B10.2(5) Objective 5	*Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.*	Although the proposed stream diversion will increase flood depths by up to 100m in the Mangapū Stream, this will be contained within the steep channel banks. Similarly, the eastern Stage 2 culvert will increase flood depths at the culvert by up to 0.3m (tapering off downstream) however this will be contained within the steep gully and will not overtop the haul road. Modelling indicates negligible increases in flood depths in rural areas. Any potential adverse effects as a result of changes in flood depths arising from the proposal are mitigated through: • designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change; • the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; and • the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas. Overland flow will be conveyed in accordance with the ESCP. The Project is consistent with Objective 5.
240.	B10.2(1) Policy 1	*Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:* *(a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami);* *(b) flood hazards;* *(c) land instability; and* *(d) wildfires.*	The Site is identified as being subject to flood plains (aligning with a number of tributaries that traverse the Site) and flood prone areas. This identification of the land complies with Policy 1.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
241.	B10.2(3) Policy 3	*Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards:* *(a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent;* *(b) the type of activity being undertaken and its vulnerability to natural hazard events;* *(c) the consequences of a natural hazard event in relation to the proposed activity;* *(d) the potential effects on public safety and other property;* *(e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location;* *(f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;* *(g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures;* *(h) the design and construction of buildings and structures to mitigate the effects of natural hazards;* *(i) the effect of structures used to mitigate hazards on landscape values and public access;* *(j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and* *(k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.*	PDP has assessed flooding risks for the realigned tributary channel, Stage 2 culverts and activities within areas subject to flooding. The assessments model a range of flood events in accordance with Auckland Council Infrastructure Code of Practice accounts for 3.8 degrees of climate change. A precautionary approach is applied in the risk assessments through the application of a sensitivity checks against significant events (including the 100-year ARI for the stage 2 culverts and an over-design event greater than 100-year ARI for the stream realignment) to ensure overtopping does not occur. For the stream realignment a bund is proposed to ensure any flood flows during significant events do not spill into the pit. Although the proposed stream diversion will increase flood depths by up to 100m in the Mangapū Stream, this will be contained within the steep channel banks. Similarly, the eastern stage 2 culvert will increase flood depths at the culvert by up to 0.3m (tapering off downstream) however this will be contained within the steep gully and will not overtop the haul road. Modelling indicates negligible increases in flood depths in rural areas. Any potential adverse effects as a result of changes in flood depths as a result of the proposal are mitigated through: • designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change; • the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; and • the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas.

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Objectives and Policies			**Comment**
242.	B10.2(4) Policy 4	*Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:* *(a) accelerating or exacerbating the natural hazard and/or its potential impacts;* *(b) exposing vulnerable activities to the adverse effects of natural hazards;* *(c) creating a risk to human life; and* *increasing the natural hazard risk to neighbouring properties or infrastructure.*	The risk assessments conclude that there will be no impact on people, property, infrastructure or the environment as a result of the proposed quarry development occurring within areas identified as being subject to flooding and that overall the Project is consistent with the Natural Hazards and Flooding objectives and policies.
243.	E36.3(16) Policy 16	*In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.*	
244.	E36.3(21) Policy 21	*Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.*	
245.	E36.3(23) Policy 23	*Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.*	
246.	E36.3(28) Policy 28	*Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.*	

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Objectives and Policies			**Comment**
247.	E36.3(29) Policy 29	*Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.*	
248.	E36.3(30) Policy 30	*Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.*	
249.	E36.3(31) Policy 31	*Identify land that may be subject to land instability taking into account all of the following features:* *(a) proximity to cliffs;* *(b) steepness of land;* *(c) geological characteristics; and* *(d) uncontrolled fill.*	The Site is identified as being subject to flood hazards and Low – High landslide susceptibility. An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. As such, the Project is consistent with Policy 31.

.30 E39 Rural Subdivision

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E39 Rural Subdivision			
250.	B9.2.1 Objective 4	*Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.*	The boundary adjustment assists with the mitigation of effects on 163 Middleton Road and will result in further separation of the quarry activity from the boundaries of this property. The subdivision is considered appropriate in that it enables productive use of the mineral resource whilst mitigating the potential effects on rural residential as are enabled in the zone.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
251.	B9.2.1 Objective 2	*Areas of land containing elite soil are protected for the purpose of food supply from inappropriate subdivision, urban use and development.*	The area subject to the boundary adjustment is a steep gully either side of the Mangapū Tributary, it is covered with vegetation that is protected by covenant and subject to the SEA and ONL overlays. The land is not identified as highly productive land as mapped in the AUP(OP) and is identified as Land Use Capability Class 6 soils. Consequently, the boundary adjustment subdivision would not undermine the productive potential and does not contain elite soils (being Land Use Capability Class 1).
252.	B9.4.1 Objective 2	*Subdivision does not undermine the productive potential of land containing elite soils.*	
253.	B9.4.1 Objective 3	*Subdivision of rural land avoids, remedies or mitigates adverse effects on the character, amenity, natural character, landscape and biodiversity values of rural areas (including within the coastal environment), and provides resilience to effects of natural hazard.*	The boundary adjustment does not result in a change to the character, amenity, natural character, landscape and biodiversity values as it only rearranges the boundaries between the two contiguous properties. It does not enable any additional development potential or lead to inevitable permitted development that could be enabled without further resource consents. It is acknowledged that the land is steep <u>and identified as being part of the SEA and Ponga Road ONL, and there are no impacts on these features as a result of the boundary adjustment.</u>
254.	B9.4.2 Policy 1	*Enable the permanent protection and enhancement of areas of significant indigenous biodiversity and rehabilitation through subdivision.*	The boundary adjustment would not result in changes to the native vegetation given the proposal moves the boundary line within a contiguous area of SEA overlay and vegetation covenant. There are no biodiversity effects that arise from the proposal and permanent protection is maintained.
255.	E39.2 Objective 2	*Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.*	The relocation of the boundary provides greater certainty for the long term needs of the community including the Applicant and the neighbouring property, through a wider separation from the proposed mineral extraction activity This enhances the ability for the Applicant to undertake the mineral extraction activity, within limits, whilst further minimising the effects on the parts of 163 Middleton Road for rural residential use. The change in the location of the
256.	E39.2 Objective 11	*Subdivision avoids or minimises the opportunity for reverse sensitivity effects between agriculture, horticulture, mineral extraction*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
		activities, rural industry, infrastructure and rural lifestyle living opportunities.	boundary and the physical separation from the mineral extraction activity avoids the potential for reverse sensitivity effects from owners and occupiers of 163 Middleton Road.
257.	E39.2 Objective 8	*Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.*	The boundary adjustment maintains the natural features and landscapes of the area and does not detract from the rural character and amenity, given the retention of vegetated areas protected by conservation covenants. There are no buildings affected by the change and access arrangement over the accessway to the site will be maintained. The effect of the boundary adjustment will be imperceptible on the character and amenity values of the area given its location and the bush clad nature which will remain unchanged.
258.	E39.3 Policy 6	*Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with Auckland-wide and zone rules.*	The boundary adjustment will create a more regular boundary between the two properties and avoid the projecting boundary of 163 Middleton Road, that as the Project is implemented will surround the area with mineral extraction activity. By enabling the relocation of the boundary, more efficient mitigation can be implemented that will better manage the effects on 163 Middelton Road and similarly manage the potential for reverse sensitivity effects on 255 Middelton Road from the proposed mineral extraction activity.

.31 H19 Rural Zones

Auckland Unitary Plan			
Objectives and Policies			**Comment**
H19.2 all rural zones			
259.	H19.2.1 (1) Objective 1	*Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.*	The Project provides for access to a valuable resource that is necessary to support rural and urban activities in the region (and beyond). The AUP Rural Zone policy framework explicitly acknowledges that mineral extraction activities are features of the Rural – Rural Production and Rural – Mixed Rural Zones. The policy framework reflects reality as there are three existing quarries operating in the rural area around the Hunua Quarry, which were all established prior to the introduction of the AUP. This reinforces the need to recognise mineral extraction activities within rural areas, and notably the access to the resource. The Project accords with the intent of Objective 1.
260.	H19.2.2 (1) Policy 1	*Enable activities based on use of the land resource and recognise them as a primary function of rural areas.*	The Project is located on the subject land due to access to the aggregate resource and it relies on existing authorised infrastructure for its processing and storage. Available new sites within proximity of central Auckland are rare, and this would require significant investment in new processing and ancillary infrastructure and zoning. Quarrying (as a productive activity) is a primary use of the rural zoned land. The Project is consistent with Policy 1.
H19.2.3 Objectives – rural character, amenity and biodiversity values			
261.	H19.2.3(1) Objective 1	*The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.*	The Hunua Quarry has been in operation for over 100-years, the development of the Symonds Hill pit is well-established, and these uses form part of the local character.

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Objectives and Policies			**Comment**
262.	H19.2.3(2) Objective 2	*Areas of significant indigenous biodiversity are protected and enhanced*	Whilst the Project will necessitate a change in the extent of SEAs and ONLs, it will incorporate measures seek to avoid where practical and otherwise manage effects on amenity and biodiversity values. Where these cannot be suitably avoided or mitigated a comprehensive offset and compensation package is proposed. Some parts of the SEA area will not be protected with vegetation removal proposed. It is only proposed to remove those areas of SEA that are absolutely necessary to provide access to the resource. Large areas of indigenous vegetation within the Site will remain and be protected by a covenant and be enhanced through pest and weed management. The loss of areas that cannot be avoided, will be offset and compensated for through a comprehensive offset and compensation programme. The Project generally accords with the outcomes sought by Objectives 1 and 2, particularly in terms of ecological enhancement.
H19.2.4 Policies – rural character, amenity and biodiversity values			
263.	H19.2.4 (1) Policy 1	*Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:* *(a) a predominantly working rural environment;* *(b) fewer buildings of an urban scale, nature and design, other than dwellings and their accessory buildings and buildings accessory to farming; and* *(c) a general absence of infrastructure which is of an urban type and scale.*	The policy framework explicitly recognises that mineral extraction activities are a typical feature of the identified rural zones including the Mixed Rural zone. This is consistent with the current environment that includes established quarries within the wider landscape and supports the continued operation of these. It is not proposed to establish any buildings or additional infrastructure, and noise, odour, dust, traffic and visual effects will be effectively managed through a range of management plans and mitigation measures. Overall, the Project is consistent with Policies 1 and 2.
264.	H19.2.4 (2) Policy 2	*Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural*	

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Objectives and Policies			**Comment**
		Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones: *(a) the presence of large numbers of farmed animals and extensive areas of plant, vine or fruit crops, plantation forests and farm forests;* *(b) noise, odour, dust, traffic and visual effects associated with use of the land for farming, horticulture, forestry, mineral extraction and cleanfills;* *(c) the presence of existing mineral extraction activities on sites zoned as Special Purpose – Quarry Zone;* *(d) accessory buildings dot the landscape, particularly where farming activities are the dominant activity; and* *activities which provide for the relationship of Mana Whenua to their ancestral land and taonga*	
265.	H19.2.4 (3) Policy 3	*Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas*	As commented on above, not all of the SEA within the Site will be protected with some parts of it being removed as part of the quarry expansion. Where effects on SEAs cannot be avoided or an ecological package of mitigation, remedy, offsetting and compensation is proposed. It is only proposed to remove those areas of SEA that are absolutely necessary to provide access to the resource. Large areas of indigenous vegetation within the Site will remain and be protected by a covenant and be enhanced through pest and weed management. The loss of areas that cannot be avoided, will be offset and compensated for through a comprehensive offset and compensation programme. Opportunities will be taken to enhance and restore degraded areas including riparian margins and wetland areas outside the SEAs. The Project is consistent with Policy 3.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
H19.2.5 Objectives – rural industries, rural commercial services and non-residential activities			
266.	H19.2.5(3) Objective 3	*The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.*	The Project comprises mineral extraction which contributes positively to the rural economy and wider region with significant regional and national benefits. The Project will avoid where practical and otherwise manage effects on rural character and amenity values as discussed in Section B7.6 of the AEE. The Project accords with the outcomes sought by Objective 3.
267.	H19.2.5(4) Objective 4	*Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.*	The Project is not an activity of an urban type and scale. It is located on the land due to access to the aggregate resource and relies on existing authorised infrastructure for its processing and storage. The expansion onto land zoned Mixed Rural zone is considered a necessary and efficient use of the rural zoned land, given the accessibility to the vital land resource. So the Project accords with the outcomes sought by Objective 4.
268.	H19.2.5(5) Objective 5	*The rehabilitation of quarries is assisted by cleanfills and managed fills.*	The backfilling of Symonds Hill Pit will occur from Stage 7 onwards using overburden from the Site.
H19.2.6. Policies – rural industries, rural commercial services and non-residential activities			
269.	H19.2.6(2) Policy 2	*Manage rural industries, rural commercial services and other non-residential activities to:* *(a) avoid creating reverse sensitivity effects;* *(b) contain and manage adverse effects on-site; and* *(c) avoid, remedy or mitigate adverse effects on traffic movement and the road network.*	As commented on above the Project will avoid where practical and otherwise manage adverse effects such as the generation of dust and noise within the Site and avoid creating reverse sensitivity effects. Impacts on ecological values will be managed through the Ecological Management Plan (Appendix B12.8.10). Where this cannot occur i.e. effects on rural character and visual amenity, these effects will be managed through the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9) and by way of a comprehensive offset and compensation package including

Auckland Unitary Plan			
Objectives and Policies			**Comment**
			ecological works in the surrounding Hunua Ranges. The Project also includes measures to upgrade the Site entrance, and this will manage the effects on the road network.
270.	H19.2.6(3) Policy 3	*Enable cleanfills and managed fills where they can assist the rehabilitation of quarries.*	The backfilling of Symonds Hill Pit will occur from Stage 7 onwards using overburden from the Site.
H19.4 Rural – Mixed Rural Zone			
271.	H19.4.2(3) Objective 3	*Rural character and amenity values of the zone are maintained while anticipating a mix of rural production, non-residential and rural lifestyle activities.*	The quarry development area will increase the scale and duration of landform modification locally; however, rural character effects are largely managed through staging, containment within landform and vegetated elements, and progressive rehabilitation, which collectively reduce the perception of the quarry reading as an uncontained or sprawling element across the hill country. Where the quarry development area interfaces with the Mixed Rural Zone, the re-establishment of native vegetation through the rehabilitation phases assists in maintaining rural amenity by reducing visual contrast, softening edges, and retaining a coherent pattern of vegetated hill slopes that is characteristic of the receiving landscape. The effects will not result in a change to the wider mix of rural production and rural lifestyle activities that are established in the area. The Project accords with Objective 3.
272.	H19.4.3(2) Policy 2	*Manage reverse sensitivity effects by:* *(a) limiting the size, scale and type of non-rural production activities;* *(b) retaining the larger site sizes within this zone;* *(c) limiting further subdivision for new rural lifestyle sites; and*	Reverse sensitivity effects will be managed as the type of non-rural production activity will not alter but it will increase in extent. However, the development area will be located adjacent to the existing pit and it is generally contained by the topography and established vegetation. Furthermore, all adverse effects such as the

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Objectives and Policies			**Comment**
		(d) *acknowledging a level of amenity that reflects the presence of:* (i) *rural production and processing activities that generate rural odours, noise from stock and the use of machinery, and the movement of commercial vehicles on the local road network; and* (ii) *non-residential activities which may generate noise, light and traffic levels greater than those normally found in areas set aside for rural lifestyle activities.*	generation of dust will be managed to minimise any impacts on adjoining landowners and/or activities. Traffic generated by the Project can be readily accommodated by Hunua Road, especially as the section to the west of the pit entrance is a part of the Auckland Strategic Freight Network It is also important to note that quarrying is not a new activity and the Hunua Quarry is a well-established element of the surrounding locality. The Project is consistent with Policy 2.

.32 H28 Special Purpose – Quarry Zone

Auckland Unitary Plan			
Objectives and Policies			**Comment**
H28 Special Purpose – Quarry Zone			
273.	H28.2(1) Objective 1	*Mineral extraction activities and appropriate compatible activities are carried out efficiently at significant mineral extraction sites.*	Hunua Quarry provides approximately 28% of Auckland's total aggregate production and the Project provides access to considerable additional resource. Given the availability of established processing plant and ancillary infrastructure that are already authorised and along with overburden disposal areas, the further development of the Hunua Quarry is efficient and will provide an effective long-term resource for Auckland. The Project strongly accords with Objective 1.
274.	H28.2(2) Objective 2	*The significant adverse effects associated with mineral extraction are avoided, remedied or mitigated.*	The Project will not result in significant adverse effects as set out in Section 7.6 of the AEE.

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Objectives and Policies			**Comment**
			The Project strongly accords with Objective 2
275.	H28.2(3) Objective 3	*The rehabilitation of quarries is assisted by cleanfills and managed fill.*	The backfilling of Symonds Hill Pit will occur from Stage 7 onwards using overburden from the Site.
276.	H28.3(3) Policy 3	*Avoid where practicable, or otherwise remedy and mitigate significant adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.*	The Project has been designed to avoid adverse impacts on natural heritage, Mana Whenua, natural resources, and historic heritage as far as possible, but the quarry's location within an SEA and the adjoining an ONL makes that very difficult. As such, works will encroach into streams, significant ecological areas, an ONL and could potentially unearth archaeological remains. Accordingly, the Project will be undertaken in accordance with an ESCP, the Stream Realignment Management Plan (Appendix B12.8.7) and an Archaeological Authority and Archaeological Management Plan and the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). These plans have been developed with comprehensive mitigation measures to manage impacts on people and the environment resulting from the proposed land disturbance. It is considered that the mitigation measures proposed will avoid, and where appropriate remedy effects on identified areas. The Project is consistent with Policy 3.
277.	H28.3(4) Policy 4	*Manage noise, vibration, dust and illumination to protect existing adjacent activities sensitive to these effects from unreasonable levels of noise, vibration, dust and illumination.*	The Project will comply with the AUP blasting noise and vibration limits. However, alternative blasting noise and vibration conditions are recommended to align with best practice and reduce potential effects on the neighbouring residents by applying overpressure limits at all receivers rather than only at sites where dwellings existed on 1 January 2001. Similarly, it is proposed to apply site specific operational noise limits for existing and proposed activities at Hunua Quarry and adopt an ONMP. The ONMP will include, amongst other matters, the relevant

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Objectives and Policies			**Comment**
			noise and vibration limits, mitigation measures and all operational restrictions, procedures for undertaking noise and vibration measurements, corrective action measures and complaints procedures. This will ensure that operational noise does not cause unreasonable disruption to any existing or future receivers outside the SPQZ. The Air Quality Assessment (Appendix B12.4.1) confirms that there have been very few exceedances of the GPG Dust TSP trigger level of 250 µg/m³ for moderately sensitive receptors. Additional PM_{10} over a two-month monitoring campaign near to the dwellings located on Judge Richardson Drive concluded that the PM_{10} concentrations did not exceed the 24-hour average NES-AQ limit of 50 µg/m³. Effects on air quality in the surrounding rural environment have been minimal due to the effective dust management measures in place at the Site. While the Project will expand into the Rural Mixed Use Zone, the Air Quality Assessment has determined that if the existing mitigation measures along with stringent dust monitoring are implemented, then existing air quality, as anticipated in a rural zone, will be maintained. The Project strongly aligns with Policy 4.
278.	H28.3(5) Policy 5	*Require the rehabilitation of sites following mineral extraction activities to enable the land to be used for other purposes.*	The Hunua Pit is currently being rehabilitated including planned indigenous planting. However, the closure of the Symonds Hill Pit is 80 years or more into the future (at current extraction rates) and the rehabilitation of the Site will be considered closer to a future closure date.
279.	H28.3(6) Policy 6	*Avoid, remedy or mitigate adverse effects of traffic generation and maintain safety for all road users, and particularly measures to*	Despite almost doubling production at the quarry, the transport assessment concludes that the Project will have minimal traffic effects on the function, capacity and safety of the surrounding transport network. In fact, the Project will result in a net positive

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Objectives and Policies			**Comment**
		manage heavy vehicles entering or exiting the site and on quarry transport routes.	gain for the transport network as the existing site access will be upgraded to include a full right turn bay on Hunua Road (part of the Auckland Strategic Freight Network) to accommodate the increased truck volumes. The Project strongly aligns with Policy 6.
280.	H28.3(7) Policy 7	*Require quarry operators to internalise the adverse effects associated with new or enlarged mineral extraction activities as far as practicable while recognising the need to allow for the efficient ongoing extraction of mineral resources.*	This Project is the expansion of a long-established facility that will provide access to considerable additional resource. Given the availability of established processing plant and ancillary infrastructure that are already authorised and along with overburden disposal areas, the further development of the Hunua Quarry is efficient and will provide an effective long-term resource for Auckland. Adverse effects will be internalised as much as possible noting the lack of complaints to date about dust and noise. The Air Quality Management Plan (Appendix B12.8.1) and the ONMP (Appendix B12.8.6) will ensure that activities continue to be managed to minimise external effects. The Project will result in effects on landscape and visual amenity values, but these will be managed and mitigated through the Landscape Rehabilitation Strategy and Management Plan (Appendix B12.8.9). The Project will also result in adverse impacts on biodiversity values. Where these cannot be suitably avoided or mitigated a comprehensive offset and compensation package is proposed. As such, the Project is generally consistent with Policy 7.

Plan Change 120

.1 B10 Environmental Risk – B10.2 Natural hazards and climate change

Table 6: Assessment of relevant provisions of Plan Change 120 to the Auckland Unitary Plan

Auckland Unitary Plan			
Objectives and Policies			**Comment**
B10 Environmental Risk – B10.2 Natural hazards and climate change			
281.	B10.2.1 Objective 3	*Natural hazard risks to people, property, infrastructure and the environment from new subdivision, use and development are avoided where the hazard risk is significant.*	Flood risks have been assessed and found to not be significant as effects are less than minor and present no impact to people, property, infrastructure or the environment. Similarly, it is found that there is a low risk of landslide hazard and subject to works being undertaken in accordance with recommendations the hazard risk less than significant. Overall, the hazard risk is not significant; therefore, the Project is consistent with Objective 3.
282.	B10.2.1 Objective 5	*The natural hazard mitigation functions of natural systems, including floodplains and coastal features, are protected from inappropriate subdivision, use and development.*	The proposed diversion channel is designed to contain a large out-of-bank flood channel, incorporation a smaller, meandering low flow channel. The new flood channel has been designed to convey the 1% AEP flow with climate change to 3.8 degrees of warming. The meandering channel is designed to convey regular rainfall events up to the mean annual flood. Modelling as accounted for a range of flood events, including over-design events. As set out in the PDP report (Appendix 12.4.6), increases in flood depths are localised and are either considered negligible or can be contained such that there will be no impacts to people, property, infrastructure or the environment. Additionally, overland flow elsewhere on site will be in accordance with the proposed ESCP.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
			Overall, it is considered the Project will maintain the natural hazard functions of natural systems and is consistent with Objective 5.
283.	B10.2.1 Objective 5A	*The natural hazards risks on Māori values, rights and interests are managed in accordance with te ao Māori, mātauranga, and tikanga.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. The Project is consistent with Objective 5A.
284.	B10.2.2 Policy 1	*Identify areas potentially affected by natural hazards giving priority to those where the risk is likely to be significant.*	The Site is identified as being subject to flood plains (aligning with a number of tributaries that traverse the Site) and flood prone areas, and Low – High landslide susceptibility. As set out in above, the Geotechnical Assessment determines there is a low risk of landslide susceptibility. The proposed Trigger Action Response Plan will ensure any potential risk is not significant. As set out above, PDP have undertaken a flooding assessment of the proposed diversion, culverts and mineral extraction in flood hazard areas. Overall, the assessment finds that subject to works being undertaken with proposed plans, flooding effects will be less than minor and there will be no impact on people, properties, infrastructure and the environment. The Project is consistent with Policy 1.

Auckland Unitary Plan			
Objectives and Policies			**Comment**
285.	B10.2.2 Policy 3	*Ensure the potential effects of climate change, including cumulative effects, and the potential effects on Māori, are taken into account when undertaking natural hazard risk assessments.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua (within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. In particular, they participated in workshops on the Mangapū Stream Tributary realignment. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. The Project is consistent with Policy 3.
286.	B10.2.2 Policy 4A	*Identify natural hazard risks as significant, potentially tolerable; or acceptable in the risk assessment to determine the management response.*	An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. The PDP assessments finds that any increase in flood depths is localised and can be contained and mitigated in a manner such that there will be no change or increase in flood hazard risk to people and communities, properties, infrastructure or the environment. The Project is consistent with Policy 4A.
287.	B10.2.2 Policy 5	*Manage subdivision, use and development of land subject to natural hazards based on all of the following:* *(a) the type and severity of potential events, including the occurrence of natural hazard events in combination;* *(b) the sensitivity of the activity to adverse effects, including the health and safety of people and communities, and on Māori,*	The Site is identified as being prone to flood risks and landslide susceptibility. However, the severity of potential events is not significant, even in combination, subject to works being undertaken in accordance with engineering designs and the recommended TARP. Mineral extraction is identified as being an activity less sensitive to natural hazards and as concluded in the PDP and Tonkin and

Auckland Unitary Plan			
Objectives and Policies			**Comment**
		the resilience of property to damage and the effects on the environment; and *(c) the cumulative effects of locating activities on land subject to natural hazards, including natural hazard risk mitigation, and the effects on other activities and resources.*	Taylor assessments, the proposal does not exacerbate or cause natural hazard risks to people, property, infrastructure or the environment. Winstone engaged Mana Whenua as set out above and will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. There will be no cumulative effects given the nature of the activity and the management measures proposed. The Project is consistent with Policy 5.
288.	B10.2.2 Policy 6	*Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:* *(a) the natural hazards risks, either individually or cumulatively, and the extent to which climate change will exacerbate such effects risks, are uncertain or unknown, but may be significant or irreversible, including the possibility of low-probability but high potential impact events; or* *(b) the level of information on the probability and/or impacts of the hazard is limited.*	As set out above, the natural hazard risks are not significant, individually or cumulatively and there is sufficient information on the probability and/or impacts of the hazards. Policy 6 is not relevant to this Project.
289.	B10.2.2 Policy 11A	*Manage subdivision, use and development in areas that give rise to potentially tolerable flood or coastal hazard risks, so that the risk is maintained at a tolerable level.*	Tonkin and Taylor has applied a risk assessment approach, where the risk is defined as the 'likelihood' of a particular geotechnical hazard, multiplied by its 'consequence'. Low likelihood and low consequence risks are more acceptable, and high likelihood or high consequence risks are less acceptable. While not directly in accordance with Appendix 24 of the AUP, the risk assessment is based on similar principles and is considered to be an appropriate equivalent. As noted in the Geotechnical Report, the mapped landslide hazards are considered to not represent actual ground conditions
290.	B10.2.2 Policy 13A	*Avoid subdivision, use and development associated with activities sensitive and potentially sensitive to natural hazards and discharge of stormwater and wastewater directly to ground in high (significant) landslide hazard risk areas.*	
291.	B10.2.2 Policy 14	*Minimise earthworks and vegetation alteration or removal in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
292.	B10.2.2 Policy 15	*Manage subdivision, use and development associated with activities sensitive and potentially sensitive to natural hazards, earthworks, vegetation alteration or removal, and stormwater and wastewater discharges directly to ground in medium landslide susceptibility assessment areas and/or medium (tolerable) landslide hazard risk areas*	given the highly modified nature of the site and proposed engineering designs. Accordingly, it is considered that subject to the implementation of the TARP and the ESCP, stormwater discharge via sediment control devices, earthworks and vegetation removal will not exacerbate slope stability and landslide hazard risks. Although the proposed stream diversion will increase flood depths by up to 100m in the Mangapū Stream, this will be contained within the steep channel banks. Similarly, the eastern stage 2 culvert will increase flood depths at the culvert by up to 0.3m (tapering off downstream) however this will be contained within the steep gully and will not overtop the haul road. Modelling indicates negligible increases in flood depths in rural areas. Any potential adverse effects as a result of changes in flood depths arising from the proposal are mitigated through: designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change; the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; and the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas. The Project is consistent with Policy 11A, 13A, 14 and 15.
293.	B10.2.2 Policy 17	*Provide for the active participation of Māori in the identification and decision- making over the management of natural hazard risks associated with their values, rights and interests.*	Winstone has engaged with Ngāti Tamaoho (who have statutory acknowledgement over the land), Ngāti Tai (who have statutory acknowledgement area for the Wairoa River) Te Ākitai Waiohua

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Objectives and Policies			**Comment**
294.	B10.2.2 Policy 19	*Require natural hazard identification and risk assessments to consider mātauranga and tikanga Māori.*	(within Area of Interest identified in the Deed of Settlement signed in 2021) and Ngāti Te Ata to discuss the Project. Winstone will continue to engage with Mana Whenua as kaitiaki as the Project develops to inform ongoing management of the offset programme, rehabilitation works and general development works. This ongoing engagement will enable Māori participation and consideration of mātauranga and tikanga Māori. The Project is consistent with Policies 17 and 19.

.2 E36 Natural Hazards and Flooding

Auckland Unitary Plan			
Objectives and Policies			**Comment**
E36 Natural Hazards and Flooding			
295.	E36.2(3B) Objective 3B *Note: Plan Change 120 inserts this objective.*	*New subdivision, use and development avoids significant risk and only occurs when the risk from natural hazards to people, property, infrastructure and the environment is assessed as being tolerable or acceptable.*	The Site is identified as being subject to flooding hazards and landslide susceptibility. An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site and there will be less than minor effects on people, property, infrastructure and the environment. PDP has assessed flooding risks for the realigned tributary channel, Stage 2 culverts and activities within flood hazard risk areas. PDP modelled a range of flood events in accordance with Auckland Council Infrastructure Code of Practice accounts for 3.8 degrees of climate change. The proposed stream realignment will increase flood depths by more than 100mm in the Mangapū Stream, however the PDP report (Groundwater Assessment) finds
296.	E36.2(3C) Objective 3C	*Subdivision, use and development is managed in a way that avoids creating or exacerbating natural hazard risks on other properties, infrastructure and the environment.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
			that this will be contained due to the deep, steep sided nature of the stream reach. Modelling indicates negligible increases in flood levels in other areas. The stage 2 culverts have been designed to accommodate the 2% AEP event and will not overtop the haul road in greater events. Overall, the risk assessments have accounted for long-term effects of climate change and conclude there will be less than minor adverse effects on people, property, infrastructure and the environment as a result of the proposed quarry development within areas identified as flooding hazards and landslide susceptibility. The Project is consistent with Objectives 1 and 2.
297.	E36.2(3D) Objective 3D	*Risks from natural hazards on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values are reduced over time, and not created or exacerbated by subdivision, use and development.*	There are no risks on Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values. The Project is consistent with Objective 3D.
298.	E36.2(5) Objective 5	*The flood storage and the conveyance functions of floodplains and overland flow paths are maintained, and enhanced where practicable, and the creation of new flood prone areas are avoided.*	Although the proposed stream diversion will increase flood depths by up to 100m in the Mangapū Stream, this will be contained within the steep channel banks. Similarly, the eastern Stage 2 culvert will increase flood depths at the culvert by up to 0.3m (tapering off downstream) however this will be contained within the steep gully and will not overtop the haul road. Modelling indicates negligible increases in flood depths in rural areas. Any potential adverse effects as a result of changes in flood depths arising from the proposal are mitigated through: • designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change;

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Objectives and Policies			**Comment**
			• the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; and • the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas. Overland flow will be conveyed in accordance with the ESCP. The Project is consistent with Objective 5.
299.	E36.2(6) Objective 6	*All natural hazard risk assessments and management measures take into account the potential long term effects of climate change.*	A precautionary approach is applied in the risk assessments through the application of a sensitivity checks against significant events (including the 100-year ARI for the stage 2 culverts and an over-design event greater than 100-year ARI for the stream realignment) to ensure overtopping does not occur. The Project is consistent with Objective 6.
300.	E36.3(1A) Policy 1A	*Identify risk from natural hazards associated with subdivision, use and development by differentiating risk into the following three classifications:* *(a) significant* *(b) potentially tolerable* *(c) acceptable*	An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. The PDP assessments finds that any increase in flood depths is localised and can be contained and mitigated in a manner such that there will be no change or increase in flood hazard risk to people and communities, properties, infrastructure or the environment. The Project is consistent with Policy 1A
301.	E36.3(1B)	*Manage risk from coastal erosion, coastal inundation and flooding associated with subdivision, use and development by:*	The Project is a quarry (less sensitive activity) in a low flood hazard area; therefore the level of risk is acceptable in accordance with Table E36.3.1B.2.

<table>
<tr><th colspan="4">Auckland Unitary Plan</th></tr>
<tr><th colspan="3">Objectives and Policies</th><th>Comment</th></tr>
<tr><td></td><td></td><td>
a) identifying land that may be exposed to these hazards and requiring a site specific assessment to determine the extent and nature of the hazard(s) on site; and
b) using the hazard, the location of the activity, and the sensitivity of the activity to natural hazards to determine the default level of risk, as per Tables E36.3.1B.1 and E36.3.1B.2; and
c) requiring a risk assessment to determine the level of risk and applying management approaches proportionate to that level of risk.

Table E36.3.1B.2 Subdivision, use and development outside existing urbanised areas
<table>
<tr><th></th><th>Activities sensitive to natural hazards</th><th>Activities potentially sensitive to natural hazards</th><th>Activities less sensitive to natural hazards</th></tr>
<tr><td>Very high flood hazard area, high flood hazard area, coastal erosion hazard area 1 and coastal inundation hazard area 1</td><td>Significant</td><td>Significant</td><td>Acceptable</td></tr>
<tr><td>Medium flood hazard area, coastal erosion hazard area 2 and coastal inundation hazard area 2</td><td>Significant</td><td>Significant</td><td>Acceptable</td></tr>
<tr><td>Low flood hazard, coastal erosion hazard area 3 and coastal inundation hazard area 3</td><td>Significant</td><td>Significant</td><td>Acceptable</td></tr>
</table>
</td><td>The Project is consistent with Policy 1B</td></tr>
</table>

Auckland Unitary Plan			
Objectives and Policies			**Comment**
302.	E36.3(1C) Policy 1C	*Manage risk from landslides associated with subdivision, use and development by:* *(a) identifying land that may be susceptible to landslides; and* *(b) requiring a landslide risk assessment to be undertaken in accordance with Appendix 24 Landslide hazard risk assessment methodology, using the level of susceptibility, the underlying zone, the location and type of the activity and the sensitivity of the activity to natural hazards as determinants for the type of assessment and the level of risk; and* *(c) applying management approaches proportionate to the level of risk.*	The Site is identified as being subject to Low – High landslide susceptibility. An assessment of landslide risk undertaken by Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. Tonkin and Taylor apply a risk assessment approach, where the risk is defined as the 'likelihood' of a particular geotechnical hazard, multiplied by its 'consequence'. Low likelihood and low consequence risks are more acceptable, and high likelihood or high consequence risks are less acceptable. While not directly in accordance with Appendix 24 of the AUP, the risk assessment is based on similar principles and is considered to be an appropriate equivalent. Although the risk is considered low, a Trigger Action Response Plan (TARP) is proposed which sets out protocols for if ground conditions are discovered that differ from those anticipated and ensure that risk is not exacerbated should conditions change. PDP has assessed flooding risks for the realigned tributary channel, Stage 2 culverts and activities within areas subject to flooding. The assessments model a range of flood events (including up to and beyond the 100 year ARI event) in accordance with Auckland Council Infrastructure Code of Practice accounts for 3.8 degrees of climate change. The changes in flood depths as a result of the proposed stream realignment and stage 2 culverts is set out above, as are the proposed mitigation measures. With regards to mineral extraction activities within flood hazard areas, the PDP report notes that the majority of the mapped hazard areas are associated with tributaries or flood prone areas proposed to be extracted / removed and that the mapped flood hazard areas identified within the Symonds Hill Pit do not accurately reflect the existing situation given significant land modification undertaken to
303.	E36.3(3) Policy 3	*Where a resource consent is necessary, require proposals to subdivide, use or develop land that is subject to natural hazards to prepare a risk assessment that considers all of the following, taking into account the potential effects of climate change and adopting a precautionary approach where information is uncertain or incomplete:* *(aa) the type, frequency, range and scale of the natural hazard(s), including:* *(i) where there may be coinciding, compounding and/or cascading hazards;* *(ii) whether the hazard risks will be temporary or permanent;* *(iii) whether natural hazard events of lower intensity and higher frequency than the 1 per cent AEP event will impact the property and proposed activity* *(c) the consequences of a natural hazard event in relation to the proposed activity;* *(l) existing and proposed mitigation measures;* *(m) residual risk;*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
		(n) any relevant management plan, strategy or hazard risk assessment relating to the area.	date. No buildings are proposed, or structures to manage natural hazards. Any potential adverse effects as a result of changes in flood depths arising from the proposal are mitigated through: • designing the Stage 2 culverts and stream diversion channel to account for 100-year ARI events and 3.8 degree temperature increase due to climate change; • the inclusion of stream design features such as rock placement and waterfalls / cascades to assist in managing flow and velocity through the diversion channel; and • the implementation of the proposed ESCP to manage earthworks (including vegetation removal and works associated with the installation of the temporary bridge and Stage 2 culverts) within flood hazard areas. The PDP assessments finds that any increase in flood depths is localised and can be contained and mitigated in a manner such that there will be no change or increase in flood hazard risk to people and communities, properties, infrastructure or the environment. Overall, the risk assessments address the matters identified in Policy 4A and 4B. The Project is consistent with Policies 1C, 3, 4A, 4B, 21, 23, 30H
304.	E36.3(4A) Policy 4A	*Require all of the following matters to be considered when assessing consequences of natural hazards as part of a risk assessment:* *(a) accelerating or exacerbating the natural hazard and/or its potential impacts;* *(b) creating natural hazard risks that previously were not present at the location;* *(c) the type of activity being undertaken and its sensitivity to natural hazard events;* *(d) creating or increasing the natural hazard risk(s) to people and communities, including long-term impacts from more frequent hazard events;* *(e) creating or increasing the natural hazard risk(s) to other properties, infrastructure and the environment; and* *(f) cultural impacts, including consequences for Māori land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.*	
305.	E36.3(4B) Policy 4B	*Require all of the following matters to be considered as part of a risk assessment of existing and future mitigation measures and residual risk:* *(a) whether any building, structure or activity located on land subject to natural hazards can be relocated within the site or removed;* *(b) whether the use, design and construction of buildings and structures can mitigate risks associated with natural hazards;* *(c) the extent to which methods for long term maintenance of areas affected by natural hazards, such as easements, are provided;*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
		(d) the ability for site layout and management to limit exposure of people and property to natural hazards, including safe egress during a natural hazard event; *(e) the effect of structures to mitigate hazards on landscape values and public access;* *(f) the robustness of the mitigation measures, their enforceability and the ability to carry out repairs and maintenance;* *(g) the potential consequences of events that exceed the design parameters of mitigation measures;* *(h) the potential effects resulting from failure of structural and nature-based mitigation measures over a 100-year timeframe;* *(i) the impacts of the mitigation on other people, properties, infrastructure and the environment;* *(j) whether natural hazard risks can be reduced for Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values;* *(k) the use of conditions of consent, including the duration of consent, to monitor changes in risk and to limit the exposure of people and property to natural hazards; and* *(l) the extent to which it is practicable to mitigate residual risk where infrastructure has a functional or operational need to locate in a natural hazard area*	
306.	E36.3(21) Policy 21	*Ensure all development, including fencing, storage of materials and goods, and earthworks, in flood hazard areas does not create or exacerbate flood risk on other sites.*	
307.	E36.3(23) Policy 23	*Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flood risk on other sites.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
308.	E36.3(30A) Policy 30A	*Enable subdivision, use and development that gives rise to acceptable flood hazard risk in accordance with Tables E36.3.1B.1 and E36.3.1B.2 where these activities do not involve buildings or structures that exacerbate the flood hazard beyond the site.*	
309.	E36.3(30H) Policy 30H	*Avoid new subdivision, use and development outside existing urbanised areas that gives rise to significant flood hazard risk in accordance with Table E36.3.1B.2.*	
310.	E36.3(33B) Policy 33B	*Enable subdivision, use and development in low (acceptable) landslide hazard risk areas where these activities do not involve buildings or structures that exacerbate landslide hazard risk beyond the site in accordance with Appendix 24 Landslide hazard risk assessment methodology.*	No buildings or structures are proposed as part of the Project. Whilst the Site is mapped as containing high and medium landslide susceptibility, Tonkin and Taylor concludes that due to site modifications and proposed engineering design, there is overall a low (acceptable) landslide hazard risk at the Site. Tonkin and Taylor apply a risk assessment approach, where the risk is defined as the 'likelihood' of a particular geotechnical hazard, multiplied by its 'consequence'. Low likelihood and low consequence risks are more acceptable, and high likelihood or high consequence risks are less acceptable. The definitions of likelihood and consequence within the Tonkin and Taylor assessment are more suitable to the subject site and current operations. This is a slight difference and while not directly in accordance with Appendix 24, the risk assessment is based on similar principles and is considered to be an appropriate equivalent. Although the risk is considered low, a Trigger Action Response Plan (TARP) is proposed which sets out protocols for if ground conditions are discovered that differ from those anticipated and ensure that risk is not exacerbated should conditions change. The Geotechnical Report assesses stability using a groundwater case which accounts for heavy rainfall events, such as the 100 year ARI. Overall, the Geotechnical Report concludes that the proposed
311.	E36.3(33C) Policy 33C	*Minimise earthworks and vegetation alteration or removal in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas to ensure that the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology, including only allowing earthworks in these landslide hazard areas where:* *(a) the soil type and properties are appropriate; and* *(b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and* *(c) adverse effects on stream health and stability are avoided; and* *(d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.*	

Auckland Unitary Plan			
Objectives and Policies			**Comment**
312.	E36.3(33D) Policy 33D	*Manage earthworks and vegetation alteration or removal in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas so the resulting risk associated with the proposal is not increased and where practicable, is reduced to an acceptable level in accordance with Appendix 24 Landslide hazard risk assessment methodology, including managing earthworks in these landslide hazard areas to ensure:* *(a) the soil type and properties are appropriate; and* *(b) measures to maintain slope stability are practicably achievable and their ongoing management, maintenance and monitoring is provided for; and* *(c) adverse effects on stream health and stability are avoided; and* *(d) adverse effects on adjoining properties and infrastructure are avoided in the first instance, or otherwise minimised where avoidance is not reasonably practicable.*	quarry development will not impact on people, property, infrastructure or the environment. As noted in the Geotechnical Report, the mapped landslide hazards are considered to not represent actual ground conditions given the highly modified nature of the site and proposed engineering designs. Accordingly, it is considered that subject to the implementation of the TARP and the ESCP, stormwater discharge via sediment control devices, earthworks and vegetation removal will not exacerbate slope stability and landslide hazard risks. Although there is a slight variation between the Tonkin and Taylor risk assessment and Appendix 24, the general methodology and outcomes achieved are the same. Accordingly, it is considered the Project is consistent with Policy 33B, 33C, 33D, 33E ,33F.
313.	E36.3(33E) Policy 33E	*Avoid the discharge of stormwater and wastewater directly to ground in high landslide susceptibility assessment areas and high (significant) landslide hazard risk areas, and, if avoidance is not reasonably practicable in existing urbanised areas, ensure that:* *(a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and* *(b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.*	

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Objectives and Policies			**Comment**
314.	E36.3(33F) Policy 33F	*Manage the discharge of stormwater and wastewater directly to ground in medium landslide susceptibility assessment areas and medium (tolerable) landslide hazard risk areas to ensure:* *(a) the resulting risk associated with the proposal is reduced to as low as reasonably practicable in accordance with Appendix 24 Landslide hazard risk assessment methodology; and* *(b) any adverse effects on the site and receiving environment are avoided in the first instance, or otherwise remedied or mitigated where avoidance is not practicable in existing urbanised areas.*	