



Part
A

Boffa Miskell



Hunua Quarry Development

Substantive Application
Part A – FTAA Overview
Prepared for Winstone Aggregates

30 March 2026

31 March 2026

Environmental Protection Authority

Fast-track Approvals Act 2024

Substantive Application: Hunua Quarry Development

Winstone Aggregates, a business unit of Fletcher Building's Heavy Building Materials division, welcomes the opportunity to submit a Substantive Application for the Hunua Quarry Development under the Fast-track Approvals Act 2024.

Hunua Quarry is a long-established operation and is recognised as one of Auckland's most strategically important aggregate suppliers. The proposal seeks to expand and deepen the existing Symonds Hill Pit, increase annual production up to a peak of approximately 5.4 million tonnes and enable continued extraction for up to 80 years.

The economic importance of this proposal is substantial. Aggregate is a high-volume, low-margin material, and haulage distance has a direct influence on delivered cost, operational efficiency, emissions and programme certainty. Retaining and extending access to strategically located resources such as the Hunua Quarry helps ensure that essential construction materials remain available, close to the markets that need them most. This helps reduce unnecessary transport costs, supports more competitive supply to market, and provides greater certainty for infrastructure, housing and development projects across Auckland and the upper North Island.

The proposal also supports the efficient use of an established quarrying and processing operation, including existing access, plant and supporting infrastructure, rather than increasing reliance on more distant sources of supply. In practical terms, this means greater supply resilience, improved long-term planning certainty, and better value for the communities, contractors and public agencies that rely on aggregate to deliver essential works.

The application is supported by a substantial package of technical assessments and proposed environmental management measures. Of relevance is the integrated approach to ecological offset and compensation, including substantial indigenous planting, wetland and stream enhancement, landscape-scale pest management, stream realignment management, and progressive rehabilitation of quarry landforms. From Winstone Aggregates perspective, this demonstrates that the project has been developed with a long-term view and with a serious commitment to managing effects while enabling access to a nationally and regionally significant mineral resource.

Without reliable access to strategic quarry resources, the cost, complexity and risk of delivering growth-enabling infrastructure will only increase.

Winstone Aggregates looks forward to engaging with the EPA and the Panel during the processing of the application.



Thornton Williams
Chief Executive, Heavy Building Materials
Fletcher Building



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A1. Application Structure

1. This application document is in support of the substantive application by Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited) (**Winstone**) for resource consents, wildlife approval, an archaeological authority and approvals for complex freshwater fisheries activities under the Fast-Track Approvals Act 2024 (FTAA) to authorise all necessary activities associated with the Hunua Quarry Development (**Project**).
2. The application is for a listed project with significant regional or national benefits pursuant to Schedule 2 of the FTAA, being the Hunua Quarry Development.
3. All matters required to be addressed in accordance with the FTAA are contained in the substantive application documents below.
4. This application comprises five parts (see Figure 2 below):
 - a. **Part A:** contains the following information. to support the four approvals sought under the FTAA:
 - i. The approvals sought;
 - ii. Authorised person;
 - iii. Eligible activity;
 - iv. Information requirements under ss 43 and 44;
 - v. Pre-lodgement requirements, including:
 1. Engagement and consultation / notification requirements for s 29 of the FTAA:
 - a. Iwi Engagement overview document;
 - b. Statutory acknowledgement areas;
 - c. Community engagement overview document;
 - d. A list of the persons and groups Winstone considers are likely to be affected in accordance with s 13(4)(j) of the FTAA.
 2. Identification of existing resource consents for the same activity pursuant to s 30 of the FTAA.
 3. Payment of any fee, charge or levy.
 - vi. The purpose of the FTAA
 1. Regional / national benefits.
 2. The Project.
 - vii. The Authorised Person contact details.
 - viii. Appendices to the Substantive Application:
 1. **Appendix A6.1** - Substantive Application Form.
 2. **Appendix A6.2** - Section 5 Checklist.
 3. **Appendix A6.3** - FTAA Checklist and Navigation Table.

4. **Appendix A6.4** - Section 29 Consultation Summary Report.
 5. **Appendix A6.5** - Section 30 Written Notice from Auckland Council.
 6. **Appendix A6.6** - Indicative construction sequence and programme.
 7. **Appendix A6.7** - Iwi Engagement Report.
 8. **Appendix A6.8** - Engagement Report.
 9. **Appendix A6.9** - Records of Title.
 10. **Appendix A6.10** - Statutory Acknowledgements.
 11. **Appendix A6.11** - Hunua Quarry Compliance Record.
 12. **Appendix A6.12** - Application for Listing.
- b. **Part B:** containing the following information to support the resource consent applications:
- i. The assessment of environmental effects (**AEE**) which contains:
 1. The site context and existing environment.
 2. A description of the proposed activity.
 3. Confirmation of the resource consents held and those required, as well as permitted activities the Project will rely upon.
 4. An overview of the consultation and engagement undertaken to date.
 5. The planning framework.
 6. An assessment of effects (including remedial and mitigation measures, and measures to offset or compensate for the effects of the Project).
 7. An overview of the proposed conditions of consent.
 8. A statutory assessment under the Resource Management Act 1991 (**RMA**).
 9. An assessment of the applications for resource consent against the decision-making framework of the FTAA.
 - ii. Appendices to the AEE:
 1. **Appendix B12.1** - Curriculum Vitae.
 2. **Appendix B12.2** - Location Plans.
 3. **Appendix B12.3** – Plans of the Proposal.
 4. **Appendix B12.4** - Technical assessments and reports.
 5. **Appendix B12.5** - Resource Consent Decisions of Relevance
 6. **Appendix B12.6** - A list of the full names and addresses of owners and occupiers of both the Site and adjacent land.
 7. **Appendix B12.7** - Draft conditions.
 8. **Appendix B12.8** - Draft management plans.
 9. **Appendix B12.9** - An assessment of relevant objectives and policies.
 10. **Appendix B12.10** - A compliance table, identifying what consents are required.

11. **Appendix B12.11** - Written approvals for the resource consent applications.

- c. **Part C** contains the following information to support the Wildlife Act approvals:
 - i. Application form.
 - ii. Supporting Ecological Assessment (See **Appendix B12.4.5** and **Appendix D12.8 Management Plans**).
 - iii. Checklist E – the required form to confirm completeness.
 - iv. **Appendix C10.1** Maps identifying the proposed release areas for elegant geckos.
- d. **Part D** contains the following information to support the Archaeological Authority:
 - i. Application form.
 - ii. Supporting Archaeological Assessment (See **Appendix B12.4.2**) and Archaeological Management Plan (See **Appendix B12.8.2**).
 - iii. **Appendix D1** – Site Plan for Archaeological Authority.
 - iv. **Appendix D2** – Conditions.
- e. **Part E** contains the following information to support the application for Complex Freshwater Fisheries Activities:
 - i. Application Form.
 - ii. See also **Appendices B12.4.5** – Ecological Assessment; **Appendix B12.4.6** Mangapū Tributary Realignment – Preliminary Design and Effects Technical Report; **Appendix D12.4.15** West Haul Road Culvert Design and Flood Risk Assessment; and **Appendix B12.8 Management Plans**.

Part A	
A1.	Application Structure
A2.	The FTAA Application
A3.	Pre-Lodgement Requirements
A4.	FTAA Purpose and Alignment of Project (s43(1)(b)(i))
A5.	The Project
A6.	Appendices
Part B	
B1.	Project Overview
B2.	Site Context and Existing Environment
B3.	Proposed Activity
B4.	Resource Consents
B5.	Consultation
B6.	The Planning Framework
B7.	Assessment of Effects
B8.	Conditions
B9.	Statutory Assessment under the RMA
B10.	The Fast Track Approvals Act 2024 Decision-Making Framework
B11.	Assessment of Proposal against the Fast-Track Act's decision-making Framework
B12.	Appendices
Part C Wildlife Approval pack	
C1.	Introduction
C2.	Proposed Activity and Purpose
C3.	Assessment of Activity and its Impacts against the purpose of the Wildlife Act – cl 2(1)(c)
C4.	Methods for safely holding, efficiently and humanely catch, hold or kill animals and identify relevant ethical processes cl 2(1)(g)
C5.	Statutory Assessment
C6.	Fast Track Approvals Act 2024
C7.	Assessment of the Proposal against the Fast-track Approvals Act Decision-Making Framework
C8.	Conclusion
C9.	Proposed Conditions
C10.	Appendices
Part D Archaeological Authority pack	
D1.	Introduction
D2.	Legal Description and Site Ownership (Clause 2(1)(a) and (b))
D3.	Confirmation of Section 46 matters (Clause 2(1)(d))
D4.	Archaeological Site (Clause 2(1)(e))
D5.	Proposed Activity (cl 2(1)(c), (f) and (g))
D6.	Archaeological Assessment (Clause 2(1)(h))
D7.	Consultation (Clause 2(1)(i))
D8.	The Fast-track Approvals Act 2024 Decision-Making Framework
D9.	Application for approval of person to carry out activity (Clause 7)
D10.	Conclusion
D11.	Appendices
Part E Complex Freshwater Fisheries Activities pack	
E1.	Introduction
E2.	Existing Freshwater Environment
E3.	Proposed Activity
E4.	Schedule 9 Information Requirements
E5.	Statutory Assessment
E6.	Consultation
E7.	Condition
E8.	Conclusion

Figure 2: Structure and content of the Substantive Application

A2. The FTAA Application

A2.1 Approvals sought (under s 42(4) FTAA)

5. In accordance with s 42(4) of the FTAA, this substantive application seeks approvals for a listed project for:
 - new district and regional resource consents required under the RMA;
 - changes and/or cancellation of existing consent conditions where these are material to the implementation or delivery of the project;¹
 - a Wildlife Act approval;
 - an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act;² and
 - Complex Freshwater Fisheries approvals under the Freshwater Fisheries Regulations 1983 and fish salvage activities under 26ZM(3)(b) of the Conservation Act 1987.³
6. The scope of approvals sought aligns directly with the Schedule 2 listed project and meets the requirements of s42(3), s42(6), s42(7), and s43(6). The application does not include prohibited activities.

A2.2 Authorised Person for Listed Project (s 42(1) FTAA)

7. Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited (FCIL)) is the authorised person for the listed project under s42(1).
8. Winstone Aggregates holds a prominent position in the aggregates industry in New Zealand. With a rich history dating back to the 19th century, over the last 150 years+, Winstone has established itself as the largest manufacturer and distributor of aggregates in the country. The company operates numerous extraction sites across New Zealand, including the Auckland region, where it plays a significant role in meeting the demand for aggregates.
9. In the Auckland region, Winstone operates two quarries, Hunua Quarry and Flat Top. There is an additional joint venture operation Rodney Aggregates Supplies in Whangaripo to the north. These operations provide a local and reliable source of aggregates for various construction projects in the region. Winstone's quarries in the Auckland area have been longstanding contributors to the Auckland market, supplying essential materials for roading, construction, and infrastructure development.

A2.3 Project Eligibility (s 5 FTAA)

10. The Project is not excluded by the criteria under s 5 of the FTAA. A table setting out the analysis required for s 5 is at **Appendix A6.2**. It is therefore an eligible activity and can proceed to lodgement.

¹ A full register of the consents and approvals resource consents sought (including changes and/or cancellations of existing conditions) is provided in Appendix B12.13 Compliance Table for the Relevant Plans and Planning Instruments, with cross references to the AEE sections, technical reports, and the consolidated conditions.

² A full outline of the requirements under the Archaeological Authority are set out in FTAA, sch. 8.

³ A full outline of the requirements under the Freshwater Fisheries Regulations 1983 (as they relate to complex freshwater fisheries activities) are set out in FTAA, sch 9.

A2.4 Relationship to Listed Project (s 46(2)(b) FTAA)

11. All approvals sought relate solely to the Hunua Quarry Development listed project described in Schedule 2. The listed project, as broadly described in Schedule 2 to the FTAA, is to “[e]xpand the existing quarry to increase annual quarry production to approximately 5.4 million tonnes of aggregate, and to enable the extraction of aggregate for a further 80 years”. The application for listing is provided in **Appendix A6.12**.
12. The substantive application for approvals is within the scope of the listed project because it is designed to expand the Symonds Hill Pit, located at 489 Hunua Road, Hunua and forming part of the Hunua Quarry, to access additional greywacke resources and enable a peak production capacity of up to 5.4 million tonnes per annum (Mtpa) of processed aggregate (as described in more detail in Section A5 below).

A2.5 Confirmation Project is not a Priority Project

13. The Project is not a priority project under s38 of the FTAA.

A2.6 Land to which the Activity Relates

14. Legal descriptions of all parcels, including records of titles and encumbrances, are provided in **Appendix A6.9**.
15. A map of the Project area is provided in Figure 1 above, comprising the Quarry Development Area, the broader Site (owned by FCIL), and the Offset Areas adjacent to the Site, in sufficient detail to enable consideration of the substantive application pursuant to s 13(4)(d), s 44(2) and cl 5(1)(b) of Sch 5 to the FTAA.
16. A map of the relevant statutory areas (as defined in relevant Treaty settlement legislation) is also provided in **Appendix A6.10**.
17. The application also meets the mapping requirements under s 13(4)(d) and Sch 5(1)(b) of the FTAA, with the Project Description figures and statutory acknowledgement overlays in **Appendix A6.10** clearly identifying the location, boundaries and spatial extent of all land to which the activity relates.

A2.7 Information Requirements for Substantive Application

18. The substantive application has been prepared in accordance with ss 43 and 44 of the FTAA, together with the relevant clauses under Schedules 5, 7, 8 and 9. A copy of the checklist (which also functions as a navigation table for the substantive application itself) is included in **Appendix A6.3**.

A3. Pre-Lodgement Requirements

19. As a listed project, Winstone has satisfied all pre-lodgement requirements identified in the FTAA.
20. The substantive application for approvals has been lodged on 31 March 2026. As a result, the amendments to pre-lodgement requirements in the Fast-Track Approvals Amendment Act 2025 are in force and apply to the Project, as reflected in the application and assessments provided

A3.1 Section 29 Requirements

21. There are no relevant application groups for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011, as no activities are proposed in the common marine and coastal area which would otherwise be the subject of a RMA permission right under that Act. Accordingly, there is no mandatory consultation obligations pursuant to s 29(1)(a).
22. Prior to lodgement of the application, Winstone commenced consultation with a number of parties as required by sections 11 and 29. This has been a mix of pre-lodgement consultation and written notification pursuant to the transitional provisions in Part 2 of Schedule 1 to the FTAA, Winstone has completed pre-commencement consultation with the following parties (noting that, for iwi parties, Winstone is committing to continuous engagement throughout the substantive application process):
- (a) Relevant local authorities:
 - Auckland Council.
 - (b) The following iwi authorities, hapū and Treaty settlement entities:
 - Ngāti Tamaoho (catchment interests and established association with Otūwairoa Stream and its tributaries, including the Mangapū Stream).
 - Ngāi Tai ki Tāmaki (catchment interests and established association with the Wairoa River and its tributaries) .
 - Te Ākitai Waiohua.
 - Ngāti Te Ata.
 - (c) The relevant administering agencies, including the Department of Conservation, Heritage New Zealand Pouhere Taonga and the Environmental Protection Agency.
23. In addition, the following parties have received notification of the substantive application in a manner consistent with s 29(1)(b) of the FTAA (as amended):
- a. Ngāti Whanaunga.
 - b. Ngāti Manuhiri Settlement Trust.
 - c. Ngāti Maru Runanga Trust.
 - d. Hauraki Māori Trust Board.
 - e. Ngā Maunga Whakahii o Kaipara Development Trust – on behalf of Nāti Wātua o Kaipara.
 - f. Ngāti Whātua Ōrākei Trust Board – on behalf of Ngāti Whātua Ōrākei.
 - g. Te Whakakitenga o Waikato Incorporated – on behalf of Waikato-Tainui.
 - h. Ngāti Paoa Iwi Trust.
 - i. Ngāti Tamaterā Treaty Settlement Trust.
 - j. Taonga o Marutūāhu Trust (collective cultural redress entity),
 - k. Marutūāhu Rōpū Limited Partnership (collective commercial redress entity).
 - l. Tūpuna Taonga o Tāmaki Makaurau Authority.
 - m. Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership.
 - n. Tūpuna Taonga o Tāmaki Makaurau Trust.

- o. Te Ahiwaru Trust (Te Ahiwaru Waiohua).
 - p. Hako Tūpuna Trust (Ngāti Hako)
24. While not a requirement of the FTAA, Winstone has also undertaken consultation and engagement with the local community and neighbouring properties, bore holders and others whose interests may be impacted regarding the Project, and others who will be invited to comment on the proposal. A summary of the consultation and engagement undertaken to date is included in **Appendix A6.4**. Full records of engagement are located in Appendices A6.7, A6.8, B12.5 and B12.6.
25. How consultation has informed the project:
- Consultation has informed the development of the project design, sequencing, mitigation approach, including the tributary realignment approach and associated mitigation design. It has also informed the developing of monitoring and management plans and development of the proposed conditions.

A3.2 Treaty Settlements (Sch 5, clause 5(1)(i) and (ii) of the FTAA)

26. Schedule 5, clause 5(1)(i) of the FTAA requires the substantive application to include information about any Treaty settlements that apply in the area covered by the consent application, including identification of relevant provisions and a summary of any redress that affects natural and physical resources relevant to the project or project area.
27. For FTAA purposes, Treaty settlement is defined in the FTAA to mean a Treaty settlement Act or a Treaty settlement deed.
28. The following iwi have a Treaty settlement with either a statutory acknowledgement area or an area of interest within the area covered by the consent application:
- a. Ngāti Tamaoho - the Ngāti Tamaoho Claims Settlement Act 2018
 - b. Ngāi Tai ki Tamaki - Ngāi Tai ki Tamaki Claims Settlement Act 2018
 - c. Ngāti Paoa - Ngāti Paoa Claims Settlement Act 2025
 - d. Tāmaki Makaurau Collective - Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014
 - e. Waikato-Tainui - Waikato Raupatu Claims Settlement Act 1995
 - f. Te Ākitai Waiohua - Te Ākitai Waiohua Deed of Settlement 12 November 2021
 - g. The Marutūāhu Iwi Collective Deed of Settlement initialed on 27 July 2018
 - h. Ngaati Whanaunga - Ngaati Whanaunga Deed of Settlement 25 August 2017
 - i. Ngāti Tamaterā - Ngāti Tamaterā Deed of Settlement 20 September 2017
 - j. Ngāti Te Ata - Ngāti Te Ata Terms of Negotiation 29 Jun 2011
 - k. Ngāti Maru (Hauraki) - Ngāti Maru (Hauraki) Deed of Settlement 8 September 2017.
29. A map of the statutory acknowledgment areas is shown in **Appendix A6.10**.
30. The relevant provisions of those Treaty settlements, for the purposes of Schedule 5, cl 5(i)(i), are identified in the Cultural Values and Consultation Summary Report, provided by Wikaira Consulting Ltd in support of the Project (see **Appendix A6.7**)
31. In terms of Schedule 5, cl 5(i)(ii), there are no redress provisions in those instruments that affect the natural and physical resources relevant to the Project or the Project Area.

A3.3 Section 30 Requirements – Existing Resource Consents

32. Winstone received notification from Auckland Council on 24 March 2025 that the substantive application satisfies s 30(1)(b) of the FTAA, Winstone already hold consent to abstract groundwater from the Hunua West aquifer the same resource from which Winstone's seek an increase in allocation as part of their fast track application. Council has confirmed that there are no existing resource consents to which ss 124c(1)(c) or 165ZI of the RMA would apply. The Council has confirmed that while there are existing resource consents that authorise the same activity using some of the natural resource (being groundwater), from a technical perspective it has determined that the proposed groundwater take that forms part of the substantive application will be able to be fully exercised alongside all other existing groundwater take consents.
33. A copy of the written notice is at **Appendix A6.5**. The substantive application has been lodged within three months of the date of this notice in accordance with s 30(6) of the RMA.

A3.4 Payment of Any Fees Charges or Levies (s 43(1)(j) FTAA)

34. Winstone has paid the fee and levy for a substantive application prescribed under the Fast-track Approvals (Cost Recovery) Regulations prior to lodging the substantive application.

A4. FTAA Purpose and Alignment of Project (s43(1)(b)(i))

35. The Project meets the purpose of the FTAA, as it facilitates the delivery of significant mineral resource which will provide critical support to housing and infrastructure over the next 80 years. Parliament has already determined (by listing the Project in Schedule 2 of the FTAA) that it has significant regional and/or national benefits.
36. The Hunua Quarry Development responds to a long-standing structural shortfall in Auckland's aggregate market, in which demand has exceeded local supply for at least 15 years. Hunua Quarry is recognised as one of Auckland's three most strategically important aggregate sources.

A4.1 Significant Regional and/or National Benefits

37. The Project will generate significant regional benefits for Auckland, including by:
 - a. enabling the continued supply of high-quality aggregate that Auckland's housing, transport and infrastructure programmes rely upon. The Economic Assessment (refer to **Appendix B12.4.5**) identifies Hunua as a strategic aggregate source in a market where Auckland demand already exceeds local supply. This strategic need is illustrated in Figure 3 which shows the projected aggregate supply shortfall in Auckland over time, which is projected to widen over time (even allowing for other consented supply);
 - b. expanding and deepening the Symonds Hill Pit, the Project secures continued access to a regionally significant greywacke resource and enables production capacity of up to 5.4 million tonnes per annum from an established quarry with existing processing and freight connections; and
 - c. avoiding the economic and logistical consequences of losing a major existing aggregate source. The Economic Assessment concludes that, without Hunua, Auckland's supply gap would widen,

and replacement volumes would need to come from more distant sources or from new quarry development.

Medium Growth	2026	2030	2035	2040	2045	2050	2055
Aggregate Demand	16.7	17.6	18.6	19.7	20.7	21.7	22.6
Auckland Agg. Supply	14.6	16.4	16.4	16.4	16.4	16.4	16.4
Shortfall	-2.1	-1.2	-2.2	-3.3	-4.3	-5.3	-6.2
High Growth	2026	2030	2035	2040	2045	2050	2055
Aggregate Demand	16.9	18.1	19.6	21.1	22.5	23.9	25.4
Auckland Agg. Supply	14.6	16.4	16.4	16.4	16.4	16.4	16.4
Shortfall	-2.3	-1.7	-3.2	-4.6	-6.1	-7.5	-9.0

Figure 53: Projected Auckland aggregate demand and supply - Appendix B12.4.5 Economic Assessment, Figure 1

38. The economic benefits of the Project are substantial and have been quantified. The Economic Assessment estimates that project expenditure will generate approximately \$115.9 million in direct value added (including \$62.9 million in equipment expenditure), \$71.8 million in indirect value added and \$67.2 million in induced value added (a total of \$254.9 million, \$223.4 million of which is attributable to the Auckland region), with direct employment of about 2,432 job-years. Under a high production future, the quarry will turnover more than \$80 million annually; and is anticipated to yield over 266.7 million tonnes of aggregate in total, at a resource value of over \$6.4 billion.
39. In addition, and by avoiding reliance on longer-haul supply from outside the Auckland region, the Project is estimated to avoid at least \$693 million in discounted transport, emissions and social costs if aggregate is sourced from the Waikato region instead, with a central estimate of about \$709 million. Those avoided costs would be materially higher if supply had to come from Northland.
40. The Project also provides broader economic and public benefit outcomes that are not fully captured by the monetised figures alone. It preserves supply chain resilience, supports competitive pressure in the construction materials market, and reduces the risk that scarcity of aggregate will translate into higher costs or delays for housing, transport and other infrastructure projects. Given Auckland's contribution to the national economy and infrastructure pipeline, those benefits are regionally significant.
41. The Project also proposes ecological offsets and compensation that will result in an overall no net loss outcome for freshwater values and a net gain for terrestrial values. This includes significant vegetation restoration, stream enhancement, and pest management programmes.
42. These significant regional benefits are central to the Panel's assessment under s 81(1) of the FTAA.6

A5. The Project

A5.1 Overview

43. Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited) proposes to develop the existing Symonds Hill Pit within the Hunua Quarry to secure additional high-quality greywacke resource and enable the continued extraction of aggregate from the quarry for a further 80 years. Initial investigations confirm that there is significant aggregate resource within the Hunua Quarry landholding to support a long-term extraction horizon; up to 80 years (based on current rates of demand and known site constraints). The project will expand and deepen the Symonds Hill Pit, reconfigure key quarry infrastructure, and implement upgrades to water management and environmental performance, including the realignment of a tributary within the Mangapū (Symonds) Stream catchment.
44. Hunua Quarry has operated for more than 100 years and is identified as one of Auckland's strategically important sources of aggregate. The site is located at 489 Hunua Road, Hunua, approximately 5 km east of Papakura and around 35 km south-east of Auckland's CBD. The existing site operates within the Special Purpose Quarry Zone under the Auckland Unitary Plan (Operative in Part) and contains established extraction, processing, stockpiling, and dispatch infrastructure.
45. Winstone's substantive application seeks the approvals necessary to enable access to that long-term resource. Land use consents (which are to apply in perpetuity) are sought to enable access to that resource over the extended life of the Symonds Hill Pit providing for excavation of aggregate, and all supporting quarry infrastructure required to set the quarry up for 80 years and beyond as well as activities necessary to run the quarry i.e. processing, overburden, quarry operations, transport /access and ancillary/related activities.

A5.1.1 Range of activities and approvals needed

- To enable this development, the approvals sought will authorise a range of activities, including: Resource consent approvals (land use and regional) to authorise:
 - expansion and deepening of the Symonds Hill Pit;
 - enabling works (including earthworks, vegetation clearance, haul road construction, culverts/bridge works, sediment control works, and stream realignment activities);
 - ongoing quarry operations (extraction, processing, haulage, and stockpiling);
 - groundwater diversion and takes for dewatering and operational use; and
 - discharges to air and water, including stormwater and dewatering discharges via sediment treatment systems;.
 - Wildlife approvals (where required) to authorise species management actions associated with enabling works, including fish salvage/relocation and lizard salvage/relocation.
 - Archaeological authority (where required) for earthworks that may modify or destroy archaeological sites.
 - Freshwater fisheries-related approval (where required) associated with instream works, stream diversion and culvert/bridge works, including fish passage provisions.
46. The Project includes a significant biodiversity offset and compensation package to address the effects of vegetation removal, including 85.62 ha of new replanted indigenous vegetation areas; protection of 16.33

ha of existing indigenous bush that is not currently covenanted; enhancement of aquatic values for 1,000m of current pasture watercourses through riparian planting at Waipokapū and Meremere and the removal of willows and enhancement of aquatic values to 2,580m at Mangatawhiri; wetland enhancement and planting; further stream enhancement compensation of 4,000m; and an integrated and comprehensive landscape-scale pest management strategy.

47. The Project also includes all ancillary and other consents required for the proposed activities above. This includes a boundary adjustment between an existing Winstone-owned lot (Lot 2 DP 115598) and a neighbouring lot (Lot 6 DP 152736), which supports, and is subsidiary to, the listed project on the basis that Winstone has agreed to acquire this piece of land in exchange for affected party approval from the neighbouring lot, and to assist with mitigating the effects on this property (as, due to its abnormal shape, the relevant portion of Lot 6 would be surrounded by quarrying). The boundary adjustment is required to mitigate the effects of the Project through transfer of land to FCIL. No quarrying is proposed on this piece of land as part of the Project, and the land is subject to an existing conservation covenant which will remain on the title.

A5.1.2 How the proposal fits with existing approvals

48. Hunua Quarry currently operates under an established suite of consents that authorise extraction from the existing Symonds Hill Pit, processing activities, discharges (including dust, stormwater and dewatering), vegetation removal in defined areas, sediment controls, and managed fill operations to rehabilitate the Hunua Pit.
49. The project builds on this existing framework by:
- retaining certain existing approvals where they already provide for current operations or discrete activities that continue unchanged;
 - seeking variations to some existing approvals where conditions are outdated or conflict with the proposed works and sequencing; and
 - seeking new or replacement “global” consents to cover the expanded extraction footprint and updated water management systems, and (in several cases) to align consent terms with the maximum 35-year duration available for regional consents.
50. This approach avoids a fragmented consent set and is intended to provide a coherent consenting framework that supports both enabling works and long-term quarry operations while maintaining consistent performance standards and compliance reporting.

A5.1.3 Project design and development

51. The project responds to long-term demand for construction materials in the Auckland region and the strategic role of Hunua Quarry in meeting that demand. The design also reflects the physical constraints of the existing quarry footprint and the need to:
- unlock additional high-quality greywacke resource by expanding and deepening the Symonds Hill Pit;
 - maintain operational continuity while enabling major enabling works to occur safely; and
 - improve environmental performance through upgraded water management systems and rehabilitation / ecological compensation where practicable.
52. Key project outcomes include enabling production capacity of up to a peak of 5.4 Mtpa (with an average around 2.8 Mtpa) and providing consenting certainty for land use activities that support long-term extraction.

53. The Project is supported by a Resource Report provided by Winstone, which details the geological setting and material characteristics of the aggregate resource located at Hunua Quarry, as well as investigations and modelling that have informed resource extent and quality. The Resource Report is supported by a staged Life-of-Quarry development framework which demonstrates how the greywacke resource would be progressively accessed and extracted over time, while maintaining operational flexibility and managing effects in a staged and controlled manner.
54. As the Report identifies, quarry development is proposed to be contained within land owned or controlled by Winstone. The land tenure context is identified as a fundamental framing constraint – while aggregate resource may extend beyond the assessed footprint, only those areas within the landholding that can be practically accessed, developed and managed have been incorporated in the Project.
55. The majority of the proposed pit extent is contained within the Special Purpose Quarry Zone in the AUP, which anticipates the use of this area for quarrying activities. The remaining extent (approximately 18ha) is located within the Rural – Mixed Rural Zone. The proposed quarry development involves works (including vegetation removal, stream realignment and land disturbance) within a Significant Ecological Area Overlay identified in the AUP, affecting approximately 4.55% of the 615 ha area. It also involves works within the Ponga Road Outstanding Natural Landscape Overlay, affecting 1.5% of the total 394 ha within that Overlay.

A5.1.4 Enabling works

56. Before (and alongside) ongoing extraction and processing, the project requires enabling works that establish safe access, stable landforms, and upgraded environmental controls. Enabling works include:
- vegetation clearance (including pre-clearance ecological surveys and salvage where required);
 - overburden stripping and placement, using existing and proposed overburden disposal areas and staging triggers;
 - tributary realignment works (including construction access, temporary bridge works, channel formation, commissioning, and diversion);
 - construction of new sediment ponds, drainage networks and treatment systems to support the staged earthworks and ongoing quarry operation; and
 - construction of a western haul road to provide a more efficient connection between the pit and the processing yard (including culvert works and, where required, associated utility relocations).
57. The enabling works are staged to manage effects (dust, noise, sediment, ecology) and maintain production through the transition.

A5.1.5 Indicative construction sequence and staging

58. The project description sets out eight indicative stages. Staging is intended to allow continuous production while progressively implementing mitigation and operational improvements. Staging may not occur strictly sequentially because extraction sequencing depends on demand, operational constraints, and the timing of approvals, investigations and management plan updates.

A5.1.6 Indicative construction stage summary

59. The project is not planned to proceed in stages, in terms of it being a staged project for the purposes of section 13(4)(f)(i) and section 43(2)(b), an application is made, and approval is sought for the entire listed project.
60. Quarrying will be continuous and progressive across the site, the references to stages in the application are references to continuous phrases of the extraction programme only to reflect the engineering design of the pit shell and earthworks. Indicative timing and phasing of enabling works and pit development is set out below in Table 1.

Table 1: Indicative Construction Stage Summary

Stage	Activity	Nature of the works	Approximate duration (years)
1	Tributary realignment including the construction of a temporary bridge.	Enabling works	4
	Stripping campaign to the northwest (NW), -, occurs concurrently with the tributary realignment. Provided for under existing consents.	Extraction and processing	1-4
2	Stream diversion completed – the temporary bridge will be removed.	Enabling works	1
	NW cut down to 105RL. Provided for under existing consents.	Extraction and processing	
	Construct the western haul road.	Enabling works	
3	Incremental stripping campaigns: south from current pit crest towards stream diversion down to 120RL	Extraction and processing	1
4	Incremental stripping campaigns: southwest of the stream diversion and adjacent to the southern site boundary	Extraction and processing	43-73
5	Incremental stripping campaigns: southern boundary towards the current pit	Extraction and processing	
6	Incremental stripping campaigns: in an anticlockwise direction, extending the pit to the south and northwest and deepening the pit	Extraction and processing	
7	Realign the western haul road, so that it runs, for a short distance, along the southeast extent of the pit. This will enable the pit to extend to the northwest.	Enabling works	
	Incremental stripping campaigns: in an anticlockwise direction, extending the pit to the southwest and northwest and deepening the pit	Extraction and processing	
8	Incremental stripping campaigns: in an anticlockwise direction, extending the pit to the northwest and north.	Extraction and processing	

The indicative construction sequence and programme and been relied upon by experts in their technical assessments and is explained in further detail in **Appendix A6.7**

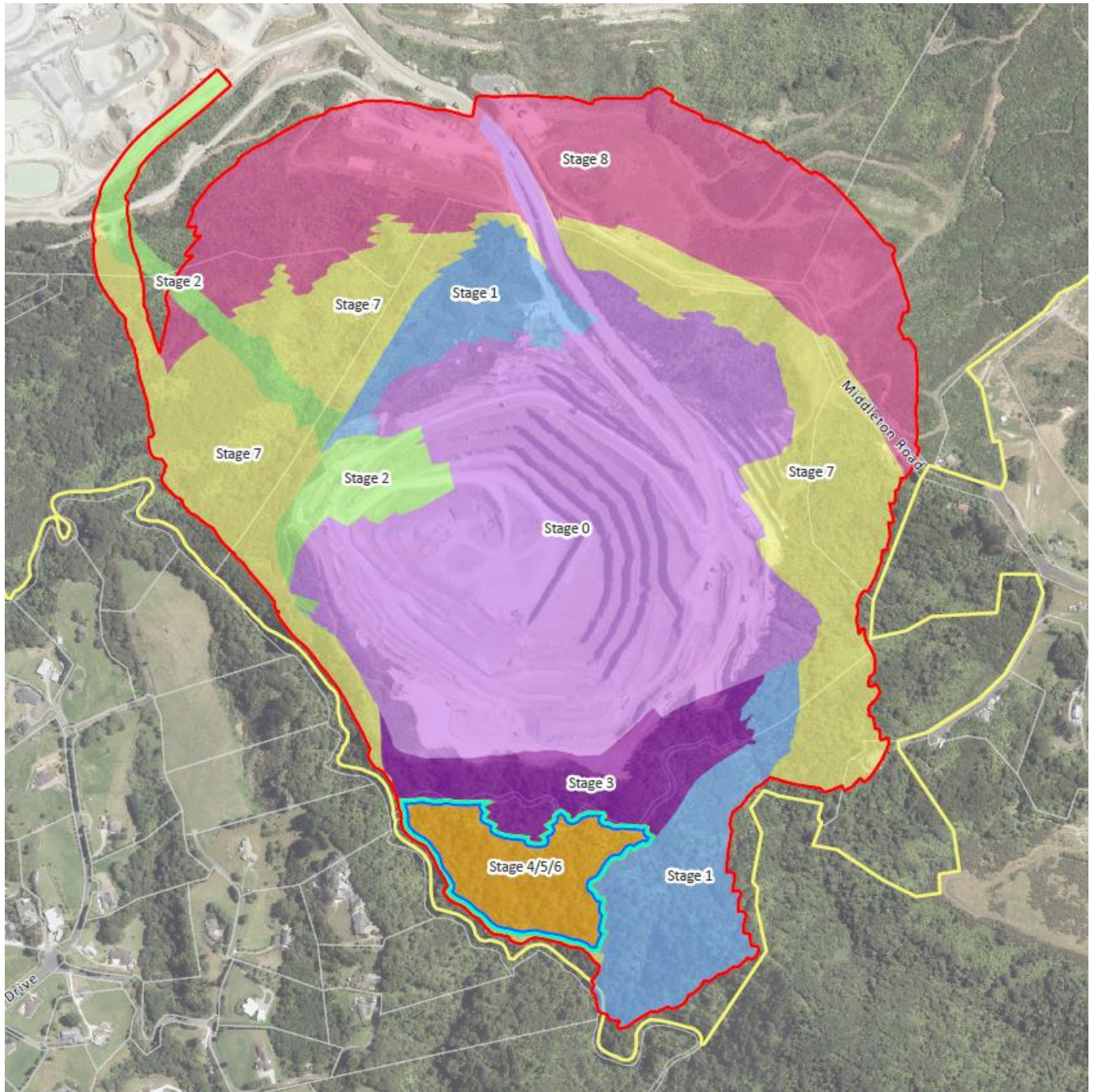


Figure 4: Indicative staging and Life-of-Quarry Development Plan (Stages 5 and 6 are nested within Stage 4)

A5.2 Compliance and Enforcement History (FTAA s 13(4)(x))

61. For a listed project substantive application, s 43(2) requires the application to include the information required by s13(4) (with stated exceptions). Section 13(4)(x) requires a summary of any compliance or

enforcement actions (if any), and the outcome of those actions, taken against the applicant under a specified Act.

62. Auckland Council has not undertaken any enforcement action against Winstone Aggregates (a division of Fletcher Concrete & Infrastructure Ltd) at Hunua Quarry. The site operates in compliance with its existing consent conditions and environmental obligations.
63. A request for Information regarding the compliance history of Hunua Quarry was made to the Council on 21 January 2026. Given that Hunua Quarry has operated for almost 100 years, the Council considered that a relevant search period for compliance and enforcement purposes was 10 years. Council records show that since 2016, the Council has undertaken a total of 99 consent condition reviews at the site, as summarised in **Appendix A6.11**. These reviews apply a four-point compliance scale ranging from 1 (fully compliant) through to 4 (major effects where enforcement action is likely). Of the 99 conditions assessed, 88 were recorded as fully compliant, with only 11 instances of technical non-compliance identified i.e. 91% fully compliant with no moderate or major non-compliance.
64. Notably, all 11 instances of technical non-compliance were assessed as scoring 2, indicating minor effects or the potential for such effects, often associated with administrative matters such as missing information rather than substantive environmental harm. No conditions were assessed as demonstrating moderate-major effects (scores 3 - 4)
65. Taken together, the inspection record demonstrates a consistently high level of compliance over nearly a decade of regulatory oversight, with only a small proportion of conditions requiring remedial attention.
66. The Department of Conservation has not undertaken any enforcement action against Winstone under the Wildlife Act 1953.
67. A table documenting the compliance record of the Hunua Quarry is provided at **Appendix A6.11**

A5.2.1 Authorised person and contact details

68. Authorised person (Table 2):

Table 2: Authorised Person and Contact Details

Authorised Person and Owner / Occupier of the application site:	Winstone Aggregates (a division of Fletcher Concrete and Infrastructure Limited)
Address for service during FTAA processing:	Boffa Miskell Limited 82 Wyndham Street Auckland 1010 Attention: Nick Pollard – Planning Lead Email: nick.pollard@boffamiskell.co.nz
Address for service during consent implementation and FTAA invoicing:	Winstone Aggregates PO Box 17 195 Greenlane Auckland Attention: Phil Heffernan - Winstone Project Manager Email: Phil.Heffernan@winstoneaggregates.co.nz

69. Refer to Part B Table 1 for further details.

A5.2.2 Conditions and management plans

70. The application will rely on a consolidated set of conditions and management plans to manage effects during enabling works and ongoing quarrying. The project description anticipates a staged conditions framework, with:
- enabling works conditions applying during construction and transition phases (and falling away once those works are complete); and
 - ongoing operational conditions applying for the life of quarrying activities authorised by the approvals.
71. Management plans are expected to be integrated under the quarry's Environmental Management System and typically include:
- erosion and sediment control / stormwater and dewatering management;
 - dust and air quality management;
 - noise, vibration and blasting management;
 - traffic and access management (including any road upgrades such as turning facilities);
 - ecological management including fish salvage/relocation and lizard management (where required);
 - rehabilitation and revegetation / ecological compensation implementation; and
 - monitoring, reporting and adaptive management triggers aligned to staging.

Appendix A6.1: FTAA Substantive Application Form

Appendix A6.2: Section 5 Checklist

Appendix A6.3: FTAA Checklist

Appendix A6.4: Consultation Summary Report

Appendix A6.5: Section 30 Written Notice from Auckland Council

Appendix A6.6: Indicative Construction Sequence and Programme

Appendix A6.7: Iwi Engagement Report

Appendix A6.8: Engagement Report

Appendix A6.9: Records of Title

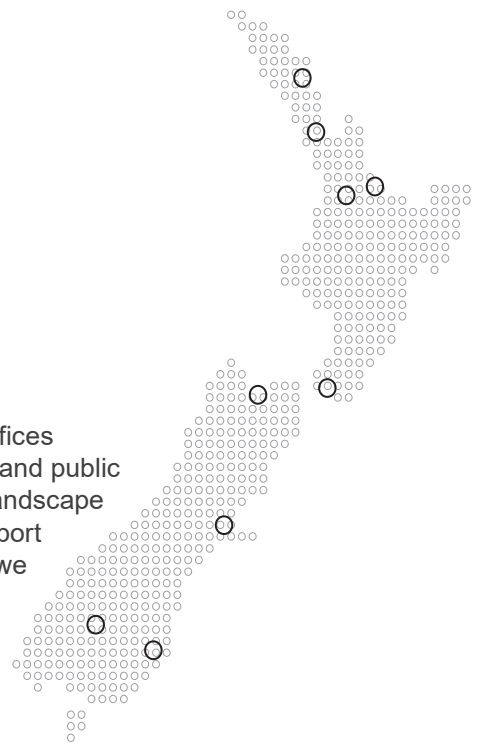
Appendix A6.10: Statutory Acknowledgement

Appendix A6.11: Hunua Quarry Compliance Record

Appendix A6.12: Overall Application Structure and Content List

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