

Hunua Quarry Proposal – FTAA-2603-1185 – Follow through of commitments and recommendations into volunteered conditions

The Panel has requested that a cross-check be carried out on the extent to which the commitments made in the AEE and recommendations in supporting technical reports are followed through into the draft conditions and/or the contents of management plans (**MP**) volunteered by the applicant (Appendix B12.7¹) where they relate to either bottom line conditions and/or the contents of **MPs**.

Table B provides a commentary against the relevant commitments made in the AEE and recommendations in supporting technical reports. *The contents of the first and second columns are drawn from the AEE and relevant technical reports. Where there appears to be a gap or omission between the commitments / recommendations and the conditions, these are identified in bold in the third and fifth columns.*

NB: This version of Table B addresses the technical reports and AEE content relating to the following as requested by the Panel, which is further to the initial review of air quality (‘dust’), landscape, acoustic and vibration (‘noise’) and transportation (‘traffic’) effects as set out in Table A:

- a. Archaeology
- b. PSI/DSI – Contaminated Land
- c. Geotechnical
- d. Erosion and Sediment
- e. Groundwater
- f. Flood Risk
- g. Tributary Realignment
- h. Lizard Management
- i. Iwi Engagement
- j. Pest Management

Table B: Follow through of commitments and recommendations into volunteered conditions

REFERENCE	DETAILED TECHNICAL RECOMMENDATION(S)	REVIEWER COMMENTS		
		IS CONDITION OR MP CONTENT SUPPLIED? Yes/No/ /Partially/Unsure	HOW IS CONDITION DELIVERED? Via Bottom Line Condition/Via MP-related Condition or MP Content	COMMENTS
Archaeology				
Appendix B12.4.2	Staging and Programme	PARTIALLY	MP Contents	Applicant to consider if Condition 96 should cross-reference the AMP.
Archaeological Assessment Report	The stages are indicative only and provide for the development of the existing pit to a depth of (at least) RL-50. As the Life of Quarry Strategy identifies, development below RL-50 or beyond the 35-50-year horizon relies on a range of factors that will need to be the subject of further investigation alongside the renewal/obtaining the various regional consents required. Those investigations are provided for through the draft conditions of consent, to enable extraction over the full 80-year period and within the proposed extent of the quarry pit shown.	Condition 72(a) ‘Pre-start meeting’ seeks that ‘Timeframes for key stages of the works authorised under this Consent’ are provided at the pre-start meeting		Applicant to consider if Condition 96 should be limited to Stages 4-8 and whether including Stages 1-3 in this condition is appropriate.
Clough & Associates Ltd, February 2026	Table 1 below identifies each stage, an overview of the activities to be undertaken and whether these are part of the enabling works or ‘business as usual’ quarrying activity. The time required to achieve each stage is also set out, although this is approximate and no requirements or conditions are proposed to be based upon such timeframes. Earthwork volumes, vegetation clearance and offsetting/compensation requirements will be linked to the stages set out below. The conditions are also proposed to be based on the stages, with each consent (land use including vegetation clearance and the disposal overburden, water takes and discharges etc.) containing two sets of conditions: one comprehensive set of conditions that relate to enabling works (that will fall away once these works are complete) and one set of conditions that relate to quarrying. ²	Condition 96 ‘Archaeological Accidental Discovery Protocol’ provides for Stage 4-8. This condition does not reference the Archaeological Management Plan (AMP) which also sets out the procedures.		Applicant to consider the requirements for all Advice Notes to be numbered.
		Advice Note for Condition 96 states “Earthworks undertaken during Stages 1		

¹ Version as amended by the Panel and supplied to the applicant on 1 July 2026, noting that this review exercise did not alter the condition numbering in the condition set as originally lodged by the applicant.

² Paras 27-28, Archaeological Assessment Report

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		– 3 are to be managed in accordance with the Archaeological Authority issued by Heritage New Zealand Pouhere Taonga.” Condition 8 (Part H) sets out Annual Reporting but does not provide for any ‘Post-Earthworks Phase’ discoveries as set out in AMP.		
	Management of Potential Effects However, as the possibility that unrecorded archaeological sites may be exposed cannot be completely excluded, an Authority to cover the proposed works is being sought by Winstone Aggregates as a precaution for risk management purposes for Stages 1-3. It is suggested that the conditions include archaeological monitoring of vegetation removal and preliminary earthworks in the vicinity of the waterways in the southern part of the quarry development area, and procedures for recording any archaeological evidence that may be encountered before it is modified or destroyed. This approach has the advantage of allowing any archaeology uncovered during the development of the site to be dealt with immediately, avoiding delays that would otherwise occur if an Authority was not applied for in advance of preliminary earthworks. An archaeological management plan has been prepared and will contain guidelines for the archaeological monitoring to be undertaken as part of this project to ensure that any archaeological remains (if discovered) will be dealt with appropriately and avoid, remedy or mitigate any adverse residual effects from accidental discoveries.³	PARTIALLY Condition 96 ‘Archaeological Accidental Discovery Protocol’ but only relates to Stages 4-8.	Via bottom line condition	Applicant to consider if Condition 96 should reference all stages or whether explicit reference to only Stage 4-8 is appropriate or whether this results in a potential gap in cover for earlier stages.
Appendix B12.8.2 Archaeological Management Plan Clough & Associates Ltd, March 2026	Procedures if Archaeological Sites are Exposed when the Archaeologist is not Present If the Archaeologist is temporarily not present and remains are exposed that are potentially archaeological features or deposits (as described to the Contractor at the pre-start meeting), the following procedure should be adopted: 1. The Contractor will ensure that earthworks shall cease in the immediate vicinity (within 20m) while the Archaeologist is called in to establish whether the remains are part of an archaeological site as defined under the HNZPTA. 2. If the Archaeologist confirms that it is an archaeological site, the area of the site will be defined by the Archaeologist and excluded from earthworks. 3. The archaeological site will be investigated and recorded by the Archaeologist in accordance with accepted archaeological practice and the conditions of the authority. 4. Heritage NZ will be advised by the Archaeologist if any significant archaeological features or deposits that were not anticipated are exposed. 5. If the archaeological site relates to Māori occupation the appropriate Iwi representatives will be informed by the Archaeologist (if not present) prior to investigation. 6. If human bone (kōiwi tangata) or taonga tūturu (Māori artefacts) are unearthed the protocols set out below will be followed.	PARTIALLY Condition 2 (Part H) sets out that works must be undertaken in accordance with the AMP. Conditions 2, 4 and 5 (Part H) references the protocol if remains are encountered but there is an inconsistency between the distance at which the works cease – 10m in Condition 5, but Site Management Plan states within 20m.	A mix of bottom line conditions and MP contents.	Applicant to provide clarification over the appropriate distance that earthworks shall cease if remains found – 10 or 20m. Conditions and Management Plan need to be consistent.

³ Paras87-88, Archaeological Assessment Report

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	Protocols Relating to Taonga Tūturu (Māori Artefacts) Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be taonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975. Taonga tūturu may be found in isolated contexts, but are generally found within archaeological sites. If taonga tūturu are found the following protocols will be adopted: 1. The area containing the taonga tūturu will be secured in a way that protects the taonga as far as possible from further damage, consistent with conditions of the Authority. 2. The Archaeologist will then inform Heritage NZ and the Iwi representatives so that the appropriate actions (from cultural and archaeological perspectives) can be determined. 3. These actions will be carried out within the stand down period specified below, and work may resume at the end of this period or when advised by Heritage NZ or the Archaeologist. 4. The Archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975. This can be done through the Auckland War Memorial Museum. The Ministry for Culture and Heritage, in consultation with the tangata whenua, will decide on custodianship of the taonga tūturu (which may be a museum or the iwi whose claim to the artefact has been confirmed by the Māori Land Court). If the taonga tūturu requires conservation treatment (stabilisation), this can be carried out by the Department of Anthropology, University of Auckland (09-373-7999) and would be paid for by the Ministry. It would then be returned to the custodian or museum.	PARTIALLY Condition 96 “Archaeological Accidental Discovery Protocol” only relates to Stage 4-8. Condition 4 (Part H) doesn’t refer to the AMP – which provides more detailed protocols that Condition 4.	A mix of bottom line conditions and MP contents.	Applicant to consider if Stages 1-3 are adequately addressed through the conditions or whether explicit reference to the stages are required to cover any gaps.
PSI/DSI – Contaminated Land				
Appendix B12.4.3 Contaminated Site Investigation PDP, March 2026	16. Recommended Conditions • The Consent Holder shall engage a SQEP to undertake a detailed site investigation (DSI) for Stages 7 and 8 of quarrying at least six months prior to the commencement of quarry activities. • The Detailed Site Investigation required under Condition XX shall: a) Be undertaken in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011; b) Delineate the lateral and vertical extents of the identified HAIL sites; and c) Determine if remediation is required. XX. • If, contaminated materials are discovered, the handling and reuse of contaminated material must be undertaken in accordance with a Remediation Action Plan (RAP). The RAP and Site Management Plan (SMP) as applicable must be prepared and submitted to the AC Manager for certification at least 20 working days prior to the remediation works commencing. • The excavation and re-use of the material identified in Condition XX must be supervised and validated by a SQEP as defined in the NES Contaminated Land Users’ Guide (MfE 2012). On completion of the works, the Consent Holder must submit a site validation report confirming compliance with the certified RAP to the AC Manager. XX. Any material removed from the Site shall be disposed of at a facility authorised to receive such material, and the Consent Holder shall provide the Council, Attention: Regional Leader – Monitoring and Compliance, with written confirmation of such disposal within 10 working days.	PARTIALLY Conditions 97-101 cover ‘Contaminated Land’ The recommended highlighted condition has only been partially transferred as an ‘Advice Note’ rather than a condition.	A mix of bottom line conditions and MP contents	Applicant to consider whether it’s appropriate to have the highlighted Condition as an Advice Note or if it should be reframed as a condition (ideally the latter).

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Appendix B12.4.7 Erosion and Sediment Control Assessment Report Winstones Aggregates - June 2026	14 Proposed Consent Conditions General 1. A minimum of 30 days prior to works commencing, an Erosion and Sediment Control Plan (ESCP) must be submitted to the Auckland Council for written certification. The ESCP must contain, but is not limited to calculations to confirm compliance with best practice erosion and sediment control for quarrying and associated activities including: a. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; b. Confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the Auckland Council Guideline Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016) (GD05). c. Drawings and specifications of designated sediment control measures; d. Details of any stockpiling locations within the catchment and the erosion and sediment control measures to minimise construction-phase discharges from the stockpiles; e. overburden removal and disposal operations planned for the following 12 months; and f. areas of expected quarry operations for the following 12 months.	PARTIALLY Condition 38 sets out the details of ESCP. However, Condition 25, Table 1 sets out the timeframes for the plans, which only requires the ESCP to be submitted 20 working days prior.	MP Content	Applicant to consider the appropriateness of timeframes of submitted ESCP and explain inconsistency between Conditions and expert recommendations.
Appendix B12.4.7 Erosion and Sediment Control Assessment Report Winstones Aggregates - June 2026	Site Meeting 2. A minimum of 15 working days prior to works commencing under this consent, the consent holder must hold a meeting that: a. is located on the subject site; b. includes Auckland Council compliance monitoring representatives; and c. includes representation from the Quarry Manager. The meeting must discuss the erosion and sediment control measures and the earthworks methodologies, and must ensure all relevant parties are aware of, and familiar with, the necessary conditions of this consent. The following information must be made available at the pre-start meeting: d. Timeframes for key stages of the works authorised under this consent; e. Name and contact details for key contractors and supervising engineers; f. Resource consent conditions; g. The Erosion and Sediment Control Plan and, h. The procedures and/or methodologies for completing the monitoring procedures as outlined in condition 9.	YES Condition 72 – Pre-start Meeting	A mix of bottom line conditions (e.g. ESCP) and MP-related conditions	No concerns identified

	Erosion and Sediment Control Device requirements 3. The Consent Holder shall design, construct and maintain all erosion and sediment control measures in general accordance with Auckland Council Guideline Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016) (GD05). Advice Note Any modifications or deviations to the above shall be subject to certification through the recertification process for the ESCP. 4 Re-vegetation and / or stabilisation of all disturbed areas (where practicable) is to be completed in general accordance with the measures set out in the Auckland Council Guideline Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016) (GD05). 5. Within ten (10) working days following construction, implementation and completion of each specific erosion and sediment control device as detailed in the ESCP (i.e. sediment retention ponds, and clean and dirty water diversion bunds), a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in accordance with the approved ESCP and GD05 Advice Note: Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, including any amendments to this document (GD05): Erosion and Sediment Control construction quality checklists. 6. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. Roads or footpaths must not be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters. Advice Note In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council’s monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, including any amendments to this document (GD05). the chemical treatment system and the organisational structure which will support this system.	YES Conditions 110-114	A mix of bottom line conditions and MP-related conditions	No issues identified. Timeframes are appropriate.
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		IS CONDITION OR MP CONTENT SUPPLIED? Yes/No/ /Partially/Unsure	HOW IS CONDITION DELIVERED? Via Bottom Line Condition/Via MP-related Condition or MP Content	COMMENTS
	Chemical Treatment 7. Within 30-days of consent being granted, a Chemical Treatment Management Plan (ChTMP) must be prepared and submitted to the Council for written certification. If an existing plan is being implemented, it must be updated to reflect the earthworks associated with this consent. The ChTMP must meet the following requirements: a. Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, and any other approved impoundment system; b. Monitoring, maintenance (including post storm) and contingency programme (including a record sheet); c. Details of optimum dosage (including assumptions); d. Results of initial chemical treatment trial; e. A spill contingency plan; and f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of Advice Note In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent. 8. The sediment retention ponds, and any other approved impoundment devices utilised as part of the earthworks, must be chemically treated in accordance with the certified Chemical Treatment Management Plan (ChTMP), throughout the duration of earthworks. Maintenance of Sediment and Erosion Control 9. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved Erosion and Sediment Control Plan, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request. Maintenance will be undertaken in accordance with the Auckland Council Guideline Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016) (GD05). Monitoring of Erosion and Sediment Controls 10. Monitoring undertaken during the construction period shall include the items listed below in (i) to (iii) following a rainfall trigger event of 25mm in a 24 hour period and 15mm in a 1 hour period: i. Visual inspections of all SRPs and DEB's; ii. Visual inspection of all receiving waterways; and iii. Manual inlet and outlet sampling from SRPs as detailed in condition 10. 11. The following sampling programme, consisting of the collection of 1 litre grab samples of water for the analyses of total suspended solids, turbidity and pH, collected at the following points, must be carried out following a rainfall trigger as per Condition 10. Samples must be collected as soon as practicable after the 25mm or more rainfall event having occurred at the following locations: a. 10m upstream of the most upstream quarry discharge point, into the Mangapū Stream, including clean water diversions (or as agreed with Auckland Council). b. 30m downstream of the most downstream quarry discharge point, into the Mangapū Stream, including clean water diversions (or as agreed with Auckland Council).	YES Condition 40-41 largely covers all matters set out in the recommended conditions but in less detail leaving the ChTMP to cover bottom lines, such as monitoring details and dosage values	MP Content	No concerns identified.
		YES Condition 72(e)	MP Content	No concerns identified

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	<i>c. All SRPs and DEBs at the inlet (prior to chemical treatment) and outlet points.</i> <i>All water samples must be analysed for total suspended solids (TSS) and nephelometric turbidity units (NTU), within one week of collection.</i> <i>If analysis of instream samples indicates that discharges from the quarry have increased the TSS (or NTU equivalent) as measured from point a) to point b), by 20% or more, quarry operations must be modified and/or water quality control measures implemented. Details of any modifications to quarry operations and/or water quality control measures, must be included in an evaluation report(s) and must be submitted to the Council at quarterly intervals.</i> <i>If analysis of SRP or DEB samples indicates that discharges from any device have exceeded parameters detailed in d) – f), the cause of the exceedance must be determined and remedied. Details of any modifications to quarry operations and/or ESC measures, must be included in an evaluation report(s) and must be submitted to the Council on request.</i> <i>d. pH between 6.5 – 8.5 as measured at the outlet;</i> <i>e. 80% reduction in turbidity between inflow and outflow of discharging SRPs & DEBs; OR</i> <i>f. 100mm of clarity as measured at the outlet.</i> <i>The sampling programme must be carried out throughout the duration that this consent is exercised.</i> <i>Advice Note:</i> <i>Once a statistically reliable relationship between TSS and NTU has been established, measurements of NTU only may be approved by Council, at the request of the consent holder.</i> Annual Erosion and Sediment Control Plan <i>12. On 30 April every year, the Consent Holder must submit an annual Erosion and Sediment Control Plan to Council for certification. The Plan must contain, but is not limited to:</i> <i>a. Areas to be worked over the next 12 months;</i> <i>b. Plans for earthworks, including overburden stripping and dumping, over the next 12 months with specific reference to any works proposed for the period between 30th April and 1st October;</i> <i>c. Areas of vegetation removed, and areas planted over the previous 12 months;</i> <i>d. Details of stockpiling activities;</i> <i>e. Design calculations for diversion drains to be constructed in the next 12 months;</i> <i>f. Details of maintenance activities undertaken in the previous 12 months, and maintenance activities proposed over the next 12 months;</i> <i>g. Details of any problems in respect of water management on the site during the previous 12 months, and proposals for addressing such problems;</i> <i>h. An Erosion and Sediment Control Plan, including calculations to confirm general compliance with GD05, including sediment pond volume requirements calculated based on predictions of exposed earthworks for quarrying and overburden stripping and dumping for the next 12 months; and</i> <i>i. Results of the previous 12 months of sampling and water monitoring, including summarised rainfall data and an assessment of the sampling results.</i>	YES Condition 38 requires the ESCP to be updated annually.	A mix of bottom line conditions and MP-related conditions	No concerns identified

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	Seasonal Restriction 13. Earthworks on site, other than rock extraction, must not be undertaken between 01 May and 30 September in any year, without the submission of a ‘Request for winter works’ for approval by the Council. All requests must be renewed prior to the approval expiring and works must not occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder. Advice of Completion or Abandonment of earthworks 14. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion (where practicable). Advice Note: Stabilisation measures may include: a. The use of mulching or natural fibre matting. b. Top-soiling, grassing and mulching of otherwise bare areas of earth. c. Aggregate, rock or vegetative cover that has obtained a density of more than 80% of a normal pasture sward. The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Auckland Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 3 (GD05).	YES Condition 109 ‘Seasonal Restriction on Earthworks’ provides for this recommendation. PARTIALLY Condition 120 ‘Stabilisation of Earthworks’	Bottom line Condition	No concerns identified Applicant to consider wording of ‘as soon as practicable’ vs ‘immediately’ in terms of stabilising against erosion.
Groundwater				
Appendix B112.4.9.a Groundwater Effects Assessment PDP, dated 300March 2026	Recommended Consent Conditions General Conditions 1. Pursuant to Section 36 of the Resource Management Act 1991 (RMA) this consent (or any part thereof) must not be exercised until such time as all charges in relation to the receiving, processing and granting of this resource consent are paid in full. 2. The take and use of groundwater must be in accordance with the plans and information submitted with the application and numbered by the council subject to such amendments as may be required by the following conditions of consent. 3. This consent expires after 35 years, unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA. 4. Pursuant to section 123 of the RMA, these groundwater take and diversion permits expire 35 years from the date of commencement unless surrendered or cancelled at an earlier date. 5. The servants and agents of the council must be permitted access to the relevant parts of the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples. Works 7. A quarry pit sump located approximately 500 metres south of Middleton Road, (known as the Symonds Pit groundwater access point) and the Mangapū Stream Bore (Reference HUN 18/4) located adjacent to Mangapū Stream, at Hunua Quarry, Papakura.	YES Part E Conditions relating to the Water Permit Groundwater Limits Condition 169(a) provide for this recommended condition	Bottomline Condition Bottomline Condition	No concerns identified No concerns identified

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		IS CONDITION OR MP CONTENT SUPPLIED? Yes/No/ /Partially/Unsure	HOW IS CONDITION DELIVERED? Via Bottom Line Condition/Via MP-related Condition or MP Content	COMMENTS
	Authorised quantities 9. The total abstraction of groundwater from the Symonds Pit Sump and the Mangapū Stream Bore (HUN14/8), including groundwater inflow to the sump, must not exceed 5,820 m³/d when averaged over any seven consecutive days. The water take and use from these sources must not exceed 2,610 m³/d when averaged over any seven consecutive days. 10. The total abstraction of groundwater from the Symonds Pit Sump and the Mangapū Stream Bore (HUN14/8), including groundwater inflow to the sump, must not exceed 2,124,300 m³ when averaged over the twelvemonth period commencing 1 June and ending 31 May of any year. The water take and use from these sources must not exceed 952,650 m³ when averaged over the same twelve-month period. Groundwater Monitoring and Contingency Plan 11. A Groundwater Monitoring and Contingency Plan (“the GMCP”) shall be completed and submitted to Auckland Council within three months of the commencement date of this consent for review and written certification. The GMCP shall accurately record all management and operational procedures, monitoring requirements, methodologies and contingency measures necessary to comply with the conditions of this consent. A copy of the GMCP shall also be provided to Watercare Services Limited (WSL). The GMCP shall include, but not be limited to, details of: a) monitoring and reporting schedule which integrates the requirements relating to pit groundwater inflow, quarry pit water levels, bore water levels, and monitoring required by the consent, b) details of the step-wise groundwater level drawdown process, c) a procedure for quarry pit groundwater inflow measurement, d) a Schedule and plan of all monitoring bores and piezometers for groundwater pressures and/or groundwater level monitoring, giving location, elevation RL, construction details, and Practices for bore water level monitoring, e) a procedure to undertake stream flow measurements in the Waipokopu Stream and Mangapū Stream and the realigned Mangapū Tributary to determine the magnitude of any loss of flow in the streams as a result of taking groundwater from the Regional Hunua Greywacke Aquifers, and the amount of augmentation required to Hays Stream as a result of taking water from the Regional Hunua Greywacke Aquifers, f) a schedule of frequency of all monitoring requirements, g) details of all contingency plans for remedial actions should decrease in stream baseflow, spring flows or bore water levels caused by the exercising of this consent, h) details of the Hunua Quarry site management structure and details of personnel responsible for the maintenance of the GMCP, and of the related record keeping and reporting requirements. Monitoring Bore Construction & Maintenance 12. The Consent Holder must, unless otherwise agreed in writing by AC, maintain the monitoring bores of the construction and locations as specified in Schedule A. Monitoring Conditions 15. That the Consent Holder must maintain on the outlet of the pump a meter which must measure the total quantity of water being taken. The Consent Holder must read the meter at 15 minute intervals and electronically provide to the Council daily records quarterly starting on the following date for a water permit that allows water to be taken at the rate specified, in accordance with	Conditions 173-181 address monitoring and contingency plans. Conditions 182-192 cover these recommended conditions.	Condition content Condition content	No concerns identified No concerns identified

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	the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020. The water meter, its installation and maintenance, must be in accordance with the details outlined in this water permit (see Conditions 28 Note C). 16. That the Consent Holder must measure and record water levels in the bores listed in Schedule B (or use best endeavours with respect to the private bores 830, 20013, 20479, and 21474 (Glasgow bore)) at monthly intervals from the date of commencement of this consent. The Consent Holder must keep records of each date and corresponding water level for each bore in accordance with the details outlined in this water permit (see Condition 28 Note d). 17. The Consent Holder must measure the rate at which groundwater is diverted into the Symonds Pit groundwater access point (sump) at annual intervals. The flow rate must be measured by monitoring and recording the water level in the quarry pit sump over a period of no less than five consecutive days. The measurements must be made during dry weather conditions. with appropriate measures taken to quantify the sources of inflow into the Symonds Pit groundwater access point (sump) in particular groundwater inflows. 18. When the Symonds Pit groundwater access point intercepts the regional groundwater table, the Consent Holder must collect, have analysed and record the results of a water sample from the Symonds Pit groundwater access point (sump) at annual intervals when the rate of groundwater inflow is measured as per condition 17 above. The collection of the water sample, the parameters analysed and their analysis method, must be in accordance with the details outlined in this resource consent (see Condition 28 Note e). 19. That the Consent Holder must return the records required under Condition 17 and 18 above, by no later than 10 working days after 31 May each year. The records must include details of the measurement procedure employed, records of rainfall prior to and during the measurement, and the time and corresponding water level measurements within the Symonds Pit groundwater access point (sump). 20. That the Consent Holder must measure and record flows at each of the following gauging sites on Mangapū Stream at approximate Map References provided below: The monitoring shall be carried out twice per year. The precise locations can be changed if approved in writing by the Council after visiting the sites to ensure access to and the sustainability of each location for stream flow measurement. The flow must be measured during dry weather conditions within the period commencing 1 January and ending 30 April of each year. All field measurements and procedures shall be as in the Hydrologists Field Manual, Fenwick, J, DSIR 1991 or any subsequent replacement, or as agreed in writing with the Council. 21. That the Consent Holder must measure and record flows at each of the three gauging sites on Waipokopu Stream at per Schedule C: The monitoring shall be carried out twice per year. The flow must be measured during dry weather conditions within the period commencing 1 January and ending 30 April of each year. All field measurements and procedures shall be as in the Hydrologists Field Manual, Fenwick, J, DSIR 1991 or any subsequent replacement, or as agreed in writing with Council. ‘RL 40’ is yet to be established to replace Downstream Site, to between RL 40 and RL 45.			

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	22. The Consent Holder must collect, have analysed and record the results of a water sample from the production bore HUN14/8 and the Symonds Hill Sump at annual intervals. The collection of the water sample, the parameters analysed and their analysis method, must be in accordance with the details outlined in this resource consent (see Condition 28 Note e). 23. That the Consent Holder must return the records required under Condition 22 above, by no later than 10 working days after 31 May each year. The records must include details of the method, dates and times of the gauging procedure employed, all measurements taken and flow calculations . 24. That the Consent Holder must ensure that the records collected under Conditions 15 to 23 (inclusive) for the preceding quarter must be submitted to the Council by no later than 10 working days after 28 February, 31 May, 31 August and 30 November each year. 25. That the Consent Holder must submit by 30-June of each year, to the Council, a report which provides an analysis of the results of water use monitoring, water level monitoring information, groundwater inflow and water chemistry and the results of stream flow measurements required under Conditions 15 to 23 of this resource consent Contingency Conditions 26. A correlation must be prepared for the purpose of quantifying the specific discharge for the mean annual low flow (MALF) of all the gauging stations (including the diversion stream (Diversion-1 after Stage 2). The flow correlation must relate to the natural stream flow data collected in accordance with the requirements of the conditions of this consent, for the period since data commenced and ending 30 April each year, with concurrent flows at the Auckland Council Mangawheau Stream flow site at Aldridge Road, Hunua (site number 08529) and any other relevant site as required in writing by the Southern Council, Resource Consents and Compliance. The correlation graphs, values for r2, y intercept, slope, regression expression and MALF for all stations must be completed, interpreted and submitted to the Council within 10 working days after 30 April each year. In the event that more than 5% drop in the recognised MALF of the above gauging stations on Mangapū Stream, Waipokapu Stream and the diverted stream, the Consent Holder must augment flows upstream of the Waipokapu Stream (Downstream Site), Mangapū Stream (RL 55 Site) and the diverted Stream (Diversion-1 Site) at a constant rate by at least the maximum difference between the MALF and the average specific discharge flow for each station in a way to compensate for any loss of flow. The required augmentation rates for each station should be presented in the annual monitoring report. Where the specific discharge measured at the Upstream Site (i.e. Mangapū Stream Upstream-2 or Waipokopu Stream Upstream falls more than 5% below its established MALF, the reduction shall be attributed to drought conditions. In such circumstances, the augmentation requirement for any downstream site shall be adjusted proportionally to reflect the natural reduction in flow. The adjusted augmentation flow to be maintained at any downstream site shall be the downstream site's MALF reduced by the same percentage by which the upstream site's current flow falls below its MALF. For example, if the upstream reference site flow is recorded at 70% of its MALF (a 30% reduction due to drought), the Consent Holder shall only be required to augment the downstream site to 70% of MALF Monitoring Accuracy Water temperature shall be measured to an accuracy of ±0.5 degrees Celsius. Dissolved oxygen concentration shall be measured to an accuracy of ±0.2 milligrams per litre. All monitoring activities, including bore purging,	NO Condition 193-198 address ‘Contingency Conditions’ which are largely the same as the recommended conditions with the exception of Mangapū Stream Upstream-2 being added as an augmentation site.	Condition content	Applicant to consider this apparent omission, specifically confirmation in conditions to add Mangapū Stream Upstream-2 as an augmentation site.
		YES Conditions 199-205 addresses ‘Augmentation Water Quality Monitoring’ which largely align with the recommended conditions.	Condition content	No concerns identified

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	sample bottle selection and filling, sample transport and handling, laboratory measurements, data processing, and quality assurance, shall be undertaken in accordance with the "National Environmental Monitoring Standards – Water Quality Part 1: Sampling, Measuring, Processing and Archiving of Discrete Groundwater Quality Data" (March 2019 or latest edition), available at www.nems.org.nz, or an equivalent standard approved in writing by the Council.	NO Conditions 212-213 addresses Mitigation Plans <i>Schedule lists in report and schedules in conditions do not align.</i> <i>Schedule A – Monitoring Bore and Trigger Levels</i> <i>Schedule B</i> is consistent with recommended gauging sites. <i>Schedule C</i> provides a more in-depth advice note and an alternative for downstream gauging site than the recommended Schedule C.	Bottom line condition	Applicant to consider clarifying Schedule A which contains additional monitoring bores, revised groundwater level information, including references to ‘season variations.’ Applicant to consider clarifying Schedule C. Potentially the advice note should be rephrased as condition to include a timeframe for the selection, consultation, and implementation of the replacement and additional gauging sites to ensure the provision is fully clear and enforceable.
Flood Risk				
Appendix B12.4.15 West Haul Road Culvert Design and Flood Risk Assessment PDP, 30 March 2026	<i>This memo outlines the design flows, culvert size, and fish passage requirements for the culverts and the effects assessment.</i> <i>“The risk posed by the hazard is not made worse by the development of the quarry, specifically the construction of the haul road and installation of culverts. Potential effects include slightly elevated water levels upstream of the structure, which are well contained within the stream gully and do not pose a residual risk to the quarry land or people and property outside of the quarry boundary.”⁵</i> <i>“The design of the culverts has taken into account the flood hazard, by considering the appropriate sizing to convey a defined flood size and to mitigate the localised effects of altering the stream channel by installing a structure. Localised effects include channel erosion at the culvert site which will be mitigated by the installation of rock armouring at the downstream end of the culvert. This mitigation will prevent bed scour and the potential for increased sediment transport, over and above what occurs naturally in a flood event.”</i> Report includes recommended culvert structure dimensions 3.1 Western Culvert The required pipe size for the western culvert is: • 40m length. • A circular 600 mm diameter pipe. 3.2 Eastern Culvert The required pipe size for the Eastern Culvert is: • 75 m length. • A circular 1200 mm diameter pipe.	NO These recommendations to mitigate flood risk effects do not appear to have flowed through to conditions.	N/A	The Applicant to consider this apparent omission, specifically as to whether mitigation measures for the culvert construction/culvert size and rock armouring should be included in the condition set.

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Tributary Realignment				
Appendix B12.4.6a Mangapū Tributary Realignment - Preliminary Design and Effects Technical Report PDP, dated 30 March 2026	The following conditions are proposed: 1. The Consent Holder must undertake continuous flow gauging on the Mangapū Stream and Mangapū Tributary on the granting of the consents, to refine the hydrological assessment for the detailed design phase. 2. The Consent Holder must develop and finalise the detailed design on the basis of the design drawings (A035680017-WR-101 – 104, A035680017WR-201 – 202, A035680017-WR-301). Final plans must be submitted to the Manager for approval prior to commencing construction. 3. The Consent Holder must follow the monitoring conditions as set out in the Stream Realignment Management Plan. “the inclusion of in-stream features is designed to mitigate these effects for smaller flood events. For more extreme flood events, these features will not mitigate these effects, but it should be noted that erosion already occurs in the predevelopment scenario for large flood events.” “Increased velocities will be mitigated by the stream channel design incorporating in-stream features to slow the flow and reduce the hydraulic energy, thus reducing the erosion potential and the transport of sediment. However, these features will not mitigate these effects when more extreme event flows are encountered.” “The design incorporates in-stream features to mitigate these effects, ensuring that the realigned channel performs hydraulically without adverse impacts on the quarry site or adjacent land.”	PARTIALLY Conditions 63-65 generally address the requirement for a ‘Stream Realignment Management Plan’ however, the requirement for the physical measures are not translated into conditions.	Via MP related condition	The Applicant to consider this apparent omission, specifically, as to whether the conditions should explicitly require incorporation of in-stream energy dissipation and channel stabilisation features, given that these measures are relied upon in the assessment to mitigate erosion and sediment transport effects arising from increased flood velocities.
Lizard Management				
Appendix B12.8.4 Lizard Management Plan Boffa Miskell, dated 22 June 2026	5.4.2 Numbers Impacted We estimate that <75 geckos will be impacts by the proposed expansion. No other lizards species have been detected within the site and its is not possible to estimate how many, if any would be impacted. The proposed lizard management to capture and salvage lizards is focused on the mature kānuka forest where elegant geckos have been recorded previously, as well as higher quality native forest habitats and edge habitats that may be occupied by native skink species. Potential effects on non-threatened lizard fauna can be mitigated and minimised through salvage of individuals within the identified potential habitats and replacing the extent of habitat removed within the wider Site at the completion of mining. ⁶	YES Conditions 59-60 address the ‘Lizard Management Plan’	MP	No concerns identified

⁶ Executive Summary, Boffa Miskell, Lizard Management Plan, dated 22 June 2026

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Iwi Engagement				
Appendix A6.7 Iwi Engagement Report Wikaira Consulting Ltd, dated 30/03/2026	9.0 Recommendations Ongoing partnership: Confirm the continuation of established partnerships with mana whenua, including ongoing engagement and collaboration throughout the development and implementation of the Project. Management Plans: Provide for mana whenua involvement through the Kaitiaki Forum in the development, refinement, and implementation of management plans supporting the Project. Cultural Management Plan: A Cultural Management Plan will be prepared and developed in partnership with mana whenua, to set out how cultural values, engagement processes, and ongoing involvement will be provided for over the life of the Project. This is proffered as part of the draft conditions for the application.	PARTIALLY Conditions 13-18 relate to the establishment of a ‘Kaitiaki Forum’ The conditions set provides an abbreviation for a CVA ‘Cultural Values Assessment’ but a requirement for a Cultural Management Plan is not referenced in any Condition.	MP/condition content in Conditions 13-18	There is no reference to a Cultural Management Plan being prepared in the conditions. The Applicant to consider this apparent omission.
Pest Management				
Appendix B12.8.5 Pest Management Plan Boffa Miskell, 24 March 2026	15.0 Specific pest management operational plans Winstone Aggregates will be required to develop specific pest management operational plans (PMOP) prior to the implementation of certain stages in the programme. PMOPs may be developed individually for each management area or for multiple management areas If they proceed within the same or a similar timeframe. This PMOP development process will be determined by the specific timings associated with the long-term pit expansion programme, which are currently unknown. Each PMOP shall be developed and approved prior to implementation of the first activities of the plan, but no earlier than six (6) months prior to that implementation. This is to ensure each PMOP includes the most current specified detail pertaining to best practice methodologies, technologies, protocols and guidelines. 20.0 Environmental protection measures It is a requirement that this pest management project is delivered using processes that aim to minimise (as far as practicable) any negative effects on the environment and ecosystems connected to the project site. The lead operational delivery organisation will ensure site specific environmental protection measures are implemented to minimise impacts on the environment from associated activities. These measures should include environmental incident management and ecosystem disturbance risks and mitigation measures. The protection measures must be adhered to by any contractor/sub-contractor of this pest management project and shall be reviewed annually, or as new incidents require changes/updates. Contractor/sub-contractor operational field work activities shall be audited regularly by the lead operational delivery organisation to ensure the environmental protection measures are complied with.	YES Conditions 61-62 provide for the Pest Management Plan requirements	MP Content	No concerns identified