
MINUTE 2 OF THE EXPERT PANEL
Invitations to comment
Hunua Quarry Development [FTAA-2603 -1185]
14 July 2026

[1] The purpose of this minute is to set out those persons who are invited to comment on the Application under section 53 of the Fast-track Approvals Act 2024 (the FTAA).

[2] As discussed during the Panel briefing, the Panel received a Memorandum from the Applicant (dated 13 July 2026) which we have considered in making our decisions.

[3] The panel must invite comments from persons listed in section 53(2)(a) to (n) of the FTAA. **Appendix One** lists the persons who fall within this category.

[4] There is a judgment element by the panel in relation to interpreting section 53(h) and (i). As with other expert panels we have considered the EPA's guidance document relating to "identifying adjacent land" (June 2025 version) and we have exercised our judgment to include land that does not have a common boundary but is close enough (for example on the other side of a road) to form part of the immediate context to the application site and could be considered "adjacent". The Panel has determined that the owners and occupiers of land shaded orange on the Maps in **Appendix Two** and listed in **Appendix Three** should be invited to comment. We were assisted in making this decision by the panel briefing held on 8 July 2026 and our site/locality visit conducted on 9 July 2026.

[5] The panel also has discretion under section 53(3) of the FTAA to invite

comments from "any other person it considers appropriate". While sounding broad, the scope of the discretion is of course limited by the purpose of the FTAA.

Other panels, including Bledisloe North Wharf,¹ Waihi North² and Waitaha³ have considered the legal scope of this discretion in greater detail which we have considered and applied as we see "appropriate" in the context of this application. As discussed during the panel briefing, this process is not a Resource Management Act 1991 (RMA) notification process. We have carefully considered the ability of invited parties to assist us with comments and to reflect those identified through the applicant's technical reports (for example those parties offered landscape mitigation planting as discussed during the panel briefing). We were also assisted in our assessment of persons who we may consider it appropriate to invite by both the panel briefing held on 8 July 2026 and our site/locality visit conducted on 9 July 2026.

[6] For our purposes we consider it appropriate under section 53(3) of the FTAA to also invite those persons listed in **Appendix Four** being:

- (a) Other parties the applicant has engaged with not otherwise invited (including owners of land contacted directly by the applicant as listed in Appendix B12.6 of Part B to the application);
- (b) Other Māori groups identified in the section 18 report;
- (c) Potentially affected bore owners (list supplied by the EPA);
- (d) The owners of land offered offsite mitigation planting on their land;
- (e) The owner of land identified as a sensitive receptor in relation to offsite dust effects and not otherwise invited;
- (f) The owner of land identified in the Acoustic Report and not otherwise invited; and

¹ [Minute 3 of the Panel - 26 May 2025](#).

² [Waihi-North-Minute-1-1.pdf](#)

³ [REISSUED Waitaha Decision - Te 18 o Mei 2026](#) at C5.

- (g) The owner of land identified from the panel site/locality visit and not otherwise invited.

[7] Under section 54 of the FTAA, the invited parties have 20 working days to submit their comments which, for this application, is no later than **11 August 2026**.

[8] Comments can be submitted to the EPA via the follow methods:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[9] To assist, the panel commenters are encouraged to be clear as to their key benefits and/or concerns and, for each concern identified, the specific response (including condition drafting if relevant) that they wish the panel to consider (and impose). The panel acknowledges that the applicant has provided, and consequently updated on 22 June 2026 and 8 July 2026,⁴ a significant amount of material (including volunteered draft conditions). Further material was provided during the panel briefing.

[10] Put simply:

- (a) Part A of the application provides the overview and appendices that support all the approvals;
- (b) Part B relates to the resource consent application (and variations);
- (c) Part C relates to the wildlife application;
- (d) Part D relates to the archaeological authority application; and
- (e) Part E relates to the complex freshwater fisheries activities

⁴ The 8 July 2026 letter (which we record as the date given it is inadvertently dated 8 June 2018) relates to clarification that the structure to liven the realigned Mangapū Stream Tributary channel is a weir and includes the requisite assessment. It also provides a correction to paragraph 483 of the AEE.

application.

This material is **all** available on the website at [Substantive application](#) and commenters may find useful the overall directory for the information at [Hunua-Quarry-FTAA Appendix-A6.12-Overall-Application-Structure-and-Content-List 20260330.pdf](#). The Fast-track website will be updated throughout the process as information is made available to the Panel. Finally, the panel recognises that several persons have provided their written approval (as summarised in section B1.6 of the AEE and updated Appendix B12.3c). As discussed briefly during the panel briefing, and agreed with the applicant, for the purposes of deciding who to invite we have not removed from our lists those who have provided written approval (and indeed for those we must invite, we cannot). But we recognise that the written approval will influence the nature of the response (if indeed any) received and, for the consents, we must not have regard to any effect on a person who has provided written approval.⁵



David Allen

Hunua Quarry Development Expert Panel Chair

⁵ RMA, section 104(3)(a)(ii).

Appendix One – Persons that must be invited to comment

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	• Auckland Council
53(2)(b)	the relevant iwi authorities	• Te Ākitai Waiohua Waka Taua Inc • Ngaati Whanaunga Incorporated Society • Ngāi Tai ki Tāmaki Trust • Ngāti Tamaoho Settlement Trust • Ngāti Pāoa Iwi Trust • Hako Tūpuna Trust • Ngāti Maru Rūnanga Trust • Ngāti Te Ata Claims Support Whānau Trust • Ngāti Tamaterā Settlement Trust

		• Te Whakakitenga o Waikato Incorporated
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt, i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	• Ngāi Tai ki Tāmaki Trust • Ngāti Tamaoho Settlement Trust • Ngāti Pāoa Iwi Trust • Hako Tūpuna Trust • Ngāti Maru Rūnanga Trust • Ngāti Te Ata Claims Support Whānau Trust • Ngāti Tamaterā Settlement Trust • Te Whakakitenga o Waikato Incorporated • Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership • Ngaati Whanaunga Ruunanga Trust

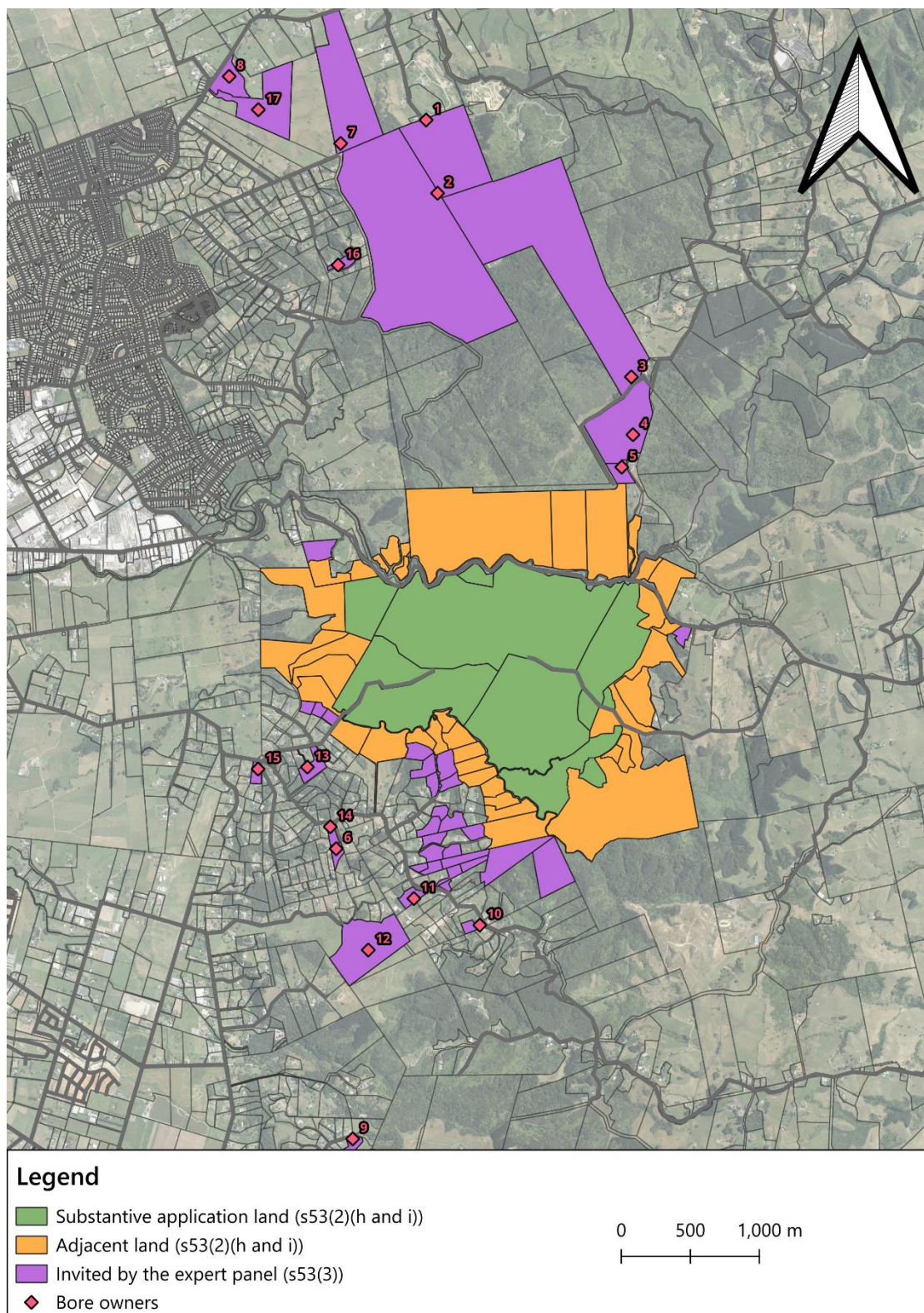
		• Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership • Te Ākitai Waiohua Settlement Trust • Ngāti Koheriki Claims Committee
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which	N/A

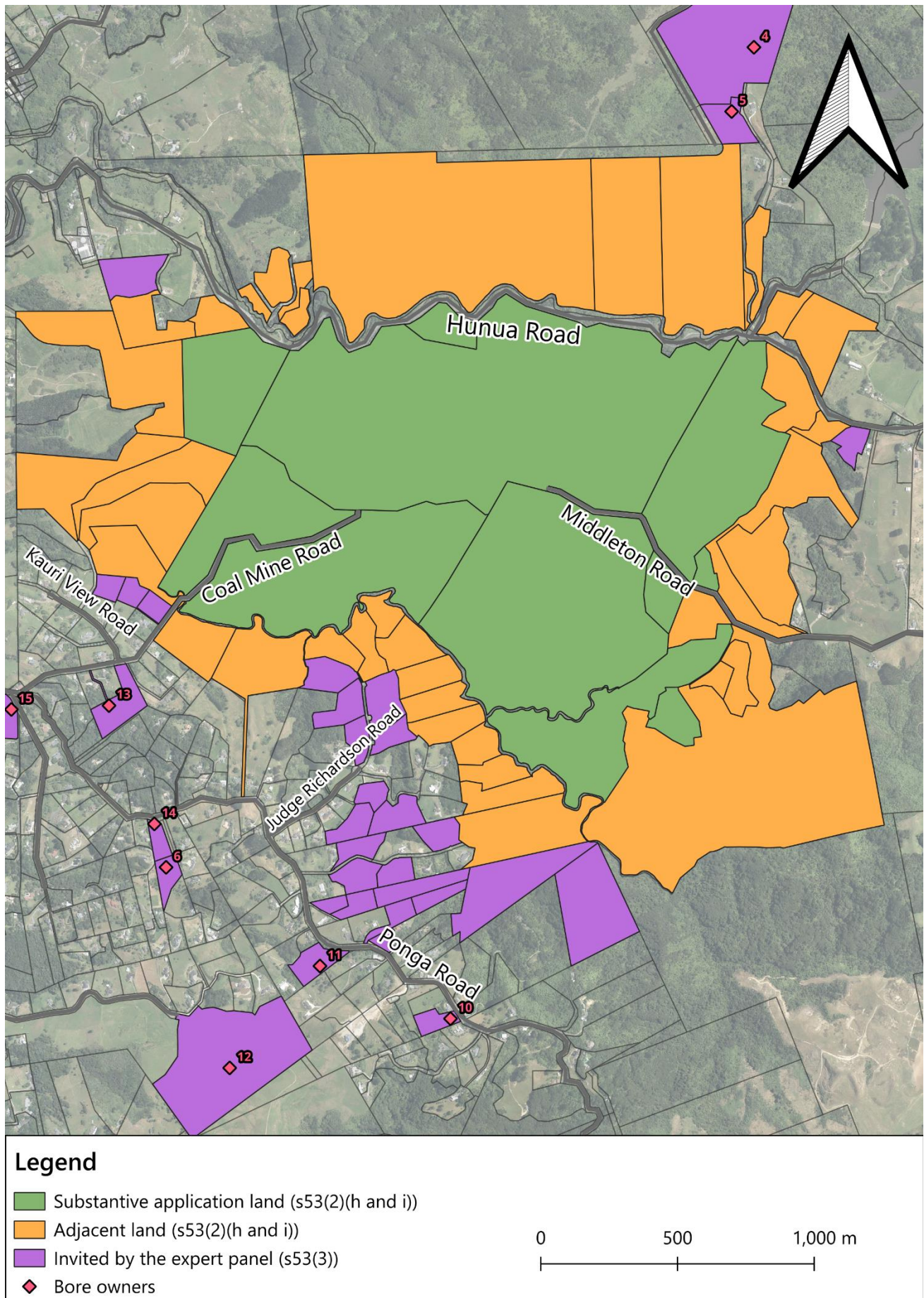
	it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	owners of the land to which the substantive application relates	List of all owners/occupiers set out in Appendix 3.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	List of all owners/occupiers set out in Appendix 3.
53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers	• Minister for the Environment. • Minister for Arts, Culture and Heritage • Minister for Auckland • Minister for Climate Change

		• Minister for Conservation • Minister for Housing • Minister for Infrastructure • Minister for Resources
53(2)(k)	relevant administering agencies	• Auckland Council • Department of Conservation • Heritage New Zealand Pouhere Taonga
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	Airspace restriction designation: • Ardmore Airport Limited – 200 Designation: • New Zealand Defence Force – 4300 • Auckland Council – 615
53(2)(m)	if the approvals sought in the substantive application include i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and	• Director-General of Conservation • New Zealand Conservation Authority • Auckland Conservation Board

	groups listed in clause 13 of Schedule 5: ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	• New Zealand Fish and Game Council • Game Animal Council
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	N/A – listed project.

Appendix Two: Maps of land whose owners and occupiers are invited to comment under section 53(2)(h) and (i) and section 53(3)





Appendix Three: List of land parcels whose owners and occupiers are invited to comment under section 53(2)(h) and (i)

Allot 38 PSH OF Hunua – 101 Coalmine Road	Lot 1 DP 120541 – 193 Middleton Road	Lot 1 DP 142912; Lot 4 DP 142912 – 480-486 Hunua Road
Lot 1 DP 105061 – 499 Hunua Road	Lot 1 DP 60065; Lot 2 DP 115598 – 255 Middleton Road	Lot 1 DP 59628 – 490 Hunua Road
Lot 1 DP 109558 – 180 Middleton Road	Lot 5 DP 152736 – 165 Middleton Road	Part Allot 79 PSH OF Hunua; Lot 2 DP 55769 – 489 Hunua Road
Lot 1 DP 134784 – 170 Middleton Road	Lot 2 DP 120541 – 167 Middleton Road	Lot 26 DP 362339 – 175 Judge Richardson Drive
Lot 1 DP 197292 – 411 Hunua Road	Lot 2 DP 197292 – 367 Hunua Road	Lot 28 DP 362339 – 191 Judge Richardson Drive
Lot 1 DP 523503 – 109 Hunua Road	Lot 2 DP 58878 – 534 Ponga Road	Lot 29 DP 362339 – 195 Judge Richardson Drive
Lot 1 DP 58878 – 89 Coalmine Road	Lot 20 DP 132757 – 241 Kauri View Road	Lot 3 DP 152736 – 159 Middleton Road
Lot 1 DP 89113 – 969 Hunua Road	Lot 20 DP 362339 – 118 Judge Richardson Drive	Lot 30 DP 362339 – 119 Judge Richardson Drive
Lot 15 DP 362339 – 78 Judge Richardson Drive	Lot 21 DP 132757 – 243 Kauri View Road	Lot 31 DP 362339 – 115 Judge Richardson Drive
Lot 16 DP 362339 – 80 Judge Richardson Drive	Lot 23 DP 132757; Lot 24 DP 132757 – 237 Kauri View Road	Lot 32 DP 362339 – 105 Judge Richardson Drive
Lot 17 DP 362339 – 106 Judge Richardson Drive	Lot 23 DP 362339 – 215 Judge Richardson Drive	Lot 4 DP 152736 – 161 Middleton Road
Lot 18 DP 362339 – 108 Judge Richardson Drive	Lot 24 DP 362339 – 73 Judge Richardson Drive	Lot 6 DP 152736 – 163 Middleton Road
Lot 19 DP 132757 – 239	Lot 25 DP 362339 – 163	Section 6 SO 32767

Kauri View Road	Judge Richardson Drive	
Allot 137 PSH OF Hunua	Lot 1 DP 203567 – 910 Hunua Road	Lot 2 DP 134784 – 138 Middleton Road
Allot 167 PSH OF Hunua	Lot 1 DP 204931 – 482 Hunua Road	Lot 2 DP 203567 – 920 Hunua Road
Lot 1 DP 121162 – 977 Hunua Road	Lot 1 DP 550188; Lot 5 DP 203237 – 906 Hunua Road	

Appendix Four – Those persons invited to comment under section 53(3)

The expert panel invites the following parties to comment under section 53 of the FTAA.

Other parties (not covered elsewhere) engaged with by the Applicant (including as set out in Appendix B12.6):

- Counties Energy
- Auckland Transport
- Watercare
- Kieran Franks and Rachel Franks, 235 Kauri View Road [Appendix B12.6, property 4]
- Michael Cross and Sharon Cross, 144 Judge Richardson Drive [Appendix B12.6, property 7]
- Richard Alderton, 154 Judge Richardson Drive [Appendix B12.6, property 8]
- John Franks, 534 Coal Mine Road [Appendix B12.6, property 24]
- Rhendy Visser and Sabine Visser, 538 Coal Mine Road [Appendix B12.6, property 25]

Other Maori Groups recognised in the section 18 report

- Te Ahiwaru Trust
- Hauraki Māori Trust Board

Bore owners (see Map One in Appendix 2), note some are invited elsewhere

- #1 – 98-100 Petersons Road, Papakura
- #2 – 221-225 Petersons Road, Papakura
- #3 – 495 Ardmore Quarry Road, Ardmore, Papakura
- #4 – 896 Hunua Road, Hunua
- #5 – 894 Hunua Road, Hunua
- #6 – 473 Ponga Road, Ōpaheke, Papakura
- #7 – 64 Ohiwa Road, Ardmore, Papakura

- #8 – Papakura-Clevedon Road, Papakura
- #9 – 359 MacWhinney Drive, Drury
- #10 – 777 Ponga Road, Ōpaheke, Papakura
- #11 – 649 Ponga Road, Ōpaheke, Papakura
- #12 – 616 Drury Hills Road, Drury
- #13 – 55 Coal Mine Road, Ōpaheke, Papakura
- #14 – 471 Ponga Road, Ōpaheke, Papakura
- #15 – 1 Harry Dreadon Road, Ōpaheke, Papakura
- #16 – 92 Awanui Rise, Papakura
- #17 – Papakura-Clevedon Road, Papakura and 60 Ohiwa Road, Ardmore, Papakura

The owners of land (not already invited) assessed as subject to moderate-high visual effects and offered offsite mitigation planting on their land Appendix B12.4.10b to Part B of the application⁶ (see also AEE Tables 30 and 34, Landscape Technical report Table 13 and section 7.3)

- **S1 property:** 802 Ponga Road
- **S2 property:** 736 Ponga Road
- **W1 properties:** 608 Ponga Road, 52, 68, 74, and Judge Richardson Drive.
- **W2 properties:** 19 and 27 Judge Richardson Drive, 604, 620, 624, 634, 640, 650, 690, 696, and 700 Ponga Road

The owner of land identified as a sensitive receptor in relation to offsite dust effects (Table 2 of the Air Quality Report) and not otherwise invited above / not owned by Winstone Aggregates

- 1001 Hunua Road

⁶ Noting this list excludes properties controlled by Winstone. Also, the property lists in the appendix for each location include numerous houses, but the footnotes indicate those assessed as moderate-high.

The owner of land identified in the Acoustic Report and not otherwise invited:

- 341 Hunua Road

The owner of land from site visit and panel discussion not otherwise invited

- 168 Middleton Road