



FTAA-2605-1228 Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Clevedon Quarry Expansion

Date submitted:	19 May 2026	Tracking #: 26-BRF-01330	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	26 May 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Clevedon Quarry Expansion project (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Whitney Nelson	s 9(2)(a)	
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location



Image 1: General location of Clevedon Quarry Expansion project, in the Auckland region (red star).



Image 2: Clevedon Quarry Expansion project area (outlined in red).

Key messages

1. This briefing seeks your initial decisions on an application from Stevenson Aggregates Limited (the applicant) to refer the Clevedon Quarry Expansion project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of

comments, to inform your final decision on whether to refer the project.

3. The project is to, in stages, increase the aggregate resource at Clevedon Quarry from 60 million tonnes (MT) to approximately 150 MT, and provide for this resource to be extracted over a period of up to 50-years. The proposal involves expanding the quarry in five stages across an area of approximately 75 ha. The floor will remain unchanged from Reduced Level (RL) 20 m for each stage. No changes are proposed to the current consented annual extraction limit of 3 MT per year. The project also seeks variation to existing resources consents held by the applicant.
4. The expansion would extend the current quarry at 546 McNicol Road south-eastward into 646 McNicol Road and 439 Otau Mountain Road.
5. The project will require the following proposed approvals:
 - a. Resource consents under the Resource Management Act 1991
 - i. Resource consents under the Auckland Unitary Plan – Operative in Part (AUP)
 - ii. Resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F)
 - iii. variations to two existing land use resource consents held by the applicant
 - b. Approvals under the Wildlife Act 1953.
6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Auckland Council as the relevant local authority
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the Minister of Conservation and the Minister for Resources as the other relevant portfolio Ministers
 - d. Department of Conservation as the relevant administering agency
 - e. the Māori groups identified in Appendix 3.
9. We recommend that you invite written comments from add person as an additional person under section 17(5) of the Act.
 - a. The Minister for Economic Growth.

Action sought

10. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in dark ink, appearing to read 'S. Frame', is centered within a light gray rectangular box.

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name	Applicant		Project Area		
Project details	Clevedon Quarry Expansion	Steveson Aggregates Limited (the applicant)		The existing Clevedon Quarry is located entirely within 546 McNicol Road, Clevedon. The expansion would extend the current quarry south-eastward into 646 McNicol Road and 439 Otau Mountain Road.		
Project description	The project is to, in stages, increase the aggregate resource at Clevedon Quarry from 60 million tonnes (MT) to approximately 150 MT, and provide for this resource to be extracted over a period of up to 50-years. The proposal involves expanding the quarry in five stages across an area of approximately 75 ha. The floor will remain unchanged from Reduced Level (RL) 20 m for each stage. No changes are proposed to the current consented annual extraction limit of 3 MT per year. The project will require the proposed approvals: a. Resource consents under the Resource Management Act 1991 i. Resource consents under the Auckland Unitary Plan – Operative in Part (AUP) ii. Resource consents under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) iii. variations to two existing land use resource consents held by the applicant b. Approvals under the Wildlife Act 1953. No other approvals under specified Acts are sought as part of the application.					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	Notified in writing, the relevant local authorities	Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities	Consulted, the relevant MACA groups	Consulted, ngā hapū o Ngāti Porou	Notified in writing, the relevant administering agencies	Notified in writing, the holder of land to be exchanged
	Auckland Council	- Ngai Tai Ki Tamaki - Ngāti Paoa Iwi Trust - Ngāti Maru - Ngāti Tamatera - Ngāti Te Ata Waiohū - Ngāti Whanaunga - Te Ākitai Waiohū - Waikato-Tainui	N/A	N/A	Department of Conservation	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant: <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers that the Clevedon Quarry expansion represents a strategically important resource for both Auckland and the wider region, particularly given its proximity to future development projects and its significant aggregate reserves. The applicant's Economic Assessment (Appendix D of the application) compares the costs of supplying aggregate locally from Clevedon Quarry with sourcing it from the nearest out-of-region alternatives, being Smythes Quarry in Waikato and Maungaturoto Quarry in Northland. These alternatives are used as conservative benchmarks, reflecting the minimum likely cost impacts if local supply cannot meet demand. The analysis in the economic assessment indicates that transporting aggregate from more distant sources would substantially increase overall costs, primarily due to greater travel distances. For example, delivering 300,000 tonnes annually from Clevedon costs approximately \$7.6 million per year. In contrast, sourcing the same volume from Smythes Quarry would add \$4.2 million annually, while Maungaturoto Quarry would add \$13.2 million. At the maximum consented production level of 3 MT per year, the estimated cost savings from using Clevedon rather than external sources range from \$38.6 million to \$119.8 million annually. Since transport costs make up the largest portion of total aggregate costs, these increases are likely to be passed on to end users such as councils, developers, businesses, and households, creating broader economic inefficiencies. Emissions costs from transport are estimated at \$1.6 million annually for Clevedon-sourced aggregate, compared with \$3 million from Waikato and \$4.7 million from Northland. This suggests potential annual emissions cost savings of \$1.4 million to \$3.1 million if local supply is maintained. Social costs, particularly those associated with road safety, are significantly lower for Clevedon, estimated at \$365,000 annually versus \$915,000 and \$2.3 million for the Waikato and Northland options, respectively. This translates to avoided social costs of between \$550,000 and \$1.9 million per year. The applicant concludes that over the projected 50-year life of the quarry, these combined savings represent substantial long-term economic benefits. While some opportunity costs arise from foregone alternative land uses, these are considered minor relative to the projected savings. Overall, the applicant considers that granting consent for the Clevedon Quarry expansion would enhance supply efficiency, reduce transport-related costs and impacts, and deliver significant economic benefits to Auckland.					
Referring the project to the fast-track	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers that the fast-track approvals process would facilitate the project by enabling it to be processed in a more timely and cost-effective way than under normal processes.					

approvals process [section 22(1)(b)]	The applicant notes that infrastructure projects often require a suite of regional and district consents and generally involve more complex environmental matters. As a result, they typically face lengthy and costly approval processes for both applicants and councils. Under a standard consenting pathway, applicants may need to participate in council hearings and then respond to subsequent appeals in the Environment Court. The applicant considers that the fast-track process avoids these inefficiencies by consolidating decision making into a single pathway with strict statutory timeframes. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that referring the project is unlikely to materially affect the efficient operation of the Fast-track approvals process for the following reasons: • relevant experts have been engaged to provide preliminary advice and assess potential adverse effects on the environment, with no specific concerns on the proposal raised • consultation has been undertaken to date and will be ongoing, and feedback from this process will be used to inform and refine mitigation measures proposed as part of the project • Steveson Aggregates Limited has engaged a project team comprising of planners and technical specialists, with appropriate legal support, to progress the substantive application so it can be lodged promptly if the referral application is accepted to ensure the efficient operation of the Fast-track process • the project does not affect any of the Māori related considerations which are required to be considered and addressed.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> - relevant local authorities: – Auckland Council - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - other relevant portfolio Ministers: – Minister of Conservation – Minister for Resources - relevant administering agencies: – Department of Conservation - the Māori groups identified in Appendix 3	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional persons, for the specified reasons: Minister for Economic Growth	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> At this stage we have not identified any further information to be sought.
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.			Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
f. Agree to progress the Clevedon Quarry Expansion project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).			Yes / No
g. Agree to provide the application to, and invite written comments from: - Auckland Council as the relevant local authorities under section 17(1)(a) - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b) - the Minister of Conservation and the Minister for Resources as the other relevant portfolio Ministers under section 17(1)(b) - Department of Conservation as the relevant administering agency under section 17(1)(c) - the parties in Appendix 3 as the identified Māori groups under section 17(1)(d) - any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified			Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5): Minister for Economic Growth			Yes / No

i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Clevedon Quarry Expansion project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Ngāi Tai ki Tāmaki Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tai ki Tāmaki Claims Settlement Act 2018)
Te Ākitai Waiohua Waka Taua Inc	iwi authority (s18(2)(a))
Ngāti Tamaoho Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Tamaoho Claims Settlement Act 2018)
Ngāti Pāoa Iwi Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāti Pāoa Claims Settlement Act 2025)
Ngāti Maru Rūnanga Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Tamaterā Settlement Trust	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Incorporated Society	iwi authority (s18(2)(a))
Ngāti Te Ata Claims Support Whānau Trust	iwi authority (s18(2)(a)), mandated entity (s18(2)(d))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Hako Tūpuna Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Koheriki Claims Committee	Mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a) – Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014), other Māori group with relevant interests (s18(2)(k))
Te Whakakitenga o Waikato Incorporated	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)), other Māori groups with relevant interests (s18(2)(k))
Hauraki Māori Trust Board	other Māori group with relevant interests (s18(2)(k))