

Fast-track Approvals Act 2024

MINUTE 14 OF THE EXPERT PANEL

Minor corrections – resource consent conditions
Drury Quarry Expansion - Sutton Block [FTAA-2503-1037]

27 January 2026

Minor corrections – resource consent conditions

[1] On 11 December 2025 the Panel granted the approvals sought for the Drury Quarry Expansion – Sutton Block, subject to conditions (Decision).

[2] On 19 January 2026 the Panel received correspondence from the Applicant, advising that there were minor corrections sought to be made to the resource consent conditions included as Appendix A to the Decision. A copy of that correspondence is available on the fast-track website here: <https://www.fasttrack.govt.nz/projects/drury-quarry-expansion-sutton-block/the-decision>

[3] Section 89 of the FTAA provides that the Panel may, within 20 working days after issuing a decision document under section 88(1), issue an amendment to the document to correct minor omissions, errors, or other defects in it.

[4] The Panel has considered the Applicant’s requests for minor corrections to the resource consent conditions (Appendix A) and responds as follows.

Definition of “Project”

[5] The Applicant has queried the Panel’s deletion of the words “and the

restoration and enhancement of vegetation within the Site” within the definition of “Project”. We addressed this deletion at paragraph [524] of the Decision.

[6] The “Site” is defined as the Life of Quarry (LOQ) extent, and we do not understand the proposal to include any restoration or enhancement works for vegetation within the LOQ.

[7] The Panel does appreciate however that vegetation restoration and enhancement works, as described within the application and information listed in condition 1, are a core component of the overall activity, and indeed are required by the conditions of consent. We consider that a cleaner amendment is to amend (and tidy-up, through the use of bullet points, though regrettably lengthening) the definition of “Project” as follows (additions **bold underlined**, deletions **~~bold strikethrough~~**):

Means:

- the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock and sand), the stripping and deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry located within the Site (and known as the Sutton Block quarry);
- the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the Sutton Block 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, ~~and the removal of vegetation within the Site, and the restoration and enhancement of vegetation within the land identified as “SAL Land Holdings” in drawing ‘Site Location – Wider SAL Land Holdings’ – Figure 1 dated 25 March 2025 Revision A prepared by Boffa Miskell Limited.~~

[8] We have made the above amendments to the definition of “Project”.

Condition 46 (Slope Stability Management Plan)

[9] In common with amendments made to other resource consent conditions,

and in line with the discussion at paragraphs [523] – [527] of the Decision, the Panel had deleted the word “Project” throughout condition 46.

[10] The Applicant is concerned that removal of the word “*Project*” from this condition could cause some interpretation issues due to the presence of the existing quarry pit, and has sought reinstatement of the word “*Project*” to remove confusion. Proposed tracked changes have been provided.

[11] While the Panel agrees with the Applicant that condition 46 and the Slope Stability Management Plan is only to apply to the Sutton Block quarry, we have some concern that amending the condition as proposed may have unintended consequences for the interpretation of the term “quarry” throughout the remaining conditions (the word “quarry” occurs some 63 times). If the word “*Project*” is not included before all of the references to “*quarry*” that are intended to solely capture the Sutton Block quarry (which is the case for the majority), a future reader of the conditions may query whether that is an *intentional* difference.

[12] There are a limited number of conditions where the Drury Quarry (defined as the existing pit) is ‘pulled into’ the resource consent conditions intended to control the effects on the environment arising from the Sutton Block Project. The Panel had carefully considered those circumstances, and used the defined terms “Drury Quarry” and “Site” (the latter being the Sutton Block LOQ) to provide clarity as to which pit or quarry was referenced:

- a. Condition 7(a), offered by the Applicant, extends the Cultural Management Plan to incorporate the Drury Quarry.
- b. Similarly, condition 8 does so with respect to the Community Liaison Group.
- c. Groundwater conditions 44 and 198 reference dewatering, monitoring and augmentation obligations that unavoidably link to the operation of the Drury Quarry and its consent conditions.

[13] We consider a better solution to be an amendment to condition 45, clarifying for the avoidance of doubt that the SSMP applies only to the Sutton Block Pit and not to the Drury Quarry (both being defined terms).

[14] The following text has therefore been added to the end of condition 45: “For the avoidance of doubt, the SSMP is required for, and applies only to, the Sutton Block Pit, not the Drury Quarry.”

Condition 161 – future dwellings at 359 / 369 MacWhinney Drive

[15] The Applicant has queried the reference to a 200m buffer for “*future dwellings at 359 MacWhinney Drive*” in condition 161, and whether it would more correctly refer to 369 MacWhinney Drive.

[16] The Panel agrees that the correct reference should be to 369 MacWhinney Drive and has made that amendment to condition 161.

[17] By way of brief background, this amendment had its genesis as a response to section 53 comments from the owner of 369 MacWhinney Drive (see page 19 of ‘*Table 1.1: Landowners comment summary and applicant response*’ contained in the bundle of documents lodged by the Applicant on 1 October 2025 in response to section 53 comments). The Applicant offered, in response to comments relating to 369 MacWhinney Drive, to extend this condition by adding the words “*or within 200m of any future dwellings*” (see the condition set dated 11 November 2025), intending to capture future houses that might lawfully be established on that property.

Appendix 2 title

[18] The title for Appendix 2 (“FIGURE 17A RECOMMENDED MONITORING PLAN FOR SUTTON BLOCK”) to the resource consent conditions references the title of Figure 17A. The Applicant has suggested deletion of the word “*recommended*”

within the title of the Appendix itself.

[19] The Panel is comfortable with deletion of the word “RECOMMENDED” in the title to Appendix 2 and has made that change (with a consequential edit to the table of contents).

[20] However, the Panel notes further that:

- a. The title legend to Figure 17A itself contains the word “RECOMMENDED”;
and
- b. Two other references to Figure 17A within the conditions (in the table to condition 1, and Note A to condition 1) properly record the full title legend for Figure 17A.

[21] This could be more fully corrected by amending the title legend for Figure 17A, and then also deleting the word “recommended” where it twice occurs in condition 1. If time is available for the Applicant to provide an updated Figure 17A, the Panel could address this further in a following minute.

Amended decision report

[22] An amended decision report can be found on the fast-track website here: <https://www.fasttrack.govt.nz/projects/drury-quarry-expansion-sutton-block/the-decision>. Paragraph 11 of the decision report has been amended to record, in new footnote 3, that the conditions in Appendix A were subject to this minor corrections process, and Appendix A has been updated with the amended conditions.



Catherine Somerville-Frost

Drury Quarry Expansion - Sutton Block Expert Panel Chair