

UNDER THE FAST-TRACK APPROVALS ACT 2024

FTAA-2603-1185

UNDER the Fact-track Approvals Act 2024

AND

IN THE MATTER of approvals for resource consents, wildlife approvals, an archaeological authority and complex fish passage approvals under the FTAA by Winstone Aggregates for the **Hunua Quarry Development**

JOINT MEMORANDUM BY WINSTONE AGGREGATES AND AUCKLAND COUNCIL

ISSUES LIST

22 June 2026

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May it please the panel

1. This joint memorandum is filed by the applicant Winstone Aggregates (the **Applicant**) and Auckland Council.
2. The Applicant's memorandum to the panel convener dated 25 May 2026 recorded that Auckland Council was undertaking a technical review of the application. The Applicant's experts and Auckland Council's experts were conferring, and Requests for Further Information had been issued and responded to, with the Applicant working towards an updated set of documents that takes feedback into account.
3. The Applicant's and Auckland Council's planners were also working through a detailed set of revised draft conditions and management plans.
4. The Applicant noted that Council feedback was to be incorporated into the relevant Applicant specialist assessments and reports (where necessary), and that a revised set of conditions and updated set of reports would be provided by 22 June 2026.
5. The Applicant indicated that to assist the Panel's preparation, it would confer with the Council and lodge an updating memorandum identifying any likely remaining issues, or areas of contention or dispute between Auckland Council and the Applicant by 22 June 2026.
6. This memorandum provides that update. The conferral between the Applicant and the Council has now been completed (aside from on ecology and stream realignment). This memorandum is lodged on a joint basis to update the panel on those discussions.
7. It is proposed that the parties provided a further update on ecology and stream realignment issues by way of joint memorandum by 29 June 2026, being the date that the Panel commences work.

Issues list

8. The conferrals between the Applicant and the Council have enabled the parties to refine the issues in contention. An issues list, broken down by expert discipline areas, is provided in Schedule 1 to this memorandum.
9. The parties acknowledge that there may be further issues that emerge from comments raised by other participants.

Updated expert reports

10. The Applicant has updated its experts' reports in light of the discussions with the Council. A full summary of feedback received from Auckland Council and the material provided in response to Council RFIs is contained in the post-lodgement section of the consultation summary.
11. The updated reports and documents that are being lodged with this memorandum are as follows:
 - a. Part B — AEE and Resource Consent (reissue dated 22 June 2026)
 - b. Appendix B12.7 — conditions (reissue dated 22 June 2026)
 - c. Letter from Boffa Miskell providing overview of post-lodgement consultation dated 22 June 2026, including RFI tracker;
 - d. Traffic addendum — Letter from Commute Transportation Consultants dated 16 June 2026
 - e. Landscape memorandum from Boffa Miskell dated 16 June 2026 - post-lodgement response, including graphic supplement (Appendix A);
 - f. Groundwater memorandum from PDP in response to queries dated 18 May 2026;
 - g. Appendix B12.4.4 — Economic Impact Assessment (Reissued 17 June 2026)

- h. Ecology memorandum from Boffa Miskell dated 12 June 2026 in response to Auckland Council ecology queries
- i. Appendix B12.4.7 — Erosion and Sediment Control Assessment Report by MPD Environmental (reissued 19 June 2026)
- j. Stream design — memorandum from PDP dated 18 June 2026 in response to questions from Auckland Council
- k. Subdivision — updated plans dated March 2026 (Rev 2);
- l. Appendix B12.8.12 — Groundwater monitoring and contingency plan (Reissued June 2026)
- m. Appendix B12.8.4 — Lizard Management Plan (reissued 19 June 2026)
- n. Written approvals — further approvals have been provided since lodgement, as well as some revised approval forms to replace earlier approvals due to use of the wrong form. The updated and further approvals are from:
 - i. J & L Murgitroyd (167 Middleton Road);
 - ii. P Otten & R Knapman (105 Judge Richardson Drive);
 - iii. J & V Zdarsky and C Lucas (163 Middleton Road);
 - iv. M & V Arthur-Warsop (115 Judge Richardson Drive);
 - v. J Pos (119 Judge Richardson Drive);
 - vi. A Henry & K de Monchy (610 Ponga Road)

Updated draft conditions

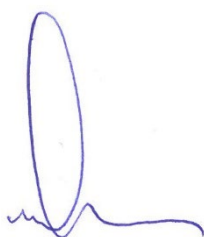
- 12. An updated set of draft conditions for the various approval types is being lodged with the EPA. This draft set of conditions supersedes the previous conditions set that was lodged with the application, and factors in agreement reached between the Applicant, Auckland Council and Heritage New Zealand Pouhere Taonga (HNZPT).

Conclusion

13. The conferral between the Applicant and the Council has been helpful. The parties anticipate that the issues list and updated expert reports and conditions set will simplify the Panel's task of determining the application.
14. The parties request that the updated documents and conditions set are treated as superseding the earlier versions, and invite the Panel to focus on these updated versions as it commences its work on the application.



Phernne Tancock/Duncan Ballinger/Aidan Cameron
Counsel for Winstone Aggregates



Warwick Pascoe/Emma Chandler
Planning consultants for Auckland Council

Schedule 1 — Issues list

Air Quality

1. No outstanding issues

Archaeology

2. No outstanding issues.

Land contamination

3. No outstanding issues.

Economics

4. Auckland Council's expert peer reviewer has confirmed that the project has significant regional and national benefits, but is of the view that a cost-benefit analysis should be provided rather than an economic impact assessment. The Applicant disagrees.
5. The Council's expert peer reviewer has also raised a number of issues with the Applicant's economist's methodology, but it is agreed these do not change the overall conclusion that the economic benefits of the proposal would be regionally significant.

Ecology

6. The parties are continuing a further round of conferencing on ecological matters. An update on ecological issues and amendments to conditions and management plans concerning ecology will be provided to the Panel by 29 June 2026.

Stream realignment

7. The parties are continuing further discussions on stream realignment issues. An update on stream realignment issues and possible amendments to condition and management plans will be provided to the panel by 29 June 2026.

Erosion and sediment control

8. No outstanding issues.

Groundwater

9. No outstanding issues.

Landscape

10. No outstanding issues.

Cultural landscape

11. In response to questions raised by Te Ākitai in pre-lodgement consultation Winstone have undertaken further work to assess the landscape character and visual effects of the project on Pukekōiwiriki pa in Red Hill as part of a site of cultural significance and Red Hill scenic reserve as a public park and part of the cultural redress statutory acknowledgement site in the Te Ākitai Waiohua Treaty Settlement Package.
12. That work has been provided to both Te Ākitai and Auckland Council, however, Auckland Council has reserved its position until Te Ākitai's views are known. The Applicant has ongoing engagement with Te Ākitai in respect of the development.

Acoustics and vibration

13. No outstanding issues.

Geotech

14. No outstanding issues

Traffic

15. There is a disagreement as to whether the improvements sought by Auckland Transport to the corner of Hunua Road (at approximately 272 Hunua Road):
- a. are within the scope of the approvals sought;
 - b. can reasonably be said to be required to mitigate the effect of the development;

- c. If they are, whether the conditions proposed by Auckland Transport are proportionate

Flood risk

- 16. No outstanding issues.

Planning

- 17. No outstanding issues, other than planning assessment of the issues identified above.

Legal

- 18. Legal issues are limited to the following points that have arisen from the technical feedback:

Whether

- 19. While both the Auckland Council and the Applicant's economic expert are in agreement that the Project will have significant regional and national benefits, a legal issues that stem from the remaining technical areas of dispute, in respect of economics, is whether a cost-benefit analysis of the proposal's environmental effects is required.

Conditions

- 20. A revised set of conditions has been provided that reflect the agreements reached with Auckland Council and NZHPT and standard wording received from the Minister of Culture and Heritage.
- 21. Areas where there is a point of difference between the Applicant and the Council are:
 - a. condition 56(i)(i) (minor wording amendment yet to be agreed);
 - b. Condition 71(b) (duration of consent for streamworks);
 - c. Condition 72 (pre-start meeting);

- d. Condition 73(i) (whether rumble strips are required to be implemented on the centre line at the corner of Hunua Road — see Traffic issue at 15 above).
- e. Condition 100 (minor wording amendment to be agreed regarding use of “Site Validation” or “Works Completion” Report);
- f. condition 124 (additional wording yet to be agreed);
- g. condition 127 (additional wording yet to be agreed);
- h. condition relating to section 224 requirements (Council proposal to delete not agreed)