General conditions – Drury Quarry: Sutton Block Expansion

10 October 2025 version of conditions

Text underlined and struck through – Applicant proposed changes in response to comments received, Panel RFI dated 17 September 2025 (Ecology) and section 51(2)(c) report from Department of Conservation

Note: Text that is in red indicates proposed amendments text. Text that is underlined or ~~strikethrough~~ and blue indicates applicant inserted text in this updated version.

Ecology review – unrelated conditions have been deleted.

Overall comments:

- The conditions generally lack measurable criteria or thresholds that can be assessed by a compliance officer.
- The conditions generally reference management plans, which have not been finalised or where the outcomes are considered to address the adverse effects.
- Many of the conditions are unenforceable
- Conditions should be Specific, Measurable, Achievable, Relevant, and Time-bound (SMART) – many don't Schieve this
- The conditions relate to management plans to assess and address adverse effects, meaning some of the adverse effects are still to be assessed and through the implementation of the consent, which is not sound practice.
- The monitoring of this consent will require Council compliance officers to read and digest multiple detailed management plans (some over 100 pages) to extract the monitoring criteria. This makes the monitoring of this consent very challenging, and time consuming to assess compliance or implement any enforcement. Monitoring effort will far exceed the proposed monitoring costs.
- Many of the conditions are not conditions, but simply statements.
- Definitions should be alphabetical.
- Overall, while these conditions represent improvement in terms of specificity and ecological rigour, they contain critical implementation conflicts and several conditions fail SMART criteria due to vague timeframes, unmeasurable outcomes, or lack of clear responsibilities.

PART A - DEFINITIONS

The table below defines the acronyms and terms used in the conditions. Defined terms are capitalised throughout the conditions.

Abbreviation/term	Meaning/definition
AS2187.2:2006	Australian Standard AS2187.2:2006 Explosives – Storage and Use, Part 2: Use of Explosives
Application	Means the application and assessment of environmental effects lodged with the Environmental Protection Authority on (TBC) and the applicant's responses to requests for further information (TBC)
AUP	The Auckland Unitary Plan – Operative in Part
BCM	Biodiversity Compensation Model
BMP	Bat Management Plan
BlaMP	Blast Management Plan
BOAM	Biodiversity Offset and Accounting Model
Certification	Certification of a Management Plan means confirmation from the Manager Resource Consents Auckland Council, that the Management Plan has been prepared in accordance with the condition(s) to which is relates.
Certified	Refers to a Management Plan that has completed the Certification process specified in Conditions 9, 10 and 11
CLG	Community Liaison Group
COTMP	Chemical or Organic Treatment Management Plan
Consents	Includes all consents that are specific to the Project.
Construction Works	Those works required on Site prior to the extraction of aggregate as part of the operational phase and the subsequent removal of the Northern Bund. The work includes but is not limited to construction of haul roads, construction of any required bunds, construction of erosion and sediment control measures, development of stream diversions and associated removal of vegetation and materials to stockpiles.
Council	Auckland Council
CSMP	Contaminated Soils Management Plan
CTMP	Chemical Treatment Management Plan
dB	Decibel
DEB	Decanting Earth Bund
DMP	Dust Management Plan
DSI	Detailed Site Investigation
Drury Quarry	Is the existing Drury Quarry pit
EEMP	Edge Effects Management Plan
EMP	Ecological Management Plan
ESC	Erosion and Sediment Controls
ESCP	Erosion and Sediment Control Plan
FEMP	Forest Enhancement Management Plan
FTAA	Fast-Track Approvals Act 2024
GD05	Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Guideline Document 2016/005 Incorporating Amendment 2
GMP	Ground Water Monitoring Plan
ISV	Interim Seasonal Variation
LMP	Lizard Management Plan
Mineral Extraction Activity	As defined in the AUP
NAMP	Native Avifauna Management Plan
NFFMP	Native Freshwater Fauna Management Plan
NGDP:PP	Net Gain Delivery Plan: Planting Plan
NGDP:PWC	Net Gain Delivery Plan: Pest and Weed Control
NGDP:RP	Net Gain Delivery Plan: Riparian Planting
NGDP:WP	Net Gain Delivery Plan: Wetland Planting
Operational phase	On-going day to day work that occurs at the quarry post the Construction works.
Pit	The excavated quarrying area within the Site
Project	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the stripping and deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry, the construction and use of internal roads, and all ancillary activities described in the Application such as the removal of streams, the take and diversion of water and groundwater, the removal of vegetation, and the restoration and enhancement of vegetation within the Site.
PSI	Preliminary Site Investigation
QMP	Quarry Management Plan
RAP	Remedial Action Plan
REAR-TE	Residual Effects Analysis Report-Terrestrial Ecology
RMA	Resource Management Act 1991
RMP	Rainfall Monitoring Plan
SAL	Stevenson
SEA	Significant Ecological Area
SESCP	Specific Erosion and Sediment Control Plan
SEV	Stream Ecological Valuation
WQMMP	Water Quality Monitoring and Management Plan
Site	Is the land identified as the 'Sutton Block' in drawing 'Site Location – Wider Land Holdings' – Figure 1 dated 25 March 2025 prepared by Boffa Miskell Limited.
SDEP	Sutton Block Stream Diversion and Enhancement Plan
SRPP	Sutton Riparian Planting Plan
StMP	Streamworks Management Plan
SQEP	Suitably Qualified and Experienced Person
SRP	Sediment Retention Pond
SSMP	Slope Stability Management Plan
Working Day	As defined under the Resource Management Act 1991.
ZOI	Zone of Influence

CONSENT CONDITIONS TABLE

<table>
<tr><th>Condition Number</th><th>Condition</th><th>Auckland Council Notes and Amendments received by Applicant on 5 November 2025</th><th>Applicants Response 5 November 2025</th></tr>
<tr><td>1</td><td>Except as provided for in the conditions below, the Project must be undertaken in general accordance with the information submitted with the Application dated (30 April 2025) and the Applicant's responses to Section 67 to the Fast-Track Approvals Act 2024 request for further information dated 8 September and 17 September 2025,mall as referenced by the Council as consent number BUN60449474 and comprised of the following plans and reports:

<table>
<tr><th>Report title and reference</th><th>Author</th><th>Rev</th><th>Dated</th></tr>
<tr><td>Sutton Block Assessment of Environmental Effects</td><td>Tonkin & Taylor Ltd</td><td>-</td><td>31/03/2025</td></tr>
<tr><td>Ecological Impact Assessment: Proposed Sutton Block, Drury Quarry</td><td>Bioresearches & JS Ecology</td><td>3</td><td>23/03/2025</td></tr>
<tr><td>Ecological Management Plan: Proposed Sutton Block, Drury Quarry</td><td>Bioresearches & JS Ecology</td><td>1</td><td>17/01/2025</td></tr>
<tr><td>Residual Effects Analysis Report: Terrestrial Ecology. Drury Quarry - Sutton Block</td><td>Bioresearches & JS Ecology</td><td>2</td><td>11/02/2025</td></tr>
<tr><td>Residual Effects Analysis Report: Stream and Wetland Offset. Drury Quarry - Sutton Block</td><td>Bioresearches & JS Ecology</td><td>8</td><td>26/03/2025</td></tr>
<tr><td>Net Gain Delivery Plan: Planting Plan. Drury Quarry - Sutton Block</td><td>JS Ecology</td><td>3</td><td>19/03/2025</td></tr>
<tr><td>Net Gain Delivery Plan: Pest and Weed Control. Drury Quarry - Sutton Block</td><td>JS Ecology</td><td>-</td><td>March 2025</td></tr>
<tr><td>Net Gain Delivery Plan: Wetland Planting. Drury Quarry - Sutton Block Extension</td><td>Bioresearches</td><td>2</td><td>28/03/2025</td></tr>
<tr><td>Net Gain Delivery Plan: Riparian Planting. Drury Quarry - Sutton Block Extension</td><td>Bioresearches</td><td>2</td><td>20/01/2025</td></tr>
</table></td><td></td><td></td></tr>
<tr><td>2</td><td>Inconsistency Between Information
Where there is inconsistency between:
(a) The information listed in Condition 1 above and the requirements of these conditions,mthese conditions must prevail;
(b) The information and plans lodged with the application and any further information provided post lodgement, the most recent information and plans must prevail; and
(c) The draft Management Plans lodged with the application and the Management or Monitoring Plans certified under these conditions, the requirements of the certified Management or Monitoring Plans must prevail.</td><td>Accepted.</td><td></td></tr>
<tr><td>3</td><td>A copy of this resource consent and any certified Management or Monitoring Plans must be kept onsite at all times that the works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Council.</td><td>Accepted.</td><td></td></tr>
<tr><td>4</td><td>Access to site
Access to the relevant parts of the Site must be maintained and be available at all reasonable times to enable the servants or agents of the Council to carry out inspections, surveys, investigations, tests, measurements or take samples whilst adhering to the consent holder's health and safety policy and safety management plans.</td><td></td><td></td></tr>
<tr><td>5</td><td>Lapse
Under section 125 of the RMA, these consents lapse five years after they are granted unless:
(a) The consents are given effect to; or
(b) The Council extends the period after which the consents lapses. Monitoring Charges and Payment of Council Costs</td><td></td><td></td></tr>
<tr><td>6</td><td>Monitoring Charges and Payment of Council Costs
The consent holder must pay the Council an initial consent compliance monitoring charge of $3,000 inclusive of GST. The consent holder must then pay all subsequent charges relating to the recovery of cost for the administration, monitoring and supervision of these consents fixed by Council under Section 36 of the RMA.</td><td></td><td></td></tr>
<tr><td>Conditions 7-11</td><td></td><td>Revised wording of conditions 7-11 is accepted. See comments in other document titled “Draft Conditions issued to</td><td></td></tr>
</table>

<table>
<tr><th>Condition Number</th><th>Condition</th><th>Auckland Council Notes and Amendments received by Applicant on 5 November 2025</th><th>Applicants Response 5 November 2025</th></tr>
<tr><td></td><td></td><td>panel- 10 October issue to Panel;”</td><td></td></tr>
<tr><td>12</td><td>Management plans
Certification of Management or Monitoring Plans
Any Management or Monitoring Plan developed in accordance with this condition may be submitted in parts or in stages to address specific aspects of the Project works (e.g. construction or design) or to address specific activities authorised by the consents.</td><td>Accepted</td><td></td></tr>
<tr><td>13</td><td>Any Management or Monitoring Plan must:
(a) Be prepared and implemented in accordance with the relevant Management or Monitoring Plan condition;
(b) Be prepared by a Suitably Qualified and Experienced Person(s) (SQEP);
(c) Include sufficient detail relating to the management of effects associated with the relevant activities or stage of work to which it relates;
(d) Summarises comments received from mana whenua and any other identified stakeholder as required by the relevant Management or Monitoring Plan condition, along with a summary of where comments have been incorporated; and
(e) Where not incorporated, the reasons why.</td><td>Accepted</td><td></td></tr>
<tr><td>14</td><td>Any Management or Monitoring Plan must be submitted to the Council for Certification in accordance with Table 1.

Table 1: Management certification timeframes
<table>
<tr><th>Management or Monitoring Plan</th><th>Condition reference</th><th>Submission timeframe to Council for certification</th></tr>
<tr><td>Construction Noise and Vibration Management Plan</td><td>24- 25</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>NT-1 Water Quality Monitoring and Management Plan (Construction Phase)</td><td>26-27</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Sutton Block Stream Diversion and Enhancement Plan</td><td>28-29</td><td>20 working days prior to commencement of stream diversion and enhancement works</td></tr>
<tr><td>Streamworks Management Plan</td><td>30-33</td><td>20 working days prior to commencement of stream diversion and enhancement works</td></tr>
<tr><td>Specific Erosion and Sediment Control Plan(s)</td><td>34-35</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Rainfall Monitoring Plan</td><td>36-37</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Chemical or Organic Treatment Management Plan</td><td>38-39</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Dust Management Plan</td><td>40-41</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Groundwater Monitoring Plan</td><td>42-43</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Slope Stability Management Plan</td><td>44-45</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Blast Management Plan</td><td>46-47</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Landscape and Visual Mitigation and Management Plan</td><td>48-49</td><td>20 working days prior to vegetation clearance</td></tr>
<tr><td>Ecological Management Plan</td><td>50-53</td><td>20 working days prior to commencement of construction</td></tr>
<tr><td>Lizard Management Plan</td><td>54-56</td><td>20 working days prior to commencement of construction</td></tr>
</table></td><td>Accepted</td><td></td></tr>
</table>

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
	<table><tr><th>Management or Monitoring Plan</th><th>Condition reference</th><th>Submission timeframe to Council for certification</th></tr><tr><td>Native Avifauna Management Plan</td><td>57-58</td><td>20 working days prior to commencement of construction</td></tr><tr><td>Bat Management Plan</td><td>59-60</td><td>20 working days prior to commencement of construction</td></tr><tr><td>Native Freshwater Fauna Management Plan</td><td>60-62</td><td>20 working days prior to commencement of instream works</td></tr><tr><td>Edge Effects Management Plan</td><td>63-64</td><td>20 working days prior to vegetation clearance</td></tr><tr><td>Sutton Block Riparian Planting Plan</td><td>65-66</td><td>20 working days prior to vegetation clearance</td></tr><tr><td>Net Gain Delivery Plan: Pest and Weed Control</td><td>67-68</td><td>20 working days prior to commencement of planting</td></tr><tr><td>Net Gain Delivery Plan: Planting Plan</td><td>69-72</td><td>20 working days prior to commencement of planting</td></tr><tr><td>Net Gain Delivery Plan: Riparian Planting</td><td>73-74</td><td>20 working days prior to commencement of planting</td></tr><tr><td>Net Gain Delivery Plan: Wetland Planting</td><td>75-76</td><td>20 working days prior to commencement of planting</td></tr><tr><td>Quarry Management Plan</td><td>77-78</td><td>20 working days prior to commencement of construction</td></tr></table>		
15	Where any condition(s) requires the consent holder to submit a Management or Monitoring Plan to the Council for "certification" it must mean the process set out in the following paragraphs (a) and (b) and the terms "certify" and "certified" must have the equivalent meanings: (a) The consent holder submits the Management or Monitoring Plan to the Council, and the Council assesses the documentation submitted. The certification process must be confined to confirming that the Management or Monitoring Plan gives effect to its objective and complies with the information requirements and will achieve the performance standards in the condition(s) and the Management or Monitoring Plan is in accordance with Condition 1 to the general conditions; and (b) A Management or Monitoring Plan cannot be subject to a third-party approval. The Council, in deciding whether to certify the Management or Monitoring Plan, however, may obtain advice from other suitably qualified person(s).	This condition is acceptable and an improvement over the original conditions which included a “deemed certification” process which was not supported by Council.	
16	The consent holder must not commence any works or activities associated with a specific Project phase until the corresponding Management or Monitoring Plan for that phase, as specified in Table 1 and the relevant conditions, has been certified by the Council (or provided to Council for information, where required).	This condition is acceptable and an improvement over the original conditions which included a “deemed certification” process which was not supported by Council.	
17	The consent holder must comply with the certified Management or Monitoring Plans for the duration of Construction Works and Operational Phase in accordance with relevant conditions.	This condition is acceptable and agreed to.	
18	**Management and Monitoring Plan revisions** The consent holder may make amendments to the final Monitoring and certified Management Plans that may change how any adverse effect is managed at any time before the relevant works are undertaken subject to the certification of Council prior to the change taking effect.		
19	If amendment to any certified Management or Monitoring Plan is required, the consent holder is required to re-certify the Management or Monitoring Plan in accordance with the process in Condition 13.	This condition is acceptable and an agreed to.	
20	The amendment to the certified Monitoring or ~~certified~~ Management Plan(s) shall be consistent with the objectives and performance requirements of the plan and any limits or requirements set within these consent conditions.	Both monitoring and management plans are to be certified, -Andrew Rossaak, Council Ecologist 4.11.25	The condition allows for certification of both monitoring and management plans (s). The use of “or” provides flexibility in referencing either or both plan types, rather than limiting certification to one only.
21	In the event of an amendment to a certified Monitoring plan or ~~certified~~ Management Plan under Condition 18, the consent holder must submit, in writing, the amendment to Council for certification that the amendment meets the objectives and performance requirements of the plan, at least 20 working days before the commencement of the relevant works.	As above -Andrew Rossaak, Council Ecologist 4.11.25	As above
22	Should Council decline to certify the amendment or request the incorporation of changes to the amendment, the consent holder may then resubmit a revised material amendment to the plan.		
23	The Certification process for a revised amendment shall follow the same process described above in Condition 18.		
26	**NT-1 Stream Water Quality Monitoring and Management Plan (Construction Phase)** The objective of the NT-1 Stream Water Quality Monitoring and Management Plan (WQMMP) is to outline the water quality monitoring requirements for the NT-1 Stream during Construction Works required to provide site access, to assess potential effects on water quality and enable appropriate management responses.	Not a condition – Andrew Rossaak, Council Ecologist, 30.10.25 Accepted. Although the standard approach from Auckland Council would be to include this info within the main condition or attach as an advice note to the main condition.	Accepted by AC. No changes.
27	The WQMMP must include: (a) A drawing showing the monitoring locations upstream and downstream of Construction Works activities;	Why is water clarity excluded (NPS:FM)?	Water clarity is captured through turbidity and total suspended solids (d) and (e), which provide quantitative measures more suitable for short-term construction

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	(b) Details of the methodology for undertaking water quality monitoring; (c) The frequency of water quality monitoring for the duration of Construction Works in close proximity to the NT-1 Stream; (d) The monitoring parameters to be tested, which must include turbidity (NTU), pH, and total suspended solids (mg/L); and (e) Details of the response actions to be implemented where downstream monitoring results indicate deviations in turbidity, pH, or TSS relative to upstream results that can be attributed to the Construction Works.	Monitoring frequency as well as methodology How does this relate to the augmentation conditions and monitoring? – Andrew Rossaak, Council Ecologist, 30.10.25.	monitoring. The condition requires both the methodology and frequency of monitoring to be specified within the WQMMP. This condition applies only to the proposed Construction Works (as defined in the consent conditions) when bulk earthworks are proposed and water quality monitoring is warranted. Separate water quality monitoring and management provisions are proposed for the augmentation phase under the relevant augmentation conditions.
28	**Sutton Block Stream Diversion and Enhancement Plan** The objective of the Sutton Block Stream Diversion and Enhancement Plan (SDEP) is to detail the construction and riparian planting of the stream diversion (NT-1 Stream) within the site.	Not a condition – Andrew Rossaak, Council Ecologist, 30.10.25. Accepted.	Accepted by AC. No changes.
29	The SDEP must include details of the stream diversions on Site, including: (a) Construction methods and timing; (b) Design drawings, with profiles illustrating; (i) The location and flow path, including low flow channel and meanders; (ii) Ecological enhancements, such as riffles, pools and boulders to increase hydrologic variation; ~~and~~ (iii) The culvert design, which must be a stream simulation culvert that includes the natural streambed, and is sized to provide for natural hydraulic and ecological processes, including fish passage; and (c) Riparian planting, in accordance with the Sutton Block Riparian Planting Plan (SRPP) (Conditions 65 and 66).	Lacks measurable and enforceable criteria – Andrew Rossaak, Council Ecologist, 30.10.25 Must these include any target lengths (lineal meters) or areas m2 of stream bed for proposed NT-1 stream diversion to help determine if proposed mitigation / offsetting targets have been achieved?	Conditions 29-30 has been amended in version dated 5 November 2025 to reference approximately 115m of stream diversion.
30	**Streamworks Management Plan** The objective of the Streamworks Management Plan (StMP) is to set out the finalised construction methodology and management measures for the stream diversion works (NT 1 Stream), to ensuring streamworks are undertaken in accordance with best practice and integrated with the SDEP and SESCPs.	Accepted.	
31	The StMP must include: (a) management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment laden water entering the stream in accordance with best practice; (b) management of contaminants to water (e.g. hydrocarbons, construction materials); (c) methodology for diverting upstream flows during the streamworks, including how sufficient flow will be maintained at all times below the site of the works to maintain in- stream biota; (d) a detailed methodology for the stream disturbance and diversion, prepared in accordance with the construction methods and timing required under Condition 29(a) of the SDEP; and (e) Stream Monitoring Plan prepared in accordance with the WQMMP Condition 27.	Councils earthworks / stream works specialist recommended an StMP condition with different requirements, in their comments provided to the expert consenting panel. Please outline why the fish passage and stream bed remediation components from the condition recommended by Councils specialists were not carried over into this condition.	The existing reach of stream subject to the proposed temporary diversion does not provide fish passage—other than for climbing eels—because of the large waterfall located downstream. The permanent stream diversion and proposed culvert are designed to enable fish passage; however, given the existing environment, provision for fish passage during the short-term construction works is not considered necessary. No stream-bed remediation is proposed, as a new stream diversion will be constructed.
32	All streamworks must be undertaken in accordance with the certified SDEP and measures identified within the SDEP must be implemented and maintained throughout the streamworks activity.	SDEP and StMP?	We don't think reference to StMP is required as its already required under Condition 17. This condition is linking the SDEP to the StMP.
33	All pumps used to dewater the stream(s) and pond(s) must have a 3mm mesh screen to prevent fish from entering the pump.	Accepted.	
34	**Specific Erosion and Sediment Control Plan** The objective of the Specific Erosion and Sediment Control Plans (SESCPs) is to set out the measures to be implemented in accordance with Auckland Council Guideline *Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016) (GD05) (or any amendment thereto)*, to minimise erosion and sediment discharges beyond the Site for the Project.	Accepted.	
35	The SESCPs must include: (a) Drawings showing location and quantities of earthworks, contour information, catchment boundaries and erosion and sediment controls (location, dimensions, capacity); (b) Supporting calculations for erosion and sediment controls; (c) Details of construction methods to be employed, including timing and duration; (d) Dewatering and pumping methodology; (e) Details of the proposed water treatment devices; (f) A programme for managing exposed areas, including progressive stabilisation considerations; (g) Roles and responsibilities under the SESCPs and identification of those holding roles, including the suitably qualified person; and (h) Monitoring, maintenance and record-keeping requirements. (i) The consent holder must keep records detailing: (i) The monitoring undertaken; (ii) The erosion and sediment controls that require maintenance; and (iii) The time when the maintenance was completed	Accepted	
36	**Rainfall Monitoring Plan** The objective of the Rainfall Monitoring Plan (RMP) is to ensure rainfall events are accurately recorded and that timely inspections and maintenance of erosion and sediment controls are undertaken, in accordance with GD05 (or any amendment thereto), to minimise sediment discharges during Construction Works.	Accepted.	
Conditions 37-41		**Any revised wording in conditions 37-41 accepted.**	

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		See comments in other document titled "Draft Conditions issued to panel- 10 October issue to Panel;"	
42	**Groundwater Monitoring Plan** The overall objective of the Groundwater Management Plan (GMP) must be to set out the practices and procedures to be adopted to monitor groundwater at the Site.		
43	The GMP must include: (a) A monitoring and reporting schedule which integrates the requirements relating to pit groundwater inflow, quarry pit water levels, bore water levels, water quality sampling, surface water flows and monitoring required by this consent; (b) A schedule and plan (Figures 17 and 18, Recommended Monitoring Plan, Prepared by PDP, dated December 2025) of all monitoring bores and piezometers for groundwater pressures and / or groundwater level monitoring, giving location, elevation RL, construction details, practices for bore water level monitoring and water quality sampling; (c) A procedure for quarry pit groundwater inflow measurement obtained by pump-out or water level measurements; (d) Provide a schedule and plan (Figures 17 and 18, Recommended Monitoring Plan,Scale 1: 70,000, Prepared by PDP, dated December 2024) of all stream gauging sitesfor augmentation flows; (e) The definition of seasonal variation (SV) for groundwater levels and / or pressures, the methodology for establishing seasonal variation at each monitoring bore location listed in Schedule A attached as Appendix 1 to the consent conditions and any revised values of SV to replace the Interim Seasonal Variation (ISV); (f) A schedule of frequency of all monitoring requirements; (g) Details on bore construction and maintenance requirements; (h) Details of all trigger levels established by this consent. Trigger levels established by monitoring required by this consent, will be subsequently updated in the GMP; (i) Details of the actions to be implemented if bore water trigger levels are exceeded; (j) Details of the actions to be implemented in response to any claim of water supply loss or evidence of groundwater drawdown effects on bores, streams, or springs resulting from dewatering activities associated with the Site; (k) Details of any monitoring and augmentation requirements for Peach Hill Stream upon the cessation of dewatering of the Drury Quarry pit (this requirement does not need to be included in the GMP until dewatering at Drury Quarry has ceased); and (l) Details of the ~~quarry~~ Site's management structure and details of personnel responsible for the maintenance of the GMP, and of the related record keeping and reporting requirements.	Thank you for addition which is associated with Mitigation of sudden loss of water supply and Stream flow maintenance and recommended augmentation programme for Peach Hill Stream. Philip Kelsey acknowledged the changes to condition 43 and considers the changes reasonable, however he was concerned that the addition of 43(j) re loss of water supply is light compared to the conditions he recommended in his memo/comments dated 19.9.2025 Where he recommended a series of conditions to address this issue which were numbered 166 - 171. Thus, an option remains for the panel's consideration. If they are satisfied that this revised wording will manage risks associated with water supply loss which may occur for surrounding water users as a result of the proposal. They may accept this condition. If they are concerned that this wording will not appropriately manage risks associated with water supply loss, they may choose to recommended the conditions outlined by Philip Kelsey in his memo/comments provided to the EPA in groundwater memo (annexture 4) dated 19.9.2025	No response required.
Conditions 44-49		Any revised wording in conditions 44-49 is accepted	
50	**Ecological Management Plan** The objectives of the EMP are to: (a) Identify the ecological values adversely affected by the Project, including vegetation removal, overburden removal and reclamation of streams and wetlands; (b) Minimise the loss of ecological values prior to and during vegetation removal; (c) Minimise the loss of ecological values prior to stream reclamation; and (d) Manage adverse edge effects on adjoining existing vegetation; and. (e) Set out best practice methods for minimising the loss of ecological values and how the outcomes of these measures will be monitored.	Accepted.	
51	The EMP must be based on the EMP referenced in Condition 1.		
52	The EMP must: (a) Include as a minimum: (i) A summary of the terrestrial and freshwater ecology and biodiversity values and effects of the Project; and (ii) Include sub-plans (Conditions 54 to 66) below: Lizard Management Plan Native Avifauna Management Plan Bat Management Plan Native Freshwater Fauna Management Plan Edge Effects Management Plan	As noted in memo, some effects have not been included, eg. Bittern which in the EcIA is noted as potentially recorded on site and in the responses to comments say it was not recorded on site. In this instance, the precautionary approach should be applied.	As outlined in the applicant's response to the Panel under Section 67 (Minute 4), dated 17 September, bittern were not detected within the wetlands of the Sutton Block site. Accordingly, no specific effects on bittern are anticipated and no targeted management measures are proposed. However, bittern are expected to benefit from the proposed wetland offsetting and enhancement measures (18,758 m² of existing wetlands to be offset with 4.07 ha of new wetlands; refer REAR-SW Table 5 and NGDP:WP Figure 4), which will increase the extent of suitable long-term habitat. On this basis, preparing a separate sub-plan for bittern is considered to be more onerous than necessary.

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	Sutton Block Riparian Planting Plan (b) Set out staff induction procedures in respect of ecological requirements.	Andrew Rossaak, Council Ecologist 4.11.25	
53	A timeframe for the effective and efficient Implementation of the EMP and associated Management Plans and completion monitoring schedule.		
54	**Lizard Management Plan** The objective of the Lizard Management Plan (LMP) is to ~~avoid where practicable and otherwise minimise any potential effects on indigenous lizards within the areas of vegetation clearance.~~ set out measures to minimise potential adverse effects on native lizards within the construction footprint by way of capturing and relocating any indigenous lizards prior to and during vegetation removal and providing habitat enhancement and pest control. The LMP aims to achieve the following: (a) The population of each species of native lizard present on the site at which vegetation clearance is to occur (impact site) shall be maintained or enhanced, at an appropriate alternative site; and (b) The habitat(s) that lizards are transferred to (release site) will support viable populations or all species present pre-clearance.	Accepted.	
55	The LMP must include: (a) Use of current best practice to capture native lizards (b) Use of current best practice to capture native lizards from vegetation in the footprint prior to and during vegetation clearance and relocating any captured individuals to safe and suitable habitats; (c) Use of current best practice to enhance habitats and monitor relocated native lizards. Including provision of success criteria and reporting; (d) The area to be impacted by the works (including a plan) and the proposed release site for native lizards; (e) Credentials and contact information for the project herpetologist; (f) Timing of the implementation of the LMP; (i) A description of methodology for survey, trapping and relocation of lizards rescued including, appropriate salvage protocols; (ii) Relocation protocols (including method used to identify suitable relocation site(s)); (iii) Nocturnal and diurnal capture protocols; (iv) Supervised habitat clearance/transfer protocols; and(v) Appropriate opportunistic relocation protocols. (g) Analysis/confirmation of whether lizard exclusion fence (e.g. a super silt fence) needs to be erected around the boundary of the vegetation removal area during or immediately following removal works occurring to prevent re-colonisation by native lizards; (h) Details of relation sites including: (i) Provision for additional refugia, if required (e.g. depositing salvaged logs, wood or debris, installing tree covers) for captured lizards; (ii) Any weed and pest management to ensure the relocation site is maintained asan appropriate habitat; and (i) A description of the lizard monitoring methodology, including but not limited to: (i) Baseline surveys (as necessary) to identify potential release sites for salvaged lizard populations and lizard monitoring sites; (ii) Ongoing annual surveys to evaluate translocation success; (iii) Pre and post -translocation surveys; and (iv) Any updates (where necessary) to be consistent with any approval required under section 53 of the Wildlife Act 1953. **Advice note:** *The consent holder must hold an approval under the Wildlife Act 1953 before capturing and translocating any indigenous lizards. Any capture and relocation of indigenous lizards will need to be undertaken in accordance with the requirements of that approval.*	Accepted.	
56	Monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control as set out in the draft plans titled “Vegetation to be Enhanced, Figure 1 (dated 27 November 2024)” and “Pest Control Locations, Figure 2 (dated 18 December) of the NGDP:PWC.		
57	**Native Avifauna Management Plan** The objective of the Native Avifauna Management Plan (NAMP) is to avoid or minimise the potential effects on native avifauna from the construction works during peak breeding season.	Not a condition? – Andrew Rossaak, Council Ecologist, 30.10.25 Accepted.	Accepted by AC. No changes.
58	The NAMP must include: (a) Credentials and contact information for the project ecologist or ornithologist; (b) Timing of the implementation of the NAMP; (c) A description of methodology for bird nest surveys and management around active nests. This must include species-specific details for potentially Threatened and At-Risk species, including but not limited to: (i) Description of potential nest locations; (ii) Duration of the breeding season and incubation, nesting and period of post-fledging parental dependence; and (iii) A minimum ~~E~~exclusion zone of 10 m requirements (or greater, as appropriate) around active nests for vegetation clearance. (iv) Details of ongoing monitoring and reporting requirements.	No defined endpoint. Confirm this is for the duration of the consent. The condition does not explicitly prohibit vegetation clearance during bird breeding season (typically September-February). Add explicit vegetation clearance restriction: "Vegetation clearance must not occur between 1 September and 31 January unless pre-clearance surveys confirm no active nests." This condition is poor.	Refer to Condition 17 that requires the Consent Holder must comply with certified Management or Monitoring Plans for the duration of works in accordance with the relevant conditions.

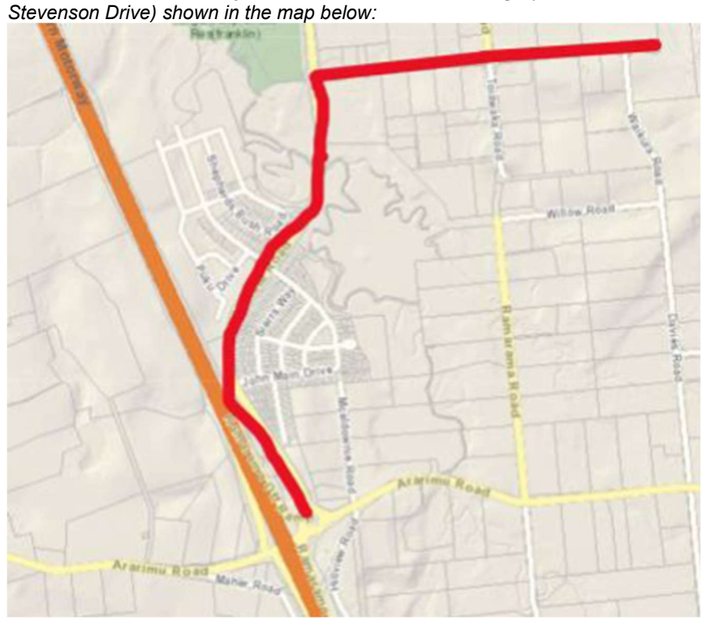
Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
		•"Peak breeding season" undefined - varies by species •Exclusion zones stated as "10m (or greater, as appropriate)" - subjective and unenforceable •No post-clearance monitoring to verify no nests destroyed •No reporting requirement •No defined timeframe for monitoring duration Improvement Needed: Peak breeding season must be defined (eg.1 September – 28 February). Exclusion zones: 10m for common species, 20m for At Risk species, 50m for Threatened species. Pre-clearance surveys ≤1 working days before removal. Post-clearance report within 10 working days. – Andrew Rossaak, Council Ecologist, 30.10.25	
59	**Bat Management Plan** The objective of the Bat Management Plan (BMP) is to avoid where practicable and mitigate the effects on long-tailed bats from the removal of any vegetation and/or trees that are potential bat roost habitat.	Accepted.	
60	The BMP must include: (a) Tree feeling protocols ~~for trees that may be used for bat roosting~~ to avoid direct mortality to bats during vegetation clearance. The protocols must be in accordance with the Department of Conservation 'Protocols for minimising the risk of felling bat roots' (Version 4, October 2024) or updated version for trees that may be used for bat roosting; (b) Details of a method(s) for identifying any bat roosting trees in advance of vegetation clearance such as additional acoustic monitoring, observation and/or use of thermal imaging camera to be supervised by a SQEP in bat ecology; (c) The measures to be implemented in the event an active bat roost tree is identified within 50m of Construction Works, including setback areas for activities creating noise, vibration, and/or artificial lighting; (d) Details of record keeping and reporting on any bat roots identified and/or felled; (e) Where bat roosting trees are identified, or otherwise as necessary, set out an approach to habitat replacement and pest control, consistent with the Department of Conservation Bat Recovery Group Advice Note – New Zealand Bat Recovery Group Advice Note – The Use of Artificial Bat Roosts (dated September 2025) or updated version; and (f) Be updated (where necessary) to be consistent with any authorisation given by the Director-General of Conservation under section 53 of the Wildlife Act 1953 where any such authorisation is required.	The details required here include the number of artificial roosts will be installed, vegetation clearing times, light management standards that will be applied. – Andrew Rossaak, Council Ecologist, 30.10.25	Refer to the updated consent condition set dated 5 November 2025.
61	**Native Freshwater Fauna Management Plan** The objective of the Native Freshwater Fauna Management Plan (NFFMP) is the recovery and relocation of native fish, kōura and kākahi in the sections of streams affected by instream works, prior to instream works commencing.	Accepted.	
62	The NFFMP must include: (a) Timing of capture and relocation; (b) Methods to capture fish; (c) Methods to recover kōura and kākahi; (d) Details on fishing effort; (e) Details on relocation site(s); (f) Storage and transport measures including best practice for prevention of predation and death during capture; (g) Measure to be implemented to prevent fish from re-entering reaches of stream relocation capture has occurred; and (h) Euthanasia methods for diseased or pest fish species.	Add minimum salvage effort and capture efficiency targets. There is nothing to say this needs to be implemented or reported on or that appropriate permits must be in place, – Andrew Rossaak, Council Ecologist, 30.10.25	The objective of the NFFMP has been updated as part of the revised consent condition set dated 5 November 2025. As above, refer to Condition 17.
63	**Edge Effects Management Plan** The objective of the Edge effects Management Plan (EEMP) is to provide details on how effects on the indigenous vegetation around the Sutton Pit edge will be minimised through buffer infill planting and fencing.	Not a condition. – Andrew Rossaak, Council Ecologist, 30.10.25. Accepted.	Accepted by AC. No changes.
64	The EEMP must include: (a) Details on the buffer planting location and widths; (b) Plant species, including the proposed planting schedules; (c) Details on fencing location and type; and (d) Monitoring and maintenance of planting and fencing undertaken.	Need to specify minimum buffer width and success criteria. Its just a requirement for a new plan to be developed? – Andrew Rossaak, Council Ecologist, 30.10.25	Refer to the revised consent conditions dated 5 November 2025.
65	**Sutton Block Riparian Planting Plan** The objective of the Sutton Block Riparian Planting Plan (SRPP) (NT1-1) is to mitigate effects on freshwater environments through the proposed planting of riparian margins of the northern tributary and wetland habitat adjacent to the final pit.	Accepted.	

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
66	The SRPP must include: (a) Plans identifying the areas of proposed riparian planting; (b) Describe plan species mixes, plant spacing, density and layout, plant size and planting methods; (c) Describe where the plants will be eco-sourced from; (d) Describe fencing and stock exclusion; (e) Include a plant pest management programme; ~~(f)~~ Include an animal pest management programme; and (g) ~~Describe the ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% canopy cover is achieved) plants that fail to establish are replaced; and~~. Describe the ongoing maintenance and management of planted areas, including a requirement that maintenance continues until at least 80% canopy closure and a minimum plant survival rate of 90% of the original planting density has been achieved. The maintenance period must be a minimum of five (5) years or until 80% canopy closure is achieved (whichever occurs first), and must include the replacement of plants that do not survive; and (h) The performance and maintenance of riparian planting required under this condition must be included in and assessed through the annual audit and reporting required by Conditions 119 -122, until the maintenance period set out in Condition 66(g) above has been completed.	66 (g) This is not enforceable – its just a plan that needs to state certain things, it's not what needs to be implemented on the ground. Condition needs to be improved in wording. – Andrew Rossaak, Council Ecologist, 30.10.25 Condition 17 does not necessarily cover this. -Andrew Rossaak, Council Ecologist, 4/11/25	Applicant disagrees. No changes made.
67	**Net Gain Delivery Plan: Pest and Weed Control** The objectives of the Net Gain Delivery Plan: Pest and Weed Control (NGDP:PWC) are to ensure: (a) That sufficient quantity and quality of enhancement actions, as set out in the REAR-TE, is achieved to offset the loss of vegetation and habitats to be removed as a result of the Project.; and (b) The offset enhancement actions are implemented in a timely manner; maintained and monitored; and suitably protected so as to ensure they achieve an overall net gain in accordance with modelled targets as set by the REAR-TE.	Accepted.	
68	The NGDP:PWC must include: (a) Plans identifying the areas of proposed ecological enhancement; (b) Include a plant pest management programme that describes the ongoing ~~maintenance and management~~ control of pest plant species, including control methods, performance standards and ongoing monitoring; (c) Include an animal pest management programme that describes the ongoing ~~maintenance and management~~ control of pest predators (possums, rats, mustelids) and ungulate (pigs, goats and deer) species, including control methods, catch targets and ongoing population monitoring; (d) Describe any fencing (location, type and maintenance requirements), stock exclusion, or any other physical works necessary to protect enhanced areas from livestock; (e) Require that the offsetting and enhancement activities identified in the NGDP:PWC commence within one year of any vegetation removal within the Project area being commenced; and (f) Require pest indices to be < 5% after completion of 2 years of predator control and to remain at this level over the 25 year period of the NGDP:PWC plan; (g) Require monitoring targets for vegetation condition and contingency measures to follow those set out in Tables 9 – 14 of the NGDP:PWC for each biodiversity type; and (h) Provide for re-modelling of the Biodiversity Offset Accounting Models (BOAM) for offset enhancement with updated field data at Year 10 as part of confirming the biodiversity gains accruing from enhancement in advance of vegetation loss and if necessary, adjusting the NGDP:PWC in accordance with the models.	(f) Requires pest indices <5% but doesn't define what "pest indices" means (tracking tunnel indices? bait uptake? catch rates?). Multiple metrics mentioned without clarity. Define pest indices explicitly (e.g., "tracking tunnel index" or "residual trap catch index") – Andrew Rossaak, Council Ecologist, 30.10.25 (h) Rerunning the model will only provide information if the specific metrics included allow for this (eg. Trunk diameter). BOAM itself is not a response or performance tracking tool, it is simply an ecological offset accounting tool reliant on the design of the input. There can be set out now measures of success against time milestones – and an adaptive management can be provided now for responses if the performance standards are not met. In any event, any performance checks must only be able to increase the offset, and that the minimum amount will be that determined prior to works commencing. -Andrew Rossaak, Council Ecologist, 5.11.25	No changes are proposed. The condition as currently drafted is considered acceptable. It is agreed that the term "pest indices" refers to standard pest monitoring metrics (e.g., tracking tunnel indices, bait uptake, or trap catch rates); however, the specific methodology and metric selection will be defined in the certified Pest Management Plan. Detailing this within the plan provides flexibility to adjust methodology to site-specific conditions and current best practice, rather than locking it into a consent condition. With respect to monitoring and adaptive management, this level of detail is also considered to be more appropriate addressed within the management plan.
69	**Net Gain Delivery Plan: Planting Plan.** The objectives of the Net Gain Delivery Plan: Planting Plan (NGDP:PP) are: (a) To ensure that sufficient quantity, diversity and quality of planting is achieved to offset ~~or compensate~~ the loss of terrestrial vegetation and habitats to be removed as a result of the Project; (b) To ensure that the offset ~~and compensation~~ planting is managed in an appropriate manner to facilitate the on-going survival and development of the recreated and enhanced habitats; and (c) To ensure the offset ~~and compensation~~ plantings are maintained and monitored, and suitably protected so as to ensure they achieve an overall net gain in accordance with the modelled targets.	Accepted.	

<table>
<tr><th>Condition Number</th><th>Condition</th><th>Auckland Council Notes and Amendments received by Applicant on 5 November 2025</th><th>Applicants Response 5 November 2025</th></tr>
<tr><td>70</td><td>The NGDP:PP must provide in part for the offset of the loss of vegetation in the Project area at the following approximate rates in Table 2:
Table 2: ~~Compensation~~ Planting Rates and timing (years) from commencement of construction
<table>
<tr><th rowspan="2">Ecosystem type</th><th rowspan="2">Area Lost/ha</th><th rowspan="2">Timing of removal (years)</th><th rowspan="2">Revegetation/ha</th><th colspan="2">Timing of Offset Planting</th></tr>
<tr><th>Phase 1 (years)</th><th>Phase 2 enrichment (years)</th></tr>
<tr><td>Rock forest (RF)</td><td>0.65</td><td>0-5</td><td>8.32</td><td>2-3</td><td>5-9</td></tr>
<tr><td>Broadleaved Podocarp Forest 1 (WF9 1 & 5)</td><td>1.98</td><td>0-5</td><td>12</td><td>1-5</td><td>4-8</td></tr>
<tr><td>Broadleaved Podocarp Forest 2, 3 & 4 (WF9 2, 3 & 4)</td><td>5.46</td><td>>30</td><td>20</td><td>6-9</td><td>9-13</td></tr>
<tr><td>Kānuka forest (VS2)</td><td>8.79</td><td>>30</td><td>22</td><td>10-16</td><td>None</td></tr>
<tr><td>Relict native trees amongst pasture</td><td>130 individual native trees</td><td></td><td>887 young trees</td><td></td><td>None</td></tr>
<tr><td>Total</td><td>16.78</td><td></td><td>62.32</td><td>62.32</td><td>40.32</td></tr>
</table></td><td>Accepted</td><td></td></tr>
<tr><td>71</td><td>The NGDP:PP must:
(a) Require that the planting of pioneer species (as identified in the NGDP:PP referenced in Condition 1) commences no later than the first planting season following the commencement of vegetation removal within the Project;
(b) Require that all pioneer planting be completed within ~~10 years~~16 years from commencement (as outlined in (a) above);
(c) Identify when the enrichment planting is to be undertaken for each area of pioneer planting (based on the monitoring of the growth of the pioneer planting and which is expected to be within three to five years of the pioneer planting);
(d) Identify areas (including legal boundaries) where planting is to occur including staging;
(e) Describe plant species mixes, plant spacing, density and layout, plant size (at time of planting) and planting methods (including ground preparation, mulching and trials);
(f) Describe where the plants will be eco-sourced from (including species genetic source and propagation methodology);
(g) Describe fencing (location and type), stock exclusion, or any other physical works necessary to protect planted areas from livestock;
(h) Include a plant pest management programme that as a minimum targets species that threaten new or replacement plantings;
(i) Include an animal pest management programme that as a minimum targets exotic species that threaten new or replacement plantings and indigenous fauna (pest predators);
(j) Describe the ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% canopy cover is achieved) plants that fail to establish are replaced; and
(k) Require monitoring and reporting on the progress of the planting against the biodiversity offset targets and BOAMs contained in Table 19 to Table 23 and Tables 38 – 48 of the REAR-TE referenced in Condition 1;
(l) Identify adaptive management actions that may be required to be implemented should actual results fall short of modelled outcomes by >10%; and
(m) Provide for re-modelling of the BOAM for offset planting with updated monitoring data at Year 10 as part of confirming the biodiversity gains accruing from planting in advance of vegetation loss and if necessary, adjusting the amount of further planting required in accordance with the models.</td><td>Accepted</td><td></td></tr>
<tr><td>72</td><td>Within 6 months of the 10th anniversary of commencement of this consent, the consent holder must submit to the Council an assessment of the biodiversity offset that demonstrates whether the modelled targets in REAR-TE have been met. If the assessment shows that net gain for the offset planting has not been met, the consent holder must submit an amended NDGP:PP with the Council demonstrating where any additional planting will occur and how this will result in the modelled targets being achieved.</td><td></td><td></td></tr>
<tr><td>73</td><td>Net Gain Delivery Plan: Riparian Planting
The objective of the Net Gain Delivery Plan: Riparian Planting (NGDP:RP) is to ensure riparian planting of the Peach Hill Road Stream, Davies Road Stream (Drury Site), Tutaenui Stream and West Stream (Tuakau offset site) are undertaken in an appropriate manner to facilitate the on-going survival of those plants and to achieve the long-term enhancement of the watercourse values.</td><td>Accepted.</td><td></td></tr>
<tr><td>74</td><td>To NGDP:RP must include:
(a) Specific restoration design details, including:
(i) Location and flow paths;
(ii) Supporting design drawings including profiles (if required);
(iii) Details of any proposed ecological enhancements including meander; low flow channel; pools (for example, any culverts or flood gates to be removed or relocated); and
(iv) Monitoring and maintenance requirements.
(b) Planting plans, including details on:
(i) Identifying the areas of proposed riparian planting and any in-stream enhancement works ;
(ii) Plant species mixes; plant spacing, density and layout; plant size (at time of planting);
(iii) Planting methodology, sourcing and schedules;</td><td>Separating performance indicators – which means 80% canopy closure could occur prior to the 90% survival.

Why not; Maintenance continues until BOTH 80% canopy closure AND 90% plant survival are achieved, for a minimum period of 5 years.</td><td>No change is proposed. The condition as currently drafted is considered appropriate. Achieving 80% canopy closure and maintaining a minimum 90% survival rate both demonstrate successful establishment, and these outcomes will be verified through ongoing monitoring and reporting under the NGDP:RP. Requiring both criteria to be met simultaneously is considered unnecessary, as the 5-year maintenance period already provides for plant replacement and adaptive management where required.</td></tr>
</table>

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
	(iv) Physical protection of plants (i.e., fencing or stock exclusion); (v) Planting monitoring targets and maintenance; (vi) Plant disease and pest animal management; and (vii) ~~The ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% canopy cover is achieved) plants that fail to establish are replaced.~~ Describe the ongoing maintenance and management of planted areas, including a requirement that maintenance continues until at least 80% canopy closure and a minimum plant survival rate of 90% of the original planting density has been achieved. The maintenance period must be a minimum of five (5) years or until 80% canopy closure is achieved (whichever occurs first), and must include the replacement of plants that do not survive; and (viii) The performance and maintenance of riparian planting required under this condition must be included in the annual audit and reporting required by Conditions 119 -122, until the maintenance period set out in Condition 74(b) (vii) above has been completed.	– Andrew Rossaak, Council Ecologist, 30.10.25	
75	**Net Gain Delivery Plan: Wetland Planting** The objective of the Net Gain Delivery Plan: Wetland Planting (NGDP:WP) is to ensure that the wetland restoration and planting at Tuakau offset site is designed and undertaken in an appropriate manner to facilitate the on-going survival of the wetland and those plants and to achieve the long-term enhancement of the wetland values.	Accepted.	
76	To NGDP:WP must include: (a) Wetland restoration design details, including: (i) Location and flow paths; (ii) Supporting design drawings including wetland profiles, flow paths and hydrological connection to the stream and river; (iii) Details of construction methods; (iv) Details of ecological enhancements, including meander depressions, low flow channels; pools; and (v) Monitoring and maintenance requirements. (b) Planting plans, including details on: (i) Plant species mixes; plant spacing, density and layout; plant size (at time of planting); (ii) Planting methodology, sourcing and schedules; (iii) Physical protection of plants (i.e., fencing or stock exclusion); (iv) Planting monitoring targets and maintenance; (v) Plant disease and pest animal management; and (vi) The ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% ground cover is achieved) plants that fail to establish are replaced. (vii) The performance and maintenance of wetland planting required under this condition must be included in the annual audit and reporting required by Conditions 119 -122, until the maintenance period set out in condition 76(b)(vi) above has been completed.	Success of any wetland restoration or development is not just on the planting success. Add quantitative functional assessment including hydrology for the wetlands. – Andrew Rossaak, Council Ecologist, 30.10.25	No change is proposed.
77	**Quarry Management Plan** The objective of the Quarry Management Plan (QMP) is to set out the practices and procedures to be adopted at the Site to ensure compliance with key operational requirements.	Accepted.	
78	The QMP must address: (a) The stages of quarry development; (b) Construction Noise and Vibration management and monitoring, as required under Conditions 24-25; (c) Operational noise management and monitoring as required under Conditions 102-106; (d) Operational blast vibration and noise management and monitoring, as required under Conditions 109-114; (e) Operational SESCPs as described in Conditions 34-35 above; (f) The complaints and response procedure required by Condition 11; and (g) Closure and rehabilitation plans (only to be included within 5 years of confirmed closure).		
79	**Annual Monitoring Report** The consent holder must provide to the Team Leader Environmental Monitoring (monitoring@aucklandcouncil.govt.nz) Manager by **date** each year, or on an alternative date as agreed with Council, an Annual Monitoring Report.		
80	The purpose of this report is to provide an overview of the monitoring and reporting work undertaken, and any environmental issues that have arisen during Construction Works or Operational phase.		
81	As a minimum this report must include: (a) All monitoring data required in accordance with the conditions of this consent; (b) Records of response actions required under Condition 27; (c) Records of inspection and maintenance undertaken required under Conditions 94 and 95; (d) Records of noise measurements required by Conditions 104 and 105; (e) Records of vibration from permanent vibration monitoring stations required under Condition 115(f); (f) Records of complaints received and the responses to those complaints; (g) Any reasons for non-compliance with the conditions of this resource consent; (h) Measures taken to address compliance issues; and (i) Recommendations on alterations to any monitoring required.		
	PART C – SPECIFIC CONDITIONS - LAND USE CONSENT (S9) LUC60449475, STREAMWORKS CONSENT (S13 S14) LUS60449476 AND DIVERSION AND DISCHARGE OF STORMWATER DIS60449510		
82	Pursuant to section 123 of the RMA the district and regional earthworks, vegetation removal and streamworks consents expire 35 years from the date of their commencement unless they have been surrendered or been cancelled at an earlier date. This expiry does not apply to the land-use consent for the mineral extraction activities, which shall continue until it is surrendered.		
83	**Pre-Start Meeting** Prior to the commencement of the Project the consent holder must hold a pre-start meeting that: (a) Is located on the subject Site;	What certified plans are required to be in place at this prestart?	Condition 14, Table 1 sets out submission time frame for certification of management plans. Further, the Commencement of Construction has been defined in the revised consent conditions dated 5 November 2025.

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
	(b) Is scheduled not less than five working days before the anticipated commencement of vegetation and/or overburden removal; (c) Includes Council officers; and (d) Includes representation from the contractors / staff who will undertake the vegetation and overburden removal.	– Andrew Rossaak, Council Ecologist, 30.10.25	
84	The purpose of the meeting is to: (a) Discuss the erosion and sediment control measures and Management Plans requirements; and (b) Ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.		
85	The following information must be made available by the consent holder at the pre-start meeting: (a) Estimated timeframes for the applicable stages of the works; (b) Resource consent conditions; and (c) Any relevant and required certified Management Plans.	The relevant management plans should be listed – Andrew Rossaak, Council Ecologist, 30.10.25	This is set out in Condition 14, Table 1.
Conditions 86-100		Any revised wording in conditions 86-100 is accepted. See comments in other document titled "Draft Conditions issued to panel- 10 October issue to Panel;"	
x	**Pavement Impact Assessment** Please provide a Pavement Impact Assessment along the intended quarry truck routes. The assessment should confirm that the existing road infrastructure can accommodate the anticipated truck volumes and have no detrimental effects on the life of the road structure. Advice Note: The Pavement Impact Assessment should include analysis for both southbound and northbound vehicle movements: · Southbound vehicles: Bill Stevenson Drive → Maketu Road → Ramarama Interchange · Northbound vehicles: Bill Stevenson Drive → Maketu Road → Quarry Road	Auckland Transport (AT) considers that the proposal may result in potential significant adverse impacts on the road networks along the existing public road network from the quarry trucks. The applicant assessment must also account for the anticipated heavy commercial vehicles from the existing Drury South Industrial Precinct as part of the Pavement Impact Assessment. The applicant has not provided an assessment of the existing road infrastructure to demonstrate that existing roads can accommodate the proposed truck movements without creating any road safety issues for the other road users. According to Section 12 of the Austroads guidelines, developments generating more than 10% heavy vehicle movements require a Pavement Impact Assessment (PIA). Section 6.1 of the Integrated Transportation Assessment (ITA) report, prepared by Don McKenzie Consulting and dated March 2025, indicates that quarry-related truck movements are projected to reach at least 2,000 trips per day.	This issue was raised originally by Auckland Transport on 21 July 2025 as part of Auckland Council's s67 comments. The Applicant responded as part of response to Invited Parties comments issued to the Panel on 25 September 2025. For ease of reference the Applicants response is below: *Auckland Transport has repeatedly requested a pavement impact assessment of the road between Quarry and the Ramarama Interchange (Maketu Road – Bill Stevenson Drive) shown in the map below:*  *The Applicant's position on this issue is as follows:* *1. The use of roads in Auckland is expressly a permitted activity under the Auckland Unitary Plan (refer E26.2.3.2, (A67)) and as confirmed in Norsho Bulc Ltd v Auckland Council [2017] NZEnvC 109, at [95] and the express discussion thereafter on the nature of roads as essential and the oldest form of public infrastructure, and the ability of Auckland Transport to manage effects on roads under other legislation (at [96]-[104]). The Applicant expressly relies on this authority and notes that Auckland Transport has not, in its comments in response, provided any contrary legal authority for this proposition insofar as that statement relates to Auckland Unitary Plan.* *2. The Applicant was not responsible for designing or constructing the roads, however Fulton Hogan Ltd (a related company) was responsible for constructing one of the sections of road in Drury South (the section closest to the Ramarama Interchange). Through discussions with Fulton Hogan representatives, the Applicant can confirm that the road was designed and constructed in a manner*

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
			that expressly recognised both the existence of the Quarry and the long term industrial use of the area (certainly there was a clear understanding that heavy vehicles would make up more than 10% of the traffic movements). Maketu Road is an arterial road. That road was vested in Auckland Transport as an asset, and presumably Auckland Transport was therefore comfortable with the design and construction of the road. *3. As part of this process, after receiving Auckland Transport's comments, the Applicant requested that Auckland Transport provide the relevant engineering drawings for the road and any other information that it holds on its asset (ie Maketu Road/Bill Stevenson Drive). A limited number of drawings have very recently been provided in response, together with a general comment that "AT had identified pavement concerns based on the approved engineering plans". The Applicant notes that some of the plans provided were not the EPA plans. The Applicant has asked for urgent further clarification of those concerns, but as at the date of preparing this response no such clarification had been provided.* *4. In response to that general and unspecified concern, the Applicant sought some initial and urgent advice about the pavement design based on those plans. The response received was (necessarily) subject to numerous qualifications because of a lack of detailed information. However, that response did indicate that there may be one element of some parts of those two roads (surface section) that was not designed to an appropriate level (non-conforming surface specification). This came as a real surprise to the Applicant given that Auckland Transport must have signed and therefore approved the engineering plans prior to construction. However, again because of Fulton Hogan's prior direct involvement in the construction of one section of those roads, the Applicant can confirm that Auckland Transport specifically directed that the roads be designed and constructed in accordance with a thinner AC14 Asphalt Surfacing than the typical NZTA standards provided for. In other words, Auckland Transport specifically directed that a non-conforming surface specification be adopted. This does not impact the overall pavement depth or capacity.* *5. The Applicant reiterates its position that, legally, it is not seeking resource consent to use the road (as the Court, led by Principal Environment Judge Kirkpatrick stated in Norsho Bulc Ltd has confirmed that the use of a road in Auckland is expressly a permitted activity). Further, while the effects on intersection performance were assessed by the Applicant (as a matter of completeness) that does not confer any jurisdiction on the Panel to impose express conditions on the use of the roads (such as a limit on truck numbers or any requirement to undertake pavement upgrades, either now or in the future).* *6. If the Panel considers that it does have jurisdiction to impose conditions relating to a maximum number of traffic movements or pavement impacts (ie a requirement to upgrade either Maketu Road or Bill Stevenson Drive), then the Applicant seeks the opportunity to provide legal submissions specifically on that point.* *7. The Applicant reiterates that the maintenance of Bill Stevenson Drive and Maketu Road is the legal responsibility of Auckland Transport. It has a number of regulatory tools and funding mechanisms to ensure that the road, leading from a Special Purpose Quarry Zone to State Highway 1 and that is in a specifically zoned Industrial zone, is of a suitable standard to serve those zones. There is no suggestion that any safety concerns exist in respect of that road. In other words, there is ample time for Auckland Transport to take the necessary steps to comply with its statutory obligations. The Applicant understands that, if the non-conforming surface specification does need to be corrected in the future by Auckland Transport, then it is a reasonably straightforward process to do that.* Auckland Transport has not responded. The Applicant does not agree that a Pavement Impact Assessment (PIA) condition is necessary or appropriate.
101	**Streamworks** Streamworks on the Site must not be undertaken between 1 May and 30 September in any year, unless a 'Request for winter works' for approval to the Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to	Accepted. Thank you for adopting this condition which was recommended by Councils Earthworks and Stream works specialists.	

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	ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by the Council upon written notice to the consent holder. ***Advice Note:*** *Any request for winter works outside these periods will require information addressing the level of risk, contingency methods to manage the risk, including demonstrating that the selected contractor has established experience and record of compliance with the resource consent conditions. Any request for 'winter works' (excluding any period to protect fish spawning habitat), should include:* *• Description of scope of works proposed for the period outside 1 May to 30 September* *• Measures to prevent sediment discharge from the specific works, especially during periods of heavy rainfall;* *• Details of the area(s) that are already stabilised;* *• Amended stream Management Plan and methodology/ or erosion sediment control plan detailing stabilisation to date and time / staging boundaries with proposed progression of stabilisation / re-vegetation (and integration between any stream Management Plan and erosion sediment control measures);* *• Contact details of the contractor who will undertake stabilisation of the site (including dates expected on site);* *• Contingencies proposed if contractor above becomes unavailable* *• Details of site responsibilities, specifically for erosion and sediment controls and stabilisation processes over period.*		
Conditions 102-115		Any revised wording in conditions 102-115 is accepted. See comments in other document titled "Draft Conditions issued to panel- 10 October issue to Panel;"	
	Ecology		
116	**Hingaia Islands Planting** The consent holder must establish and maintain 5 ha of planting on Hingaia Island (as shown in Figure 18, Hingaia Island Revegetation Plan, dated 27 February 2025). This planting must be undertaken in accordance with the *Ngā Motu o Hingaia Island 2 Planting Schedule* set out in Table 20 (*Indicative Pioneer and Enrichment Plant Schedules for Ngā Motu o Hingaia Island 2*) in the NGDP:PP prepared by Bioresearches, and be completed within five (5) years following receipt of landowner approval. If landowner approval is not obtained within 12 months of the granting of consent, the consent holder shall have no further obligation or liability in respect of the Hingaia Island planting requirement, and this condition shall be deemed to be fully satisfied.	What is the point of this condition. If either party chooses to drag out the LOA, its meaningless. There is no alternative to the offset – and if it is deemed required, there should be tangible alternatives offered that will still meet the offset values in the allotted time (ie the alternative must be planted up within 4 years). Poor condition as it is unenforceable. – Andrew Rossaak, Council Ecologist, 30.10.25	The Hingaia Island Planting is being offered as goodwill; it is not required to achieve the proposed offset net gain. Condition wording has been amended to reflect Panel's comments during expert conferencing on 31 October 2025. Refer to the revised consent conditions dated 5 November 2025.
117	**Vegetation Covenants** The consent holder shall enter into covenants in favour of the Council. The covenants shall protect from felling or other forms of disturbance, and maintain fencing to prevent grazing of those planted areas any riparian, wetland and terrestrial planting undertaken on the Site or at the Tuakau site as a requirement of the conditions of this consent and as set out in Table 16 of the draft NGDP:PP Plan and Tables 3-7 of the draft NGDP:WP from felling, removal, drainage or other forms of destruction in perpetuity, subject to any disturbance that is necessary to: (a) Control pest species, invasive plants, or plant diseases that threaten the health and integrity of the protected vegetation or ecosystem; (b) Undertake vegetation management to provide adequate growing space and conditions for natural succession species and forest regeneration; (c) Remove dead, dying, diseased, or structurally unsound trees that pose a safety risk to persons, property, or surrounding vegetation; (d) Remove trees or vegetation that pose an ecological risk to threatened or endangered species, rare ecosystems, or the overall health of the protected areas; (e) Undertake access works or maintenance activities essential for the ongoing protection and monitoring of the covenanted areas; and (f) Provide for the cultural needs of mana whenua	This condition must be explicit to covenants over all offset and mitigation planting areas. These areas should be defined. – Andrew Rossaak, Council Ecologist, 30.10.25	No changes proposed.
118	All permitted disturbance activities shall be undertaken using methods that minimise impact on surrounding protected vegetation and on native fauna, prevent soil erosion, and maintain the ecological integrity of the protected areas. Any vegetation removal shall be limited to the minimum necessary to achieve the specified management objective: (a) Be drafted and submitted to the council's nominated Solicitor for certification at the consent holder's cost; (b) Be registered against the Computer Register(s) (records(s) of title) to the affected land by the consent holder at their cost; and (c) Require the land owner to: (i) Be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the covenant; and		

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	(ii) Reimburse the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.		
119	**Annual Report on Terrestrial Planting, Wetland Planting and Riparian Planting for Years 1 - 5 (From Planting)** On or before 1 November each year a SQEP must undertake an audit and prepare a report on the terrestrial planting, wetland planting and riparian planting undertaken.	Accepted.	
120	This report must include: (a) Plan of planting undertaken to date and period of planting; (b) Description of terrestrial planting (species, numbers, grade and spacing), riparian and wetland planting (species, numbers, grade and spacing) and pest and weed management undertaken during the previous 12 months; (c) Identification of any replacement planting or additional planting required; (d) Identification of any additional weed or pest management required; and (e) Recommendations on any changes required to the NGDP:PP, NGDP:RP, NGDP: WP or SRPP ~~or NGDP:PWC~~.	Success of any wetland restoration or development is not just on the planting success. Add quantitative functional assessment including hydrology for the wetlands. Functional aspects of all offsets must be assessed. – Andrew Rossaak, Council Ecologist, 30.10.25	No changes proposed.
121	This report is to be provided to Council within three months of the audit being undertaken and can be combined with the Annual Pest and Weed Control Monitoring Reporting required under Conditions 123-126.		
122	The auditing of terrestrial planting, wetland planting and riparian planting area must continue for a period of five years from the period an area of pioneer or riparian planting is completed.	Is this annual monitoring? Condition is unclear. This is also different to the monitoring proposed which is for 30 years. – Andrew Rossaak, Council Ecologist, 30.10.25	Have amended this condition to make clear auditing must be undertaken annually and continue for a period of five years.
123	**Annual Pest and Weed Control Monitoring and Reporting** Annual monitoring must be undertaken for a period of 25 years to track pest numbers and weed occurrence across the ecological enhancement area (refer to Figures 1 and 2 of the NGDP:PWC). The objective of this monitoring is to assess the effectiveness of the pest and weed control implemented in accordance with the NGDP:PWC and to identify any updates to those plans that are required.	Accepted	
124	Monitoring must occur at the beginning of the bird breeding season (October- November) and again at the end (March - April), and results are to be compared with Table 7 of the NGDP:PWC.	Accepted	
125	On or before 1 November each year, a SQEP must prepare a report on the effectiveness of the predator and weed control programme based on the monitoring results. This report must include: (a) A plan of the ecological enhancement area; (b) Residual trap catch rates; (c) Bait uptake rates; (d) Tracking tunnel and chew card results; (e) Additional methods as technical innovations in pest monitoring become available; (f) 5-minute bird counts; (g) Pest plant mapping; and (h) Camera trap and browse indexes/faecal pellet counts (Department of Conservation Inventory and monitoring toolbox: DOCDM-323171: Animal pests: faecal pellet counts v1.0) for feral ungulates.	Accepted	
126	The report is to be provided to Council within three months of the audit being undertaken and may be combined with the Annual Terrestrial Planting, Wetland Planting and Riparian Planting Monitoring Reporting required under Conditions 119-122.	Accepted	
127	**Long-Term Stream Offset Monitoring** The consent holder must monitor the Stream Ecological Valuation (SEV) of the offset streams at five (5) years and then again at ten (10) years after completion of the instream enhancements and riparian planting, or until the monitoring shows the predicted SEV values have been achieved, whichever time period is the lesser.	Accepted	
128	The predicted SEV values are set out in Table 3. Table 3: Streams predicted SEV values Onsite Streams SEV Predicted Tributary 1 (Peach Hill Rd) 0.69 Tributary 2 (Peach Hill Rd) 0.69 Tributary 3 (Peach Hill Rd) 0.69 Davies Road Tributary 0.72 Tuakau Offset Site Streams 0.66 Western Stream 0.6 Tutaenui Stream 0.58	Accepted	
129	Within two (2) months of each round of monitoring being completed, the consent holder must provide the SEV assessments and associated calculations used for monitoring the sites required to the Council. The 5-year report must include an assessment of likelihood of reaching predicted values at 10 years.	Accepted	
130	If the monitoring concludes that the SEV value of the offset streams is not likely to or has not reached the predicted SEV value within ten (10) years of completion, a Further Enhancement Works Plan must be prepared and submitted to the Council for approval within six (6) months of monitoring and implemented in accordance with the certified timeframe.	Accepted	

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131	Following confirmation that the predicted SEV values have been achieved, the consent holder must undertake periodic monitoring of the offset streams once every five (5) years for a period of twenty (20) years to confirm that SEV gains are being maintained. The results of each monitoring round, along with any maintenance or additional enhancement measures required (if any) to sustain the SEV values, must be provided to the Council within two (2) months of completion.	Accepted	
132	**Long Term Wetland Offset Monitoring** The consent holder must monitor the outcomes of the wetland restoration and planting at the Tuakau offset site at five (5) years and then again at ten (10) years after completion of the wetland enhancement and planting actions. The purpose of this monitoring is to assess whether the restoration and planting have achieved the outcomes identified in the NGDP:WP and required under Condition 75.	It is not clear what this outcome is. Can it be sated like the SEV values? – Andrew Rossaak, Council Ecologist, 30.10.25	No change proposed. The purpose of the condition is to confirm that long-term monitoring will demonstrate achievement of the restoration outcomes identified in the certified NGDP:WP. Specific measurable indicators, such as SEV values or equivalent functional metrics, will be defined within that plan rather than the consent condition to allow flexibility and detailed technical assessment.
133	Within two (2) months of each round of monitoring being completed, the consent holder must provide the monitoring results to the Council.	Accepted	
134	If monitoring concludes that the wetland restoration and planting have not achieved the outcomes identified in Condition 132 above, a Further Enhancement Works Plan must be prepared and submitted to the Council for approval within six (6) months of monitoring, and implemented in accordance with the certified timeframe.	Accepted	
135	Following confirmation that the outcomes identified in Condition 132 above have been achieved, the consent holder must undertake periodic monitoring of the Tuakau wetland offset site once every five (5) years for a period of twenty (20) years to confirm that the outcomes are being maintained. The results of each monitoring round, along with any maintenance or additional enhancement measures required (if any) to sustain the outcomes, must be provided to the Council within two (2) months of completion.	Accepted	
136	**Five Year Baseline Report for Terrestrial Offset Planting** Within 12 months of the completion of the five years annual monitoring of the planting in each identified planting area, the consent holder will submit a planting establishment report prepared by a SQEP verifying that planting has been completed in accordance with the approved planting plan for the area and all relevant resource consent conditions.		
137	A series of permanently marked recce plots and photo points are to be established within each planting type (Rock Forest, Taraire, tawa podocarp and Kanuka) to collect data on the following biodiversity attributes for comparison with modelled targets as per Tables 42, 45 and 48 of the REAR-TE (referenced in Condition 1).		
138	The report must provide an assessment against the modelled 5-year monitoring targets for the relevant vegetation type contained in Tables 24, 45 and 48 of the REAR-TE (referenced in Condition 1).		
139	If planting has not been sufficiently established at the completion of 5-year monitoring, the planting establishment report must recommend any identified contingency actions to ensure that planting achieves modelled offset targets at year 7.		
140	**Long Term Reports on Planting Areas for Years 7 to 30 (From Planting)** A full review of each planting area must be carried out by a SQEP at Years 7, 10, 15, 20 & 30 following completion of the implementation of the pioneer planting.		
141	The objective of each review is to determine whether the biodiversity offset ~~and/or compensation~~ strategies used to address the ecological effects of the Project are achieving the modelled 10, 20 and 30 year monitoring targets contained in Tables 42, 45 and 48 of the REAR-TE (referenced in Condition 1) and associated Management Plans for each area.	Accepted	
142	Permanently marked Recce plots and photo points (as established at Year 5 under previous condition) are to be used within each biodiversity planting type (Rock Forest, Taraire, tawa podocarp and Kanuka) to collect data on modelled targets as per Tables 42, 45 and 48 of the REAR-TE (referenced in Condition 1).		
143	The report must compare measured data with modelled monitoring targets found in Table 19 to Table 23 of the REAR-TE and consider whether the progress of the planting to date is likely to result in the achievement of the modelled endpoint target for each biodiversity type.	Accepted	
144	The consent holder is to submit an Offset Planting Progress Report within 12 months of each planting area having reached the 5, 10, 20 and 30 year anniversaries since planting which may recommend any identified contingency actions.		
145	Contingency actions: If net present biodiversity component values are greater than 10%, below modelled values, additional modelled actions must be presented for certification. These actions may include increasing the area of planting or other offset measures, as recommended by a SQEP.	Unsure why they need to be modelled actions. – Andrew Rossaak, Council Ecologist, 30.10.25 Why are we settling for up to 10% under performance – there is less confidence in a net gain (NPS:IB requirement) with the likely loss of Hingia planting – This should read that if they are below modelled values, need to implement adaptive management. -Andrew Rossaak, Council Ecologist, 4.11.25	As per above, Hingaia Island Planting is not part of the offset package. This is offered as goodwill. No changes proposed.
146	**Long term vegetation condition monitoring and reporting Years 1 – 25** Vegetation condition monitoring must be undertaken over the 25-year effective period at Years 1 (baseline) 2, 5, 10, 15, 20 and 25. Monitoring data is to be collected from permanently marked vegetation plots located as follows: (a) Seven (7) representative 20 x 20 m plots within WF9 forest; (b) Three (3) representative 20 x 20 m plots within VS2 forest; (c) Four (4) 10 x10 permanent Recce plots within RF enhancement areas;	Why are the milestones different to those in condition 144? – Andrew Rossaak, Council Ecologist, 30.10.25	The differing milestones years intentionally reflect the different objectives, timeframes for vegetation development, and monitoring requirements of each condition.

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	(d) Monitoring attributes must include: (i) Total Seedling count per plot; (ii) Sapling count per plot; (iii) Sapling diversity per plot; and (iv) Groundcover (%).		
147	Monitoring results are to be compared with progress targets found in Tables 9, 11 and 13 of the NGDP:PWC. Where results are more than 10% below progress targets, the consent holder must implement contingency measures set out in Tables 10,12 an 14 of the NGDP:PWC.	Accepted	
148	The consent holder is to submit an Ecological Enhancement Progress Report to Council within 12 months of the required monitoring dates. This is to include an assessment of the measured data against the modelled monitoring targets and may include additional contingency actions (if needed) recommended by a SQEP. ***Advice Note**: In the event that new monitoring technology becomes available which can be used for (a) to (f) above, then this can be utilised without the requirement to modify this consent condition.*	Accepted	
149	**Review** The conditions of this Consent may be reviewed by the Council pursuant to Section 128 of the Resource Management Act 1991, to consider the adequacy of the conditions to respond to any unforeseen environmental effects of the land use consent at the time the application was considered.		
	PART D – SPECIFIC CONDITIONS - AIR DISCHARGE PERMIT DIS60449511		
Conditions 150-163		Any revised wording in conditions 150-163 is accepted. See comments in other document titled "Draft Conditions issued to panel- 10 October issue to Panel;"	
	PART E – SPECIFIC CONDITIONS - GROUNDWATER PERMIT WAT60449478 AND WAT60449477		
164	**Duration** Pursuant to section 123 of the RMA, the groundwater take and diversion permit expires 35 years from the date of commencement unless it has been surrendered or cancelled at an earlier date.		
165	**Authorised quantities for taking and use** The consent holder must ensure: (a) The daily quantity of groundwater taken and used must not exceed 19,426 cubic metres; (b) The annual quantity of groundwater taken and used over the 12 month period commencing 1 June of any year and ending 31 May of the following year must not exceed 7,090,517 cubic metres; and (c) The groundwater inflow to the Site's quarry pit must be measured annually by monitoring the volume of water required to be pumped out of the sump in order to maintain a constant water level elevation over at least five (5) consecutive days or by another suitable method as described in the certified Groundwater Monitoring Plan (GMP).		
166	**Groundwater levels** Groundwater levels within the Site's pit sump must not be drawn down below a reduced level of RL -60 metres below mean sea level.		
167	Groundwater levels in the Site's monitoring bores must not be lower than Schedule A trigger levels (Appendix 1) unless the procedure in Condition 168 is followed and that results in an amendment to the levels in Schedule A.		
168	In the event that groundwater is drawn down as result of the exercise of this consent in any of the monitoring bores in Schedule A (Appendix 1) to a level that equals or lower than trigger levels in Schedule A, then: (a) The consent holder must notify the Council in writing and by telephone of the exceedance of trigger levels within 5 working days and immediately cease any further lowering of the sump water level at the ~~Stevenson Quarry~~ Site's pit sump; (b) The notification must specify which monitoring bore trigger(s) have been reduced below the quantum for each bore; (c) The consent holder must, in consultation with the Council, engage a SEQP to implement a review of and report on the groundwater drawdown data and the conceptual groundwater model. The report must confirm the cause of the trigger level assess whether any consequent adverse environmental effects are anticipated. Where the trigger level exceedance occurs in bores west of the Drury Fault, the assessment must include~~ing~~ any risk of ground settlement. If any adverse effects are anticipated, ~~and if so the report must~~ identify how such effects must be mitigated. If the review concludes there is a risk of ground settlement, the report must include a programme for monitoring settlement. The report must be provided to the Council for written approval; (d) The consent holder must not recommence further drawdown unless it is demonstrated to the satisfaction of the Council, that either: (i) The trigger levels in Schedule A (Monitoring Bore Trigger Values) can becomplied with; or (ii) The Council approves in writing a change to trigger level(s) in Schedule A. Such approval will be based on the consent holder technical review in (c) above; and (e) The Manager Council may initiate a review of the consent conditions in accordance with section 128 of the RMA, where approval of recommencement of the drawdown under (d) above is not forthcoming.	Schedule A trigger levels depend on "SV" (seasonal variation) which must be established through 2 years of monitoring, but Condition 167 prohibits drawdown below trigger levels from the start. Circular definition problem. Recommendation: Add interim trigger levels (ISV) to be used for first 2 years while SV is being established – Andrew Rossaak, Council Ecologist, 30.10.25 Philip Kelsey – Councils groundwater specialist acknowledged the changes to condition 168 and considers the changes reasonable, however he was concerned that the addition of 168(c) is light compared to the conditions he recommended in his	Based on legal advice, Andrew Rossaak's comment is outside his area of expertise. No response required. Applicant considers this condition appropriate; no changes made.

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
		memo/comments dated 19.9.2025 .	
Conditions 169-172		Any revised wording in conditions 169-172 is accepted. See comments in other document titled “Draft Conditions issued to panel- 10 October issue to Panel;”	
173	A Technical Review must be undertaken no less than 3 months and no more than six months prior to commencing the second and third steps of dewatering. The Review must include an analysis of monitoring data, a comparison of actual groundwater level values to predicted values, and an assessment of any implications these results may have for on-going management of any actual or potential adverse effects as a consequence of dewatering.	Accepted.	
	Freshwater monitoring **Pre-Augmentation Baseline Monitoring of Temperature, Dissolved Oxygen and chemistry**		
174	A baseline survey comprising continuous baseline monitoring (one upstream, two downstream and the augmentation source) of water temperature, dissolved oxygen and monthly water chemistry (cations, anions, nutrients, metals pH, and electrical conductivity), at a minimum of four locations at each of the sites (where augmentation is to occur), must be undertaken within the period commencing 1 December and ending 31 March, prior to implementing any augmentation programme.	Why limit to the summer period – augmentation is likely to be required in winter too. Why are these parameters not monitored during augmentation? What is the purpose of this data? – Andrew Rossaak, Council Ecologist, 30.10.25 – maybe provide an explanation of how this condition links to other conditions such as condition 185 to assist Andrews understanding? Accepted by Philip Kelsey – Councils groundwater specialist.	The baseline monitoring period (1 December – 31 March) aligns with the summer low-flow period when stream augmentation is most likely to be required and when ecological stress on aquatic habitats is greatest. Establishing baseline conditions during this season provides the most representative dataset for assessing potential augmentation effects on water quality and temperature. Refer to the new proposed consent condition 78-81, which requires an Augmentation Regime Management Plan to be prepared.
175	**Water Temperature and Dissolved Oxygen** The consent holder must ensure that no stream-flow augmentation results in (after reasonable mixing): (a) A downstream water temperature increase of 3°C or more compared to the temperature immediately upstream of the augmentation discharge point; and (b) A dissolved oxygen concentration less than 6 milligrams per litre.	What is the 3º C based on? Where is this in the application material? – Andrew Rossaak, Council Ecologist, 30.10.25	The 3 °C threshold is based on technical advice provided by PDP and agreed with the BioResearches Freshwater Ecologist as an appropriate temperature change limit.
176	If the results of samples obtained from the stream monitoring locations required in Condition 178 show an increase in the parameters listed in (a) above caused by the exercise of this consent over a consecutive period of three months, the consent holder must prepare and submit to the Council a mitigation plan outlining mitigation measures to be implemented to address such effects.	Is 178 the correct condition referenced? What parameters are listed in (a)? if it is 175, then its only temperature. Why not other parameters? This is a poor condition and potentially allows issues to get worser over 3 months, with no response. A more appropriate response would be to move to weekly sampling and if the issue persists provide a measures to address. – Andrew Rossaak, Council Ecologist, 30.10.25	Refer to revised consent conditions dated 5 November 2025.
177	The obligation to measure dissolved oxygen concentration and temperature in accordance with this condition may be dispensed with or the monitoring interval changed at the Council’s discretion, upon the Council receiving technical information which satisfies the Council that the dissolved oxygen concentration below the discharge point has consistently, over the previous two years, been equal to or greater than 6 milligrams per litre and the temperature increase during the same period has consistently been less than 3°C.	As the quarry develops, this can change – ground water is often very low in DO. This would need to be reset when a new stage has commenced. – Andrew Rossaak, Council Ecologist, 30.10.25	Refer to revised consent conditions dated 5 November 2025.
178	**Stream Flow Monitoring Sites (Gauging Stations)** Four gauging stations must be established at the locations shown in Figures 17 and 18, Recommended Monitoring Plan, prepared by PDP, dated December 2024. Station NT1-1 must be established prior to any quarrying below RL170m regional groundwater level. All remaining stations must be established before the sump water level drops below RL90m. The coordinates of these additional gauging sites are:	Accepted	

<table>
<tr><th>Condition Number</th><th>Condition</th><th>Auckland Council Notes and Amendments received by Applicant on 5 November 2025</th><th>Applicants Response 5 November 2025</th></tr>
<tr><td></td><td>(a) NT1-1 (Stream 4): 1776930/5889834.
(b) NT1-Southern Tributary (NT1-8): 1777203 / 5889940.
(c) Mangawheau Stream Upstream: 1782251.88 / 5890666.55.
(d) Hingaia Tributary Upstream 1777890.62/ 5886344.48.
(e) Hingaia Tributary Downstream: 1776632.16/ 5886327.15.
(f) Maketu Stream Upstream (M5): 1778421/ 5889312.

Advice Note:
(a) The selection of the above future gauging stations may include consultation with Council.
(b) The locations of the above new gauging stations are approximate and need to be confirmed following consultation with the landowners. The exact locations of the gauging site must be presented in the GMP.</td><td></td><td></td></tr>
<tr><td>179</td><td>The flow must be measured and recorded on two occasions in separate months during dry weather conditions and on the tail of any stream flow recession at a suitable range of flows, and within the period commencing 1 December and ending 31 March.</td><td></td><td></td></tr>
<tr><td>180</td><td>The flow records must include details of the method, dates and times of the gauging procedure employed, all measurements taken, flow calculations and stream flow site catchment area. If stream flows are measured with a current meter, then measurements must be completed at 20 verticals across the stream. All field measurements and procedures must be as in the Hydrologists Field Manual, DSIR 1991, or as agreed in writing with the Council.</td><td></td><td></td></tr>
<tr><td>181</td><td>Stream Flow Maintenance and Recommended Augmentation Programme for Maketu and NT1-8 Streams
The consent holder must:
(a) Augment the Maketu and NT1-8 streams from 1 November to 31 May each year if the flow at Mangawheau Station (site number 08529) falls below 160 litres per second (200% of the site mean annual low flow);
(b) In the event that the Mangawheau Stream flow site is disestablished or becomes inoperable, an alternative monitoring site and corresponding flow threshold must be specified in writing by the Council and must be complied with.</td><td>I don’t understand why augmentation is based on a stream flow kilometers away. Why is it not based on baseline monitoring, MALF etc.

Single trigger threshold – while other augmentation has 3 (condition 188). This creates inequitable protection for different streams affected.
– Andrew Rossaak, Council Ecologist, 30.10.25</td><td>Refer to revised consent conditions dated 5 November 2025.</td></tr>
<tr><td>182</td><td>Augmentation rates must be in accordance with the rates specified in Schedule C.

Schedule C: Augmentation of Maketu and NT1-8 Streams
<table>
<tr><th>Site’s Quarry Stage</th><th>Pit Long-Term GW Inflow + Mustow GW</th><th>Maketu (% of</th><th>NT1-8 (% of</th></tr>
<tr><th></th><th>(m^3/d)</th><th>(L/s)</th><th>Sump Water)</th><th>Sump Water)</th></tr>
<tr><td>Stage 2</td><td>0 to 4362</td><td>0 to 51</td><td>10</td><td>0</td></tr>
<tr><td>Stage 3</td><td>4,362 to 10,942</td><td>55 to 127</td><td>10</td><td>0</td></tr>
<tr><td>Stage 4</td><td>10,942 to 18,183</td><td>127 to 210</td><td>6</td><td>0.2</td></tr>
<tr><td>Stage 5</td><td>18,183 – 18,426</td><td>210 to 213</td><td>6</td><td>0.2</td></tr>
</table></td><td></td><td></td></tr>
<tr><td>183</td><td>The augmentation discharge points must be upstream of the stream reaches that may potentially be affected by the dewatering caused by the exercise of this consent.</td><td></td><td></td></tr>
<tr><td>184</td><td>The source of this augmentation flow for the Maketu and NT1-8 Streams must be either from the Sites’s sump or via an abstraction bore within the SAL property (E1778418/N5889315).</td><td></td><td></td></tr>
<tr><td>185</td><td>The groundwater quality in the sump or in this potential augmentation bore must be analysed and the results must be provided in the annual monitoring report and compared against the baseline water quality in the Maketu and NT1-8 Streams before any augmentation. Augmentation can only commence once a freshwater ecologist has certified that the water quality is suitable for augmentation.</td><td>Water quality may alter with season and stage of works – this monitoring must be more frequent – and measures in place to address any imbalances.

What are the standards for augmented water?
– Andrew Rossaak, Council Ecologist, 30.10.25
Condition 193 addresses the risk/concern raised by Andrew in his above comment.</td><td>Refer to revised consent conditions dated 5 November 2025.</td></tr>
</table>

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
186	For the Maketu Stream: Augmentation as per Schedule CB to commenced at Stage 2, when the sump water level reaches RL90m.		
187	For the NT1-8 (Southern Tributary): No stream flow augmentation is required for this tributary (sourced from sump water) before Stage 3.		
188	**Stream Flow Maintenance and Recommended Augmentation Programme for Mangawheau Stream and Hingaia Tributary Stream** The consent holder must: (a) Augment the Mangawheau Stream and Hingaia Tributary from 1 November to 31 May each year once both the following occur: (i) If downward trend in stream flow of specific discharge over three consecutive years is detected as required under Condition 191; and (ii) If the flow at Mangawheau Station (site number 08529) falls below 160 litres per second (200% of the site mean annual low flow); and (iii) Once the sump water level reaches RL60.	Accepted.	
189	In the event that the Mangawheau Stream flow site is disestablished or becomes inoperable, an alternative monitoring site and corresponding flow threshold must be specified in writing by the Council and must be complied with.		
190	The augmentation rates for the Mangawheau Stream and Hingaia Tributary must be determined annually and will be reported in the annual monitoring report in accordance with Condition 197.		
191	The augmentation must be undertaken only if three consecutive years (i.e. 6 rounds of stream flow gauging) of reduced specific discharge (L/s/km2) for the new gauging stations have been detected that: (a) Can be attributed to the Site's dewatering; and (b) Is not caused by drought conditions.		
192	The augmentation source will be from bore(s).		
193	The groundwater quality in the proposed augmentation bore must be analysed and the results must be provided in the annual monitoring report required under Condition 197 and compared against the water quality in the baseline Mangawheau Stream and Hingaia Tributary Stream before any augmentation. Augmentation can only commence once a freshwater ecologist has certified that the water quality is suitable for augmentation.	Accepted.	
194	**Stream flow maintenance and recommended augmentation programme for Hays Stream, Symonds Stream and Peach Hill Stream** If, during the term of this consent, dewatering and augmentation of Hays and Symonds Streams associated with Winstone's Symonds Hill Hunua Quarry ceases, the consent holder must engage a SQEP to prepare a technical report assessing whether augmentation of Hays and Symonds Stream is required to maintain baseflows resulting from Sutton Block drawdowns. If augmentation is required, the report must recommend an augmentation regime, which the consent holder must implement.	Accepted.	
195	The consent holder must provide a copy of the report to the Council for review and approval.	Accepted.	
196	If, during the term of this consent, the consent holder is no longer required to monitor and augment Peach Hill Stream under the Drury Quarry dewatering permit, the consent holder must undertake monitoring and augmentation of Peach Hill Stream as required under the GMP in accordance with Condition 43(k).	Accepted.	
197	**Annual Review and Adjustment of Stream Flow Augmentation Rates** The augmentation rate for all streams (Conditions 181 to 196) must be modified if required based on the stream flow data. Any changes must be determined annually and will be reported in the annual monitoring report. The rates must be based on the actual loss of stream flow using the trend analysis of downstream/upstream ratios of specific discharge (MALF) versus time and must be implemented in the subsequent dry conditions between 1 November to 31 May. The detailed methodology to define the quantity of any losses must be outlined in the GMP.		
198	**Surface Water Monitoring Report (all streams)** The consent holder must submit by 30 June of each year, to the Council, a report of the results of surface water monitoring required under Conditions 175, 176, 178, 179, 185 and 190. The report must provide an overall analysis of stream flow measurements and the location of the monitoring sites. The report must consider all data collected, evaluate compliance with the consent conditions, and identify any mitigation measures required.		
199	**Surface Water NT1-8-Southern Tributary Augmentation Covenant** Prior to the commencement of quarrying activities on the Site, the consent holder shall have a land covenant prepared under section 108(2)(d) of the RMA to require the ongoing augmentation of the NT1-8-Southern Tributary in accordance Conditions 181 to 185 and 187 for so long as dewatering activities occur the Site that reduce groundwater levels below RL 60, for registration on the Records of Title for the Site.	Disagree – the wetlands are important for maintaining the flows. The streams are not maintained by deeper water, but the perched shallower water tables. The stream beds do not intersect the RL60 water table. Cessation of augmentation must be based on flow monitoring and must re-commence should the monitoring show flows drop. – Andrew Rossaak, Council Ecologist, 30.10.25	Applicant considers this condition appropriate. No changes made.
200	The draft covenant shall be submitted to Council, Team Leader – Compliance Monitoring South for approval prior to being registered.		
201	The covenant shall be registered on the Records of Titles for the Site within one month of obtaining Council approval of the covenant and a copy of the updated Records of Title shall be provided to the Team Leader – Compliance Monitoring South.		

Condition Number	Condition	Auckland Council Notes and Amendments received by Applicant on 5 November 2025	Applicants Response 5 November 2025
202	The covenant shall require the consent holder to: (a) Be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and (b) Indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.		
203	**Review** The conditions of this Consent may be reviewed by the Council pursuant to Section 128 of the Resource Management Act 1991, to consider the adequacy of the conditions to respond to any unforeseen environmental effects of the groundwater take and diversion permit at the time the application was considered.		

APPENDIX 1: SCHEDULE A GROUNDWATER MONITORING BORES AND TRIGGER LEVELS

Schedule A: Recommended Groundwater Monitoring Bores and Trigger Levels

Bore Intake Zone	Bore ID	Map Reference NZTM 2000 (E/N)	Ground Level (m, RL)	Screen Interval (m, RL)	Geol.	Seasonal Variations in Shallow Bores (m)	Predicted Drawdowns (m)	Estimated Pre-Quarry Groundwater Level (m, RL)	Groundwater Level (m, RL) August 2024	Proposed Trigger Level (m, RL)
Deep greywacke bores within Hunua Greywacke Block	SG3L	1776542/5890385	157.38	0 to -5	G	-	121	64	43.95	-60
	SG3U	1776542/5890385	156.35	50-44	G	-	121	64	85.53	-60
	SG7	1777162/5892100	202.34	-3.66 to -11.66	G	-	61	64	48.1	-60
Deep greywacke bores east of Hunua Fault	SG11L	1777712/5890556	222.5	4.5 to -7.5	G	-	200	172.23	166.43	-27.77
	SG12L	1778101/5890213	277	6 to -3	G	-	206	179.46	179.59.	-26.54
	SG13	1777736/5889520	249	8 to -1	G	-	145	108.95	102.85	-36.05
	MK1L (Deep)[2]	1778421/5889312	TBC	TBC	G	TBC	100[3]	TBC	TBC[5]	TBC
	~~MG1L[2]~~	~~TBC~~	~~TBC~~	~~TBC~~	~~G~~	~~TBC~~	~~TBC~~	~~TBC~~	~~TBC~~	~~TBC~~
	BH103	1777212/5888550	128.12	77-71	G	-	78	127.5	96.83	49.5
	BH109	1776798/5888474	81.53	50.03-47.03	G	-	72	79.91	80.33	7.91
	BH113-1	1776744/5888268	115.67	22.47-20.47	G	-	65	100	77.13	35
	22498 (SG6)	1776905/5887425	100	42-20	G	-	47	62	51.23	15
Shallow bores within Hunua Greywacke Blocks	SG1U	1775928/5891217	39.32	24-18	V	1.1	(SV+2)	38.22	38.17	35.15
	SG1L	1775928/5891217	39.17	0 to -5	V	1.98	(SV+2)	28.73	27.84	24.75
Shallow bores East of Hunua Fault	BH113-3	1776744/5888268	115.67	76-74	CM	7.25	(SV+2)	95.52	95.47	86.27
	BH104	1777227/5888410	135.97	107-101	CM	5.57	(SV+2)	123.20	122.84	115.63
	SG11U	1777709, 5890549	222.5	202.94 to 153.5	G	3.45	(SV+2)	172.92	171.87	167.47
	SG12U	1778105, 5890132	277	221 - 212	G	7.18	(SV+2)	224.39	224.01	215.21
	MK1U (Shallow)	1782676/5890996	TBC	TBC	G	TBC	(SV+2)	TBC	TBC	TBC
Shallow bores west of Drury Fault	SG9	1775804/5888767	25	5 to -5	V	1.06	(SV+2)	22.65	22.66	19.59
	SG10	1775488/5888702	26.74	9.74 to -3.26	V	0.91	(SV+2)	24.15	24.15	21.24
	21134	1776144/5887966	26.7	-2 to -33	V	2.83	(SV+2)	22.11	22.29	17.28
	SG4	1775830/5897720	39.34	20 to 9	A/V	1.15	(SV+2)	37.61	37.97	34.46
	SG8	1776311/5888663	52.75	24.75 to 12.75	V	1.47	(SV+2)	39.41	39.43	35.94
	BH03-New	1776243/5888470	46.77	21.77 to 11.77	A	0.52	(SV+2)	31.72	31.92	29.20

Notes:

1. *Any existing monitoring bores with screen intervals above the proposed trigger levels need to be replaced if bores go dry.*
2. *SV (Seasonal Variation) + 2m incorporated into trigger levels for all shallow bores or bores predicted not to be affected by the dewatering.*
3. *MK1L (Deep) and MK1U (Shallow) shall be drilled 6 months after the consent.*

Post expert conferencing Philip Kelsey, Council Groundwater specialist also advised:

"We also discussed the requirement of the additional monitoring bore MG1 Shallow and MG1 Deep located on my attached Figure 1 (end of report). The applicant has decided to drill this monitoring bore at the end of Stage 2 Quarrying.

The bore location should be added to Appendix 1 – Schedule A Groundwater Monitoring Bores and Trigger Levels with a footnote with construction required at the end of Stage 2 Quarrying".