



**WINSTONE**  
AGGREGATES

Boffa Miskell



**Part  
A**

# Appendix A6.8

## Engagement Report

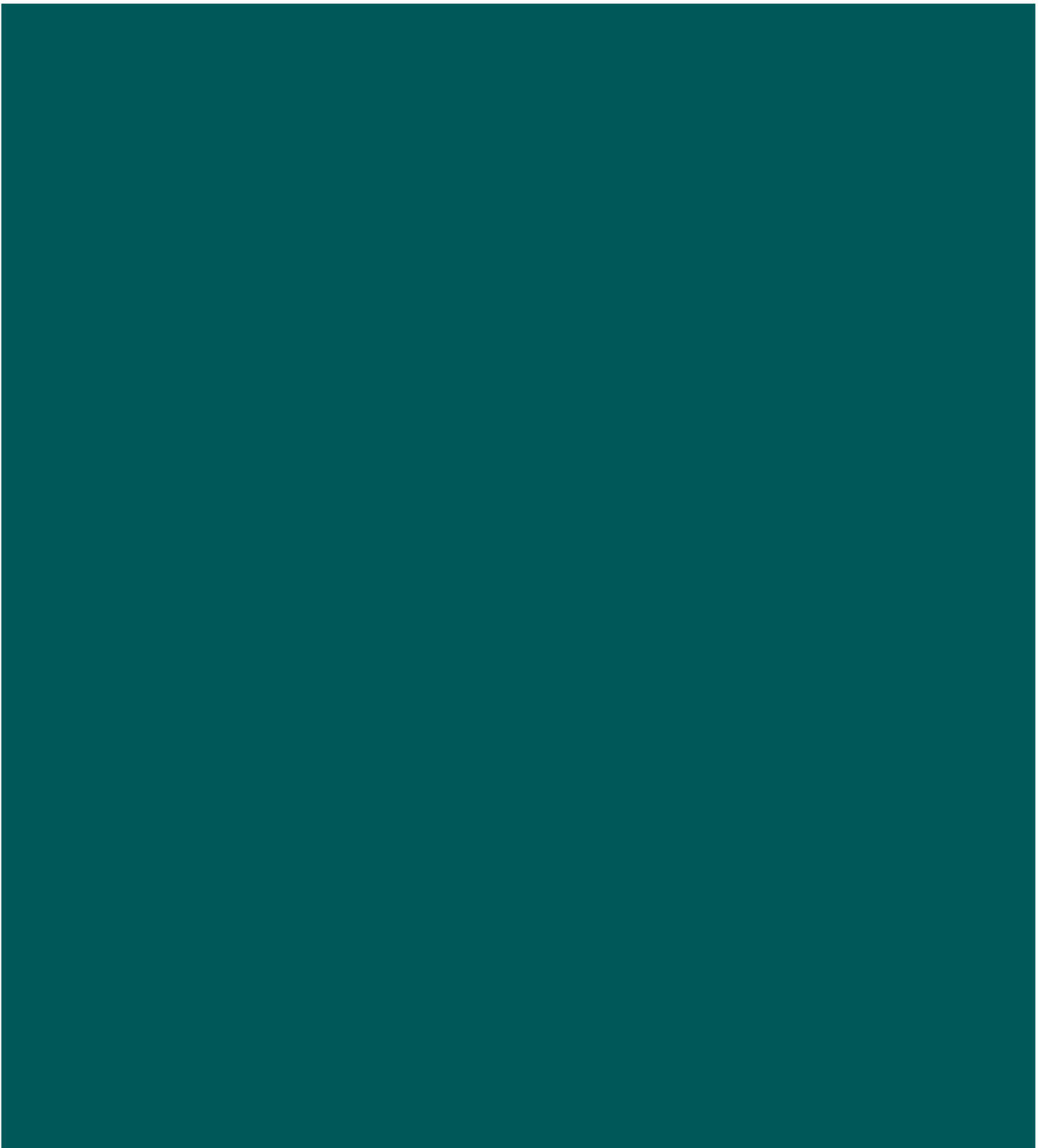
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# Hunua Quarry Development

Consultation Summary Report  
Prepared for Winstone Aggregates

30 March 2026







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## 1.0 Introduction

1. This Consultation Summary Report outlines the consultation undertaken by Winstone Aggregates (**Winstone**) (a division of Fletcher Concrete and Infrastructure Limited) in relation to the Hunua Quarry Development. It is provided in support of the Substantive Application to develop the existing Symonds Hill Pit within the Hunua Quarry to secure additional high-quality greywacke resource.
2. This Consultation Summary Report was prepared between November 2025 and March 2026. Changes to the FTAA consultation and notification requirements took effect in December 2025 and on 31 March 2026 respectively. This report is in accordance with the requirements of the FTAA as at 31 March 2026.
3. Consultation and for the Project commenced in November 2025, this report describes the consultation that has been undertaken to 27 March 2026, and is organised in the following sections:
  - Section 2: Fast-track Approvals Act Statutory Context;
  - Section 3: Consultation Overview;
  - Section 4: Local Authorities;
  - Section 5: Central Government Agencies (including Administering Agencies);
  - Section 6: Requiring Authorities;
  - Section 7: Institutional Landholders;
  - Section 8: Infrastructure Owners;
  - Section 9: Tenants of Winstone;
  - Section 10: Adjacent Residents;
  - Section 11: Potentially Affected Landowners; and
  - Section 7: Consultation Outcomes.

### 1.1 Scope of this Report

4. The purpose of the Consultation Summary Report is to identify and describe the consultation and/or notification that has been undertaken as part of the Project prior to lodgement, for the purposes of s 29 and cl 6(1)(e), Schedule 5; cl 2(n), Schedule 7; and cl 2(1)(i), Schedule 8 of the FTAA. This report describes the consultation undertaken with each person considered relevant to the Project and/or required by the FTAA, and the outcomes of that pre-lodgement consultation.
5. Pre-lodgement consultation with Iwi has been undertaken as a separate process. Consultation with Iwi and Mana Whenua groups is described in the Cultural Values and Consultation Summary Report, prepared by Wikaira Consulting (Part A, Appendix A6.7). The Cultural Values and Consultation Summary Report also addresses the cultural context and Iwi consultation and notification matters required by the FTAA, in addition to the statutory requirements above.

## 1.2 Statement of Qualifications and Relevant Experience

6. **Melissa Harvey** is a Professional Planner with over 2 years' experience in both policy planning and resource consenting. She holds the qualifications of a Bachelor of Urban Planning (2023) from the University of Auckland. Melissa is an intermediate member of the New Zealand Planning Institute. Recent experience includes preparing resource consents on behalf of network utility operators, preparing plan changes, and engagement for street improvement projects.
7. **Nick Pollard** is a Partner and Planner at Boffa Miskell with over 20 years' in resource management planning in Aotearoa New Zealand. He holds a Bachelor of Science, Masters degree in Planning and a Masters degree in Urban Design from the University of Auckland, which were obtained in 1997, 2006 and 2010 respectively. Nick has been a full member of the New Zealand Planning Institute since 2014 and completed Making Good Decisions in 2022 and is an accredited Hearings Commissioner. Nick has a depth of experience working with the Auckland Unitary Plan, preparing chapters for the proposed plan, and through the hearings phase, and more recently assisting the Auckland Council's Planning and Resource Consents Department with the intensification plan change both Plan Change 78 (withdrawn) and Plan Change 120, being the most significant change to the plan since its adoption. Nick's role with PC120 is confined to the urban chapters related to the residential and business zones. He has prepared complex resource consent applications for development and appeared before the Environment Court for Direct Referral applications.
8. This report has been prepared and reviewed in accordance with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023.

## 2.0 Fast Track Approvals Act Statutory Context

9. Section 29 of the FTAA requires consultation with the persons and groups identified in Section 11(1)(a) of the FTAA, and notification in writing to the persons and groups referred to in section 11(1)(b), prior to lodging the Substantive Application.

### 2.1 Section 11 FTAA consultation requirements

10. As at 31 March 2026, s 11(1) of the FTAA identifies who the applicant must consult with and/or notify prior to lodging the Substantive Application.

*Before lodging a referral application, the applicant must consult—*

(a) *consult—*

- (i) *any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011; and*
- (ii) *ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and*

- (b) *notify in writing—*
  - (i) *the relevant local authorities; and*
  - (ii) *any relevant iwi authorities, hapū, and Treaty settlement entities, including—*
    - (A) *iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and*
    - (B) *the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996; and*
  - (iii) *the relevant administering agencies; and*
  - (iv) *if the proposed approvals for the project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown; and*
- (c) *give the persons and groups referred to in paragraph (b) 20 working days to respond to the notice.*

- 11. As noted in the Part A: Overview, consultation and engagement commenced in November 2025, prior to the Fast-track Approvals Amendment Act 2025 (**Amendment Act**) becoming law. Pre-lodgement consultation which was commenced pursuant to the requirements of s 29 and s 11 of the FTAA (as it stood prior to 31 March 2026) has been completed in a manner consistent with Schedule 1, cl 11 to the FTAA.
- 12. Relevantly to this Consultation Summary Report, under s 11 of the FTAA (as it applied prior to 31 March 2026), parties required to be consulted included:
  - 1. Relevant Local Authorities; and
  - 2. Relevant Administering Agencies.
- 13. The Cultural Values and Consultation Summary Report identifies the consultation and notification undertaken with Iwi and Mana Whenua groups as required under the FTAA.

#### 2.1.1 Additional Information Requirements

- 14. Consultation specific to the information requirements for approvals relating to Resource Management Act 1991 (Schedule 5, Cl 6(1)(e)), approvals relating to Wildlife Act 1953 (Schedule 7, Cl 2(1)(n)) and approvals relating to Heritage New Zealand Pouhere Taonga Act 2014 (Schedule 8, Cl 2(1)(i)) has been undertaken and is summarised in the relevant sections of this report, and Part C, D and E of the Substantive Application.
- 15. Winstone has also undertaken voluntary pre-lodgement consultation and/or engagement with potentially affected parties, including adjacent owners and occupiers; bore owners; and tenants operating within the Project area. This Consultation Summary Report sets out the persons and groups identified by Winstone as potentially affected, consultation undertaken with the persons, and outlines the

Applicant's response to the views received prior to the lodgement of the Substantive Application.

16. This Consultation Summary Report includes a summary of pre-lodgement consultation undertaken for the purposes of s 11 and any other consultation undertaken on the Project with the persons and groups referred to in s 13(4)(j) of the FTAA, and how that consultation has informed the Project to date pursuant to s 13(4)(k) of the FTAA.

## 3.0 Consultation Overview

### 3.1 Consultation Approach

17. The first stage of consultation was to identify the persons or groups relevant to the Project (see section 3.2). This included identifying the persons or groups required to be consulted with or notified under the FTAA and any additional persons or groups potentially affected by the Project.
18. Once the relevant persons and groups were identified, consultation was undertaken using a range of methods, including site visits, meetings, phone calls, email correspondence, door knocking and formal letters. Each consultation method was specific to the person identified to ensure a tailored approach to reflect the nature and scale of each persons or groups interest or the potential effects of the Project.

### 3.2 Identified Persons/ entities

19. In accordance with the FTAA information requirements, Winstone has identified the following persons and groups as being relevant to the Project, and therefore requiring consultation:
  - **Mana Whenua groups:** These groups are identified in the Cultural Values and Consultation Summary Report, prepared by Wikaira Consulting (Part A, Appendix A6.7).
  - **Local Authorities:** Auckland Council (including relevant Council-controlled organisations, Auckland Transport and Watercare).
  - **Central Government Agencies (including Administering Agencies):** Heritage New Zealand Pouhere Taonga, the Department of Conservation and Environmental Protection Agency.
  - **Requiring Authorities:** Ardmore Airport Limited.
  - **Institutional Landholders:** New Zealand Defence Force (owner of land adjacent to the Site).
  - **Infrastructure Owner:** Counties Power.
  - **Tenants of Winstone:** Firth Industries (a division of Fletcher Concrete and Infrastructure Limited).
  - **Adjacent Properties:** Adjacent Owners and Occupiers.

- **Potentially Affected Parties:** Bore Owners.

## 4.0 Local Authorities

20. In accordance with the amendments to s 11(1) of the FTAA local authorities are now required to be notified prior to lodging a Substantive Application. Consultation with local authorities was undertaken prior to these amendments.
21. Auckland Council is the relevant local authority to this application. Auckland Transport and Watercare have also been identified as potentially affected parties, as they are currently the responsible agencies for transport and water networks which are relevant to the Project.
22. As consultation commenced with Auckland Council and its council-controlled organisations prior to commencement of the relevant parts of the Amendment Act 2025, that pre-lodgement consultation has continued up until lodgement.

### 4.1 Auckland Council

23. There have been several meetings (including site visits) held with Auckland Council to discuss the Hunua Quarry Development and preparation of the Substantive Application. The purpose of consultation with Auckland Council prior to lodgement has been to understand any issues the Council is likely to raise in relation to Project and ensure the Project responds to these potential issues.
24. The following matters were the topic of meetings and consultation with Auckland Council:
  - On 2 March 2026 Winstone received a letter setting out an agreement, barring any unforeseen legal impediments, it will provide its necessary agreement for the removal of the vegetation protection covenants required by Land Information New Zealand and under the Land Transfer Act 2017, in the event that Winstone obtain consent under the FTAA. Agreement will not be unreasonably withheld. A copy of the revocation of vegetation protection covenants letter is provided in **Appendix 2.1**.
  - On 24 March 2026 Winstone received a letter pursuant to s 30 of the FTAA from Auckland Council based on a review of Council records. Winstone currently hold consents to abstract groundwater from the Hunua West aquifer, the same natural resource from which Winstone seek an increase in allocation as part of their Fast-track application. The Section 30 letter confirms that no existing resource consents have been identified on or adjoining the subject Site. There are a number of existing water permits for the abstraction of groundwater from the same Hunua West aquifer to be utilised by Winstone for an increased groundwater take in the event that the Substantive Application is granted. A review of these, along with an estimate of permitted takes, by specialists acting for the Council and Winstone, has concluded that there is sufficient available groundwater allocation to enable all takes to be fully exercised. A copy of the Section 30 letter is provided in **Appendix 2.1**.

- Consultation has been undertaken with Auckland Council Parks and Community Facilities team in relation to the Hunua Quarry Development Project. Consultation has occurred via email correspondence and meetings between December 2025 and March 2026. The purpose of consultation with Auckland Council Parks has been to:
  - Introduce the Project and confirm its Fast-track Approvals Act 2024 pathway;
  - Discuss ecological management and mitigation approaches; and
  - Seek in principle feedback on potential use of Regional Park land for ecological mitigation.

Following the discussions with the Auckland Council Parks and Community Facilities team a letter was received from Auckland Council on 23 March 2026. The letter confirmed Councils support for the use of the identified Auckland Council-owned land parcels for offsetting/mitigation purpose, subject to the matters outlined below and in accordance with the relevant Offset Plan prepared by Boffa Miskell. This letter is contained in Appendix B12.11 Written Approval for the use of Hunua Regional Park.

#### 4.1.1 Meetings

25. An initial briefing meeting was held with Auckland Council Premium Consents team on 24 November 2025 to introduce the Hunua Quarry Development. The initial discussions were focused on the key issues and topics identified by Council, including acoustics, ecology, landscape, traffic and Plan Change 120 (housing intensification and resilience) matters.
26. Following this initial briefing, meetings were held with Auckland Council Premium Consents Team every second week prior to lodgement of the Substantive Application. The purpose of the meetings was to provide ongoing updates to Auckland Council and discuss and issues that arise prior to lodgement. A summary of the meetings is provided below, and meeting minutes are provided in **Appendix 2.1**.

##### **17 December 2026**

27. The following matters were discussed:
  - Council experts who have been appointed for the review of technical reports.
  - Lodgement date and future milestones.
  - Reasons for consent.
  - Expert matters (Groundwater, Ecology, Landscape, Acoustics, Transport).

##### **13 January 2026**

28. The following matters were discussed:
  - Auckland Council site visits.
  - Expert matters.
  - Expert Assessments.

- Uplifting Conservation Covenants.

#### **27 January 2026**

29. The following matters were discussed:

- Confirmation of all expert appointments.
- Section 30 request.
- Enforcement and compliance history record for Winstone Aggregates at Hunua.
- Uplifting Conservation Covenants.

#### **10 February 2026**

30. The following matters were discussed:

- Uplifting Conservation Covenants.
- Auckland Council experts review of draft technical reports.
- Offset and compensation package. Auckland Council park land, land adjoining the quarry and a Site in Waikato were identified as part of the offset package.
- Section 30 Certificate.
- Compliance history.

31. Following the meeting a number of actions were taken to assist Auckland Council experts undertake their review of the draft technical reports, including, providing additional information. Additionally, a meeting with the Council's Groundwater expert and the Project Groundwater Expert was held on 5 February 2026 to discuss the groundwater allocation availability. These implications were worked through and have since been resolved. A request was also made for confirmation of Winstone's compliance history from Council and records subsequently provided.

#### **24 February 2026**

32. The following matters were discussed:

- Project lodgement and feedback strategy.
- Expert reviews and technical inputs.

#### **2 March 2026**

33. The purpose of the meeting held on 2 March 2026 with Auckland Council was a planning meeting to review policy matters relevant to the Hunua Quarry Development Substantive Application, and in particular, the policy thresholds regarding Outstanding Natural Landscapes in the Auckland Unitary Plan (**AUP**), the National Policy Statement for Indigenous Biodiversity and National Policy Statement for Freshwater.

#### 4.1.2 Site Visits

34. Three site visits were held with representatives of Auckland Council on 7 January and 14 January, and 4 February 2026. The purpose of the site visits was for Winstone to

provide an overview of the Site and a summary of the Hunua Quarry Development, including key drivers, programme considerations, and strategy. Auckland Council technical specialists attended the site visits including those with landscape, noise, stormwater, ecology and erosion sediment control expertise.

35. A copy of the meeting minutes from the Auckland Council site visits are provided in **Appendix 2.1**.

#### **7 January 2026 – Site Visit (Hunua Quarry)**

36. The purpose of the site visit held on 7 January 2026 was for an early Project briefing and technical familiarisation with a focus on ecology and erosion and sediment control.

37. Topics discussed included:

- Overview of the proposed quarry development.
- Staging of the Symonds Hill Pit expansion.
- Existing quarry operations and environmental management practices.
- Ecology methodology and overview.
- Stormwater and sediment management infrastructure.

#### **14 January 2026 – Site Visit (Hunua Quarry)**

38. The purpose of the site visit held on 14 January 2026 was for early Project briefing and technical familiarisation with a focus on planning and landscape matters.

39. Topics discussed included:

- Overview of the proposed quarry development.
- Staging of the Symonds Hill Pit expansion.
- Existing quarry operations and environmental management practices.
- Landscape viewpoints relevant to the landscape assessment were agreed.

#### **4 February 2026 – Site Visit (Hunua Quarry)**

40. The site visit held on 4 February 2026 was focused on acoustics and stormwater management.

41. Topics discussed included:

- Acoustic monitoring locations.
- Integration of stormwater management with the quarry development.
- Environmental management framework for quarry operations.

## 4.2 Auckland Transport

42. Auckland Transport plays a key role in managing the transport network and ensuring that road infrastructure operates safely and efficiently for the community. Given the nature of the proposed quarry expansion and the associated use of the roading network, it was important that Auckland Transport was consulted early in the Project

development process. Early involvement enabled discussion of potential transport effects, traffic movements and entrance design considerations, ensuring that roading matters were appropriately integrated into the Project design from the outset.

43. Auckland Transport attended a joint site visit with Auckland Council on 12 February 2026.
44. The purpose of the site visit was to review the proposed quarry access and the interface with Hunua Road. Auckland Transport staff, a traffic engineer from Auckland Council and a development engineer were present.
45. Key matters discussed included:
  - Safety of the existing quarry entrance.
  - Potential upgrades to improve entrance safety.
  - The possibility of lane separation at the site entrance.
  - Maintaining sealed access to the stockyard and operational areas.
  - Appropriate lighting associated with the site entrance.
  - Preparation and circulation of a Draft Traffic Report.
  - Existing infrastructure on site including wastewater disposal.
  - Lighting requirements across operational areas.
46. Agreement in principle was reached regarding potential entrance upgrades, subject to further design development and review by Auckland Transport. A copy of the meeting minutes from the Auckland Transport site visit is provided in **Appendix 2.2**.
47. Following the site visit, a copy of the draft Transportation Assessment was provided to Auckland Transport on 27 February 2026. Auckland Transport provided their initial comments in email on 9 March 2026. These included queries relating to:
  - Site vehicle access.
  - Truck movements from the West.
  - Crash history.
  - Trip generation assessment and related effects.
  - Potential adverse effects on pavement from additional truck movements.
48. A copy of this email is provided in **Appendix 2.2**. Feedback from Auckland Transport following the review was incorporated into the development of the design for the Site access and all matters raised were addressed in the Transportation Assessment Report.

### 4.3 Watercare

49. An initial email was sent to Watercare on 23 February 2026 to provide an overview of the Hunua Quarry Development. Ongoing discussions have been undertaken with Watercare regarding potential infrastructure considerations associated with the Project. Watercare confirmed that works over approval will be required for any works occurring near Watercare's existing assets.

50. Subsequently, Winstone has confirmed that there are no matters that would require works over approval. The nearest Watercare asset to the Project is located on the northern side of Hunua Road from the main gate, outside the areas associated with the access upgrade that would require works over approval.
51. There are no outstanding issues with Watercare arising from pre-lodgement consultation.
52. A copy of this email correspondence is provided in **Appendix 2.3**.

## 5.0 Central Government Agencies (including Administering Agencies)

53. In accordance with the amended s 11(1) of the FTAA information requirements, administering agencies are required to be notified prior to lodging a Substantive Application (s 11(1)(b)(iii)). The Administering Agencies relevant to the application are Heritage New Zealand and the Department of Conservation. Again, as consultation was commenced prior to the relevant parts of the Amendment Act coming into force, Winstone has completed its pre-lodgement consultation with the Administering Agencies.
54. In addition, this section includes consultation with the Environmental Protection Agency (EPA). The purpose of consultation with the EPA was to ensure the Fast-track process was well understood prior to lodgement of the Substantive Application.

### 5.1 Heritage New Zealand Pouhere Taonga

55. Winstone engaged with Heritage New Zealand Pouhere Taonga (**HNZPT**) to ensure that potential effects on archaeological and historic heritage values were appropriately identified and addressed at an early stage.
56. HNZPT are the Administering Agency for the Archaeological Authority Approval (Part D) being sought as part of this Substantive Application.
57. An initial briefing meeting was held with HNZPT on 8 December 2025 to provide an introduction to the Hunua Quarry Development including confirmation of the archaeological context at the Site and that an Archaeological Authority would be sought on a precautionary basis. During the meeting, HNZPT noted that the preferred duration for the Archaeological Authority is 5-10 years. The meeting minutes are provided in **Appendix 3.1**.
58. Following the meeting, a copy of the Archaeological Assessment, Archaeological Management Plan and archaeological conditions were provided to HNZPT on 23 February 2026 to provide them with the opportunity to give feedback on the draft application material. The HNZPT correspondence is contained in **Appendix 3.1** of this report and Appendix 2 of the Archaeological Assessment (Part B, Appendix B12.4.2).
59. No issues were identified by HNZPT prior to lodgement.

## 5.2 Department of Conservation

60. Winstone has aimed to maintain dialogue with the Department of Conservation throughout the pre-lodgement period, regarding its intention to seek the approvals required to develop Hunua Quarry and to construct the associated infrastructure necessary to support the Project.
61. The Department of Conservation (**DoC**) are the administering agency for the Wildlife Approval (Part C) and Complex Freshwater Fisheries Approval (Part E).
62. DoC attended a site visit at Hunua Quarry on 23 January 2026. The purpose of the site visit was for Winstone to provide an overview of the Project and discuss potential approvals or matters relevant to DoC under the FTAA schedules.
63. Discussion topics included:
  - Potential wildlife considerations associated with the Project.
  - Freshwater fisheries matters.
  - Whether conservation covenants or other approvals may be required.
64. A copy of the meeting minutes are provided in **Appendix 3.2**.
65. An email was sent to DoC on 20 February 2026 seeking a follow up meeting to discuss the relevant aspects of the proposal and key areas of interest. DoC responded on 24 February 2026, confirming receipt and indicating that a further response would be provided, once the author had clarified DoC's internal processes. DoC requested further information on 5 March 2026. These questions were responded to through the Project Ecologist on 5 March 2026.
66. A copy of this email chain is provided in **Appendix 3.2**.

### 5.2.1 Wildlife Approval Consultation

67. Under Schedule 7, cl 4 of the FTAA the following persons will be invited to provide written comments on the Wildlife Approval for the Substantive Application:
  1. the New Zealand Conservation Authority; and
  2. relevant Conservation Boards; and
  3. the New Zealand Fish and Game Council; and
  4. the Game Animal Council.
68. Winstone made proactive efforts to engage with the above parties, in advance of lodgement and to better understand the potential issues they may otherwise raise in comments on the Substantive Application.
69. An email was sent to these four parties on 2 February 2026 to inform them of the Project, provide an initial overview and request to discuss the Project further.
70. A copy of all meeting minutes and correspondence relevant to the Wildlife Approvals is provided in **Appendix 3.3**. Overall, the following consultation has been undertaken with each group:

#### ***New Zealand Fish and Game Council***

71. A meeting was held with the New Zealand Fish and Game Council (**Fish & Game**) on 17 February 2026. The meeting discussed the proposed quarry works and potential freshwater and wetland impacts.
72. Fish & Game requested clarification regarding:
- Wetlands potentially affected by the proposal.
  - The extent of wetland loss.
  - The proposed mitigation approach.
73. Actions arising from the meeting included:
- Providing mapping of wetlands potentially affected.
  - Providing further detail on diversion design.
  - Confirming proposed mitigation and offset locations.
74. Discussion also addressed future rehabilitation of the quarry pit, including approximately mitigation within the Hunua catchment and potential opportunities for wetland creation.
75. Fish & Game noted the importance of reducing uncertainty within management plans, which will be certified over time under the fast-track process.
76. Following the meeting with Fish & Game, the following next steps were taken:
- Preparing the freshwater and wetland mitigation package.
  - Finalising the stream diversion proposal.
  - Providing updated information to Fish & Game ahead of lodgement.
77. Winstone provided Fish & Game with additional information on 20 March, including the wetland offset package, detailed mitigation information, and the updated stream diversion design to support their review of potential freshwater and wetland effects.
78. No further issues were identified by Fish & Game prior to lodgement.
- Game Animal Council***
79. On 18 February 2026, the Game Animal Council confirmed that they did not have an interest in the Hunua Quarry Development. Therefore, no further consultation is required with the Game Animal Council.
- New Zealand Conservation Authority***
80. Email discussions have been ongoing with New Zealand Conservation Authority (**NZCA**) following the briefing email sent on 2 February 2026. A meeting was not able to be scheduled between Winstone and NZCA, however, they were sent a link to the Project website on 19 March 2026.
81. NZCA raised no queries prior to lodgement.
- Auckland Conservation Board***
82. A meeting was held with the Auckland Conservation Board Chair on 11 March 2026. The meeting discussed the proposed quarry works, offsetting, potential effects on

freshwater environments. During the meeting, the Auckland Conservation Board requested details clarifying the following:

- The location and design of biodiversity offset areas.
- How success of the proposed offset and lizard relocation would be demonstrated.
- The certainty provided within the management plans and conditions framework.
- Ecological values of the affected stream, including:
  - Macroinvertebrate species present.
  - Potential impacts on whitebait species within the Mangapū headwaters.
  - How the proposed stream design would support ecological functions following the 200 m stream loss.

83. On 20 March, Winstone provided Auckland Conservation Board with follow-up information requested during the meeting, including the wetland offset package outlining the extent of wetland loss and the proposed enhancement area, the updated stream diversion design plans, and clarification regarding whitebait spawning informed by recent eDNA findings (as discussed further in the Ecological Report).

84. No further queries were raised prior to lodgement.

### 5.3 Environmental Protection Agency

85. A pre lodgement meeting was held with the EPA on 9 March 2026. The purpose of the meeting was to ensure the Fast-track process was well understood prior to lodgement and discuss questions regarding the process.

86. A copy of correspondence with the EPA is provided in **Appendix 3.4**.

## 6.0 Requiring Authorities

87. Under s 53(2)(l) requiring authorities must be invited to comment on the Substantive Application by the Expert Panel.

### 6.1 Ardmore Airport Limited

88. Ardmore Airport Limited (Ardmore Airport) are the requiring authority for Designation 200 that is present across a portion of the Site. Consultation has been undertaken with Ardmore Airport prior to lodgement to provide detail on the application.

89. Ardmore Airport is the requiring authority for Designation 200. Part of the Site is covered by the height restrictions in Designation 200, which restrict buildings or structures within a conical surface of 1 in 20 radiating from the airport runways. None of the works proposed infringe the height restrictions.

90. As a precaution, an email was sent to Ardmore Airport on 19 March 2026 requesting written consent under s 176(1)(b) of the Resource Management Act (RMA) regarding the proposed Hunua Quarry Development.
91. Winstone received written approval from Ardmore Airport on 30 March 2026. A copy of the written approval is contained in Appendix B12.3c to Part B.

## 7.0 Institutional Landholders

92. Consultation has also been undertaken with institutional landholders. It is considered that these persons are potentially affected by the Project, and their views (as well as any responses to those views) are relevant matters pursuant to cl 6(1)(e) of Schedule 5 of the FTAA.

### 7.1 New Zealand Defence Force

93. The New Zealand Defence Force (**NZDF**) owns and operates land adjacent to the northern boundary of Hunua Quarry. Additionally, four water bores are identified on NZDF land that fall within the 40-year groundwater zone of influence.
94. An email was sent to NZDF on 13 February 2026 informing them of the Project and potential groundwater effects associated with the Hunua Quarry Development.
95. NZDF identified that bore 112 is critical for water supply and identified that further information was being sought in regard to bore 101. A copy of the draft Groundwater Assessment was sent to NZDF to better understand the existing bore depths and timing of potential dewatering effects of the Project.
96. A meeting was held with NZDF on 27 March 2026 to discuss the Groundwater Assessment. During the meeting the following was raised by NZDF:
  - Effects on their permitted water take bore located in their property are understood.
  - Additional bore details will be provided to Winstone to confirm the formal bore assessment.
  - The bore could be dipped at a quarterly or six monthly cadence to alleviate if there are effects associated with the dewatering effects on Site.
97. Winstone understand the critical water supply provided by bore 112 and will add the bore to the Winstone bore register for ongoing monitoring.
98. No further queries were raised by NZDF prior to lodgement and a copy of the email correspondence is provided in **Appendix 4**.

## 8.0 Infrastructure Owners

99. Consultation has also been undertaken with institutional landholders. It is considered that these persons are potentially affected by the Project, and their views (as well as

any responses to those views) are relevant matters pursuant to cl 6(1)(e) of Schedule 5 of the FTAA.

## 8.1 Counties Energy

100. A site visit was held with Counties Energy on 23 February 2026. The discussion focused on the relocation of 22kV power lines required to accommodate the proposed quarry development. A staged relocation approach was discussed:
- Approximately Year 5 – Relocation required to accommodate the new internal haul road.
  - Approximately Year 20 – Further relocation required to accommodate the future pit extension.
101. Counties Energy confirmed relocation plans will need to be supported by detailed design documentation. Winstone confirmed that this information will be provided prior to the commencement of Stages 2 and 7.
102. Counties Energy subsequently confirmed over email that the approach discussed on Site accurately reflects their expectations and requirements. Winstone will continue to keep Counties Power informed as the Project progresses (noting that relocation of the power lines does not form part of the Project, and that any necessary consents will be sought at the relevant time (if required)).
103. A copy of the meeting minutes and email correspondence is contained in **Appendix 5**.

## 9.0 Tenants of Winstone

104. Under Schedule 5, Cl 6(1)(e) of the FTAA identification of the persons who may be affected by the activity and any response to the views of any persons consulted must be included in the Substantive Application.
105. Additionally, under s 53(2) of the FTAA the panel must invite comments from the occupiers of the application Site. Further, comments can be invited from any other person the panel considers appropriate (s 53(3)).
106. Firth Industries (A division of FCIL) occupy part of 489 Hunua Road (Part Allotment 79 Parish of Hunua and Lot 2 Deposited Plan 55769). The land occupied is used for a concrete block making facility as marked on the Existing Quarry Operations map in Appendix B12.2b. FCIL have provided their written approval refer section B1.6 and in Appendix B12.3c of Part B.

## 10.0 Adjacent Properties

107. The adjacent properties have been identified in **Appendix 1** and listed in **Appendix B12.6** of Part B, and the owners/occupiers of those sites have been treated as potentially affected persons for the purposes of pre-lodgement consultation. The views

(as well as any responses to those views) are relevant matters pursuant to cl 6(1(e) of Schedule 5 of the FTAA.

108. Additionally, under Section 53(2) of the FTAA the panel must invite comments from the owners and occupiers of land adjacent to the application Site.

## 10.1 Adjacent Owners and Occupiers

109. Adjacent property owners were identified from existing quarry relationships and confirmed via a surveyor report containing details of the legal titles and owners of the Site (See **Appendix B12.2a**).
110. In respect of the development being sought as part of this Substantive Application, consultation with the adjacent occupiers commenced on 24 February 2026 through door knocking and letter drops.
111. These visits to neighbouring properties were undertaken to provide information about the proposed development, outline the nature and timing of the activities involved, and identify any site-specific concerns that landowners or occupiers may have in relation to matters such as noise, dust, traffic, blasting, or groundwater.
112. This consultation also provided an opportunity for Winstone to explain the environmental management measures proposed for the Project and to consider any feedback from neighbouring properties in the ongoing design and management of the quarry expansion.
113. If residents were unavailable, a letter was left in their letter box informing them of the proposal and providing a link to the Project website. In addition, Winstone provided contact details in the letters for follow-up discussions. A copy of the letter is contained in **Appendix 6**.
114. During the door-knocking several properties were visited, although contact was only made with some residents. During discussions with the adjacent properties, the following concerns and queries were raised:
- Noise and vibration from the Hunua Quarry have been increasing recently; and
  - Water level concerns for bodies of water surrounding Hunua Quarry.
115. A meeting was held with the owners of 534 Coal Mine Road and 243 Kauri View Road on 5 March 2026, who requested clarification on:
- The purpose, history, and ongoing development of the Quarry.
  - Overall plans and direction of development.
  - Ongoing monitoring of environmental effects from the development.
116. Winstone outlined the anticipated staging of works associated with the Hunua Quarry Development. Both 534 Coal Mine Road and 243 Kauri View Road are located north-west of the current Symonds Pit. Consultation included explanations of proposed stream augmentations and the ongoing monitoring requirements for any discharge into the Mangapū Stream. The residents were advised that site plans, staging details, and further information on the evolving design and environmental management approach

are available on the Project website, ensuring continued transparency as the Project progresses.

117. No further issues or queries have been raised by adjacent residents.

## 11.0 Other Potentially Affected Parties

118. Under Schedule 5, Clause 6(1)(e) of the FTAA identification of the persons who may be affected by the activity and any response to the views of any persons consulted must be included in the Substantive Application.

### 11.1 Bore Owners

119. Owners of bores within the Project groundwater zone of influence were identified as potentially affected parties as part of preliminary technical assessments. Those potentially affected parties are identified in **Appendix 1 and 9**.
120. Winstone has undertaken targeted consultation with owners of water take bores located with 10-year and 40-year groundwater zones of influence identified in the Groundwater Technical Assessment. A total of 19 bores fall within these zones, and letters were sent to the bore owners of 15<sup>1</sup> properties on 20 February 2026. A copy of the letter is contained in **Appendix 7**.
121. Winstone consulted with the owners of nearby water bores due to the potential for the proposed quarry development to influence local groundwater levels and flows. As some neighbouring properties rely on private bores for water supply, it was important to engage directly with bore owners to inform them of the proposed development, outline the groundwater investigations being undertaken, and understand the location and use of existing bores in the surrounding area. This consultation also provided an opportunity for Winstone to discuss the approach to groundwater monitoring and management, and to ensure that the interests of bore owners were appropriately considered in the assessment of groundwater effects associated with the Project.
122. Consultation with the bore owners is summarised in Table 1 below.

*Table 1: Overview of correspondence with bore owners*

Address and Bore	Summary of Consultation	Status
1 Harry Dreadon Road	<p>Wanted to understand any impact on their ability to access water from the bore located on her property.</p> <p>Resident was unsure of the bore depth and confirmed the bore is only a year old and used frequently.</p>	<p>Winstone has followed up seeking information on bore information, so that it can determine whether there is an effect. As at 27 March, that information is still outstanding.</p>

<sup>1</sup> These exclude the four NZDF bores which have been addressed through direct consultation covered in section 7.1

471 Ponga Road	Requested additional information on the quarry development and any impact on water table drying up.	Bores being added to monitoring schedule at a six monthly cadence.
473 Ponga Road Bore	<p>The bore is used daily, with an estimated usage of approximately 5 m<sup>3</sup> per day. The bore supplies back-up water for the household tank and is also used to top up the farm pond.</p> <p>Following email correspondence, a phone discussion was held on 2 March 2026. During the call, the resident advised that he does not know the depth of his bore. Winstone explained the potential for the bore to be affected in the long term, possibly within the next 20 years, depending on groundwater behaviour. It was outlined that the first step is to understand the existing bore level, and that the bore would need to be dipped to determine its depth and current water level.</p> <p>The resident was open to having the bore dipped. Once bore depth and baseline conditions are known, Winstone will be able identify appropriate management measures if and when required.</p>	Bores being added to monitoring schedule at a quarterly or six monthly cadence.
55 Coal Mine Road	<p>Winstone engaged with 55 Coal Mine Road, regarding potential groundwater effects associated with the proposed development. The resident confirmed the bore is used daily and is already being monitored by Winstone and that extraction volumes vary depending on rainfall—ranging from 2,000–5,000 L after several dry days, with cattle typically using around 100 L per day. The resident was not overly concerned about meeting but asked what other aspects of the development could potentially affect the property, aside from bore-related effects.</p> <p>Bore depth and the anticipated timing of potential effects are estimated to be within the next 20 years.</p>	Monitoring of the bore by Winstone will continue.
869 Hunua Road	<p>Bore is in use.</p> <p>896 Hunua Road supplies domestic water for 6 properties.</p>	Bores being added to monitoring schedule for quarterly or six-monthly monitoring.
864 Papakura Clevedon Road	Two bores (864 Papakura-Clevedon Road and 60 Ohiwa Road) are in use. Depths and extraction rates provided.	Bores being added to monitoring schedule at a quarterly or six monthly cadence.

123. Feedback from bore owners has informed further understanding of:

- groundwater assessment, including confirmation of bore locations;
  - potential groundwater considerations and possible mitigation proposed via consent conditions;
  - establishment of communication pathways; and
  - identification of additional data needs such as bore depth verification.
124. Winstone will continue to work with all the identified bore owners to confirm outstanding bore information, provide updates on monitoring results, and develop appropriate management responses should dewatering effects occur, as provided through the Groundwater Monitoring and Contingency Plan proposed to be included in the conditions of consent for the Project. Private bore owners will also be invited to take up positions on the Community Liaison Group which is proposed through the draft conditions of consent.
125. In addition, the proposed monitoring of private bores identified above will enable continued engagement between Winstone and bore owners, following the post-lodgement period.

## 12.0 Consultation Outcomes

126. This section outlines the outcomes of the consultation, including the key themes raised in feedback and how they were responded to. The key themes, a summary of parties concerns and Winstone's response are provided below in Table 2.

Table 2 Consultation Outcomes

Theme	Concern/Query	Winstone's Response
Traffic and Access	<ul style="list-style-type: none"> <li>• The configuration of the existing Site entrance.</li> <li>• Potential upgrades to improve safety for quarry traffic entering and exiting the Site.</li> <li>• Opportunities to improve separation of inbound and outbound vehicle movements.</li> <li>• Maintaining sealed access to the stockyard and operational areas.</li> <li>• Appropriate lighting associated with the Site entrance.</li> </ul>	<p>The matters have been considered through the preparation of the Traffic Impact Assessment (<b>Appendix B12.4.14</b>) and the design of the proposed entrance upgrades.</p> <p>The discussions with Auckland Transport have helped to inform the design approach of the quarry entrance, line separation to improve traffic safety and the preparation of a Traffic Impact Assessment.</p>
Noise and Vibration	<ul style="list-style-type: none"> <li>• Some residents expressed concern regarding perceived increases in vibration associated with quarry activities.</li> <li>• Residents also expressed interest in understanding how potential noise effects would be assessed and managed.</li> </ul>	<p>These matters have been addressed through the Acoustic Assessment (<b>Appendix B12.4.11</b>) and associated recommended management measures, this has included updating how vibration and operational noise are measured, including applying more comprehensive noise standards that apply at the notional boundary of all dwellings not just those constructed pre 2001.</p>
Groundwater	<ul style="list-style-type: none"> <li>• Potential drawdown effects on existing water supply bores.</li> <li>• Historical water level changes noted by some residents.</li> <li>• Water supply security for neighbouring properties.</li> </ul>	<p>To assist in understanding potential effects, letters were sent to 15 bore owners to inform them of the Project and provide an opportunity to engage further.</p> <p>Groundwater effects are being assessed through the Project's hydrogeological assessment.</p> <p>Consultation with bore owners has led to the confirmation of the location of water supply bores and the Groundwater Monitoring and Mitigation Plan</p>

Theme	Concern/Query	Winstone's Response
		includes a requirement to mitigate drawdown effects on private bores.
Landscape and Visual Matters	<ul style="list-style-type: none"> <li>• Identification of representative viewpoints for the landscape and visual assessment.</li> <li>• Understanding the visibility of the quarry development from surrounding areas.</li> <li>• Integration of the quarry development with the surrounding landscape.</li> </ul>	The Landscape and Visual Assessment and Rehabilitation Strategy has been informed by these ongoing discussions with the Auckland Council landscape specialists. An offsite mitigation planting plan has been developed for impacted neighbouring properties.
Stormwater and Water Management	<ul style="list-style-type: none"> <li>• The configuration of proposed stormwater ponds.</li> <li>• Integration of stormwater infrastructure with quarry operations.</li> <li>• Management of sediment and runoff associated with quarry activities.</li> </ul>	These matters raised by the Council Stormwater Specialist have been addressed through the Project's stormwater design and environmental management framework. Additionally, the stormwater management approaches have been refined.
Cultural and Environmental Interests	<ul style="list-style-type: none"> <li>• Opportunities to strengthen the relationship between Winstone Aggregates and mana whenua.</li> <li>• Potential development of a Memorandum of Understanding.</li> <li>• Opportunities for employment and internship pathways.</li> <li>• Environmental initiatives including restoration and pest management programmes.</li> </ul>	These discussions are explored in the Cultural Values and Consultation Summary Report. The report identifies a list of recommendations to ensure iwi are able to actively participate in the Project.
Power lines	<ul style="list-style-type: none"> <li>• Relocation of 22kV power lines required to accommodate the proposed quarry development.</li> </ul>	An agreed approach has been reached between Winstone and Counties Energy.

## 13.0 Conclusion

127. Winstone has undertaken comprehensive consultation to support the Hunua Quarry Development Project. Consultation commenced in November 2025 and continued through to March 2026, with consultation being tailored to the interests, statutory roles, and potential effects relevant to each group. This has ensured that the consultation meets the pre-lodgement and information requirements of the FTAA and provides a clear and transparent record of the views received and how they have informed the development of the Project.
128. Consultation with Auckland Council, Auckland Transport, Watercare, NZPT, and DoC has enabled early identification of key matters and has supported the refinement of technical assessments, including traffic, noise, stormwater, ecology, landscape and visual effects, freshwater fisheries, and archaeological consideration
129. Consultation with Winstone tenants, adjacent landowners and occupiers, bore owners and other potentially affected persons has provided valuable insight into localised concerns relating to potential effects including noise, vibration, water supply, and groundwater behaviour.
130. Feedback received throughout consultation has been carefully considered and has contributed to shaping the Substantive Application, including by informing mitigation, offset and compensation measures. Further, consultation will continue with relevant parties as necessary following lodgement.
131. Overall, the consultation undertaken demonstrates that Winstone has met the pre-lodgement consultation and/or notification requirements of the FTAA. The consultation process has been thorough, transparent, and responsive, providing a robust basis for the Substantive Application and ensuring persons and groups views have been meaningfully addressed.

# Appendix 1: Consultation Plan



## Appendix 2: Initial Communication and Meeting Minutes (Local Authorities)

## Appendix 3.1: Auckland Council

## Appendix 4.2: Auckland Transport

## Appendix 5.3: Watercare

## Appendix 3: Initial Communication and Meeting Minutes (Central Government)

# Appendix 3.1: Heritage New Zealand

## Appendix 3.2: Department of Conservation

## Appendix 3.3: Wildlife Approval

## Appendix 3.4: Environment Protection Agency



## Appendix 4: Initial Communication and Meeting Minutes (Institutional Landholders – NZDF)

# Appendix 5: Initial Communication and Meeting Minutes (Infrastructure Owners – Counties Power)

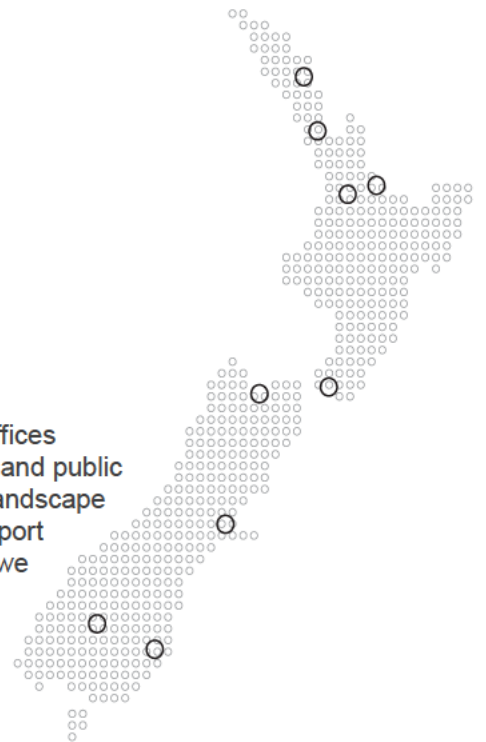
## Appendix 6: Adjacent Properties

## Appendix 7: Bore Owners

# Appendix 8: Consultation Record

## Together. Shaping Better Places.

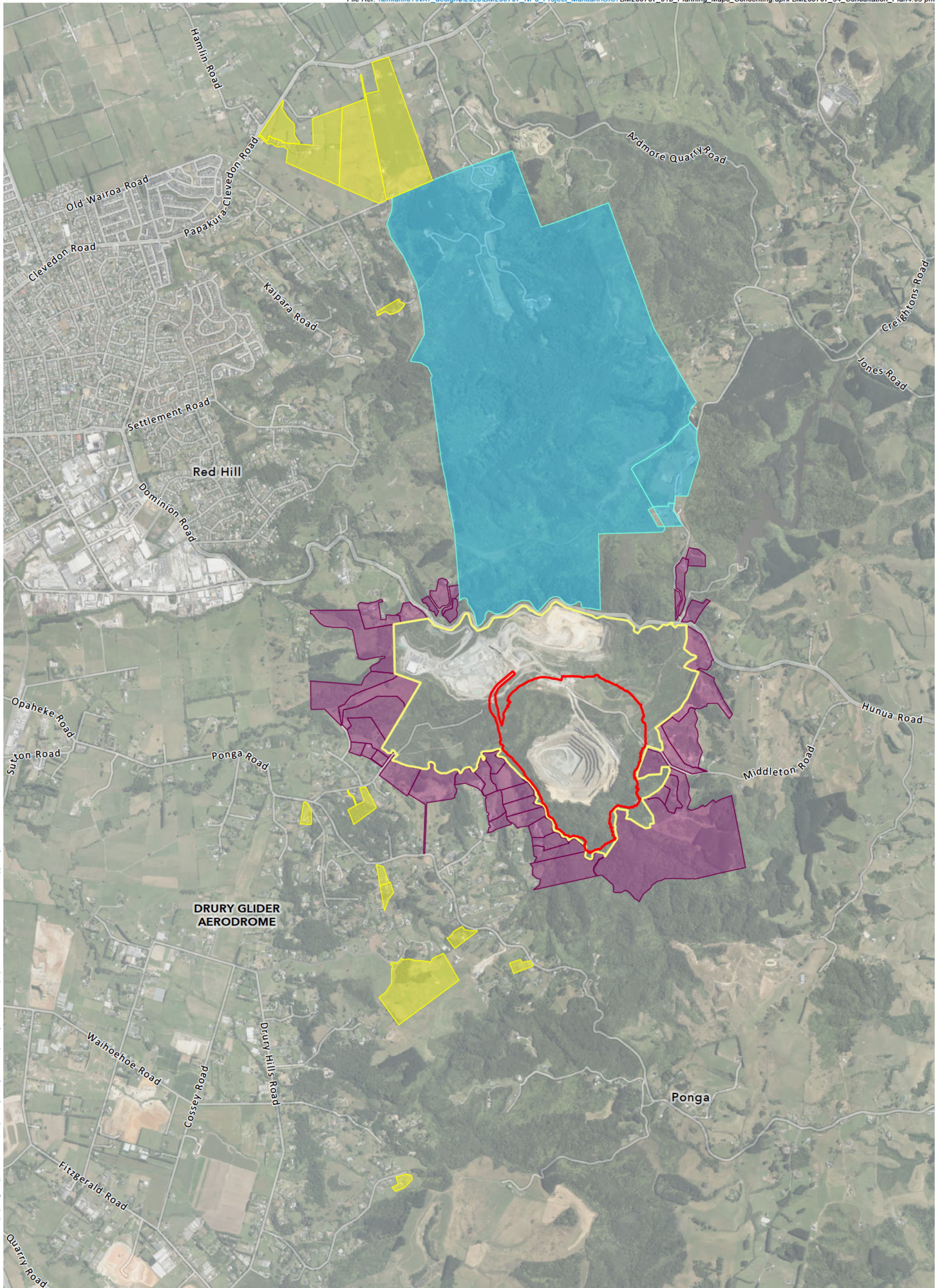
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09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460

This plan has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this plan, it does not accept liability for any use of the plan beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.



<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
24 November 2025		2:30 – 3:30pm	82 Wyndam Street
Meeting purpose	Introductions and process		
Meeting called by	Nick Pollard		
Facilitator	Nick Pollard		
Attendees	Warwick Pascoe	Auckland Council	
	Emma Chandler	Sentinel Planning	
	Pherne Tancock	Harbour Chambers	
	Lucy Deverall	Boffa Miskell	
<b>Minutes</b>			
Item Number	Item Description	Owner	
1.	Warwick identified <b>examples to consider</b> (especially with regards to conditions): <ul style="list-style-type: none"> <li>• Kings Quarry</li> <li>• Drury Quarry</li> <li>• Whangaripo (re: stream diversion)</li> </ul>		
2.	<b>Key issues/topics</b> identified by Council: <ul style="list-style-type: none"> <li>• Willingness to engage early</li> <li>• Acoustics</li> <li>• Ecology - note Offset sites – if not in proximity to the site, then will need to be of high quality/significant benefits.</li> <li>• Landscape – get early agreement on methodology / scope of issues and view points.</li> <li>• Traffic – consult with AT noting road sealing is considered a big issue.</li> <li>• PC120 needs to be addressed – regarding instability, focus on effects outside the property boundary as inside the quarry is managed by separate legislation.</li> </ul>		
3.	Covenants and paper road <ul style="list-style-type: none"> <li>• Warwick is able to assist identifying departments/people to talk to for various issues if not directly linked to the Premium team</li> </ul>		
4.	Boffa Miskell is to provide an <b>information package</b> , including technical experts and key issues, to assist Council in understanding timeframes and whether lodgement date is achievable.		
5.	<b>Process:</b> <ul style="list-style-type: none"> <li>• Council will circulate the application as soon as it is lodged (rather than wait for confirmation of acceptance from EPA);</li> <li>• Can do site visits prior to lodgement</li> </ul>		

# Minutes

<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
17 December 2025		9:00 – 10:00am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Nick Pollard		
Attendees	Warwick Pascoe	Auckland Council (AC)	
	Emma Chandler		
	Phil Heffernan,	Winstone Aggregates (Winstone)	
	Ian Wallace		
	Pherne Tancock	Harbour Chambers	
Apologies	None		
<b>Minutes</b>			
Item Number	Item Description	Owner	
1.	<p>Warwick outline progress / successes to date.</p> <p>Warwick confirmed experts now appointed:</p> <ul style="list-style-type: none"> <li>a. planning</li> <li>b. development engineer</li> <li>c. earthworks</li> <li>d. wetlands / streams</li> <li>e. terrestrial ecology</li> <li>f. from Auckland Transport</li> <li>g. air quality</li> <li>h. (economics)</li> </ul> <p>Still to finalise:</p> <ul style="list-style-type: none"> <li>i. landscape</li> <li>j. noise and vibration</li> <li>k. traffic</li> <li>l. stormwater</li> <li>m. groundwater</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick to provide a list (received at 11:05am) and update as appointed.</li> </ul>		
		Warwick	

<p>2.</p>	<p>Outlined the background to the lodgement date for Winstone.</p> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick confirmed an understanding of this context.</li> <li>➤ Agreement amongst the parties to work together to make the most of the time we have available.</li> <li>➤ Warwick identified the benefits that AC input could have to shape what is presented to the FTAA Panel.</li> <li>➤ Applicant team are to provide information as it comes available.</li> <li>➤ Warwick and Emma discussed the Kings Quarry scenario where information requests were addressed after the substantive was lodged with the EPA but before Panel appointed – suggesting that may be an option given the time available pre-lodgement.</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>➤ Nick to share and update Warwick and Emma on timelines and milestones.</li> </ul> <p>Indicatively those dates are:</p> <table border="1" data-bbox="432 958 1094 1429"> <thead> <tr> <th>Week commencing</th> <th>Output for review:</th> </tr> </thead> <tbody> <tr> <td>12 January 2026</td> <td>Updated project description. Consultation document detailing the proposed stream diversion integrating ecology, landscape, geotechnical, ground and surface water and stream design</td> </tr> <tr> <td>19 January 2026</td> <td>50% expert assessment, management plan content and condition types to be recommended</td> </tr> <tr> <td>16 February 2026</td> <td>Finalise draft application documents, completed expert assessment, management plan content and condition types to be recommended</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>➤ Nick to provide preliminary reasons for consent (as attached)</li> </ul>	Week commencing	Output for review:	12 January 2026	Updated project description. Consultation document detailing the proposed stream diversion integrating ecology, landscape, geotechnical, ground and surface water and stream design	19 January 2026	50% expert assessment, management plan content and condition types to be recommended	16 February 2026	Finalise draft application documents, completed expert assessment, management plan content and condition types to be recommended	<p>Pherne and Phil</p> <hr/> <p>Nick</p>
Week commencing	Output for review:									
12 January 2026	Updated project description. Consultation document detailing the proposed stream diversion integrating ecology, landscape, geotechnical, ground and surface water and stream design									
19 January 2026	50% expert assessment, management plan content and condition types to be recommended									
16 February 2026	Finalise draft application documents, completed expert assessment, management plan content and condition types to be recommended									
<p>3.</p>	<p>Expert matters</p> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>➤ Winstone groundwater expert would like to agree upfront allocation issue for Hunua Greywacke Aquifer for Winstone that were previously agreed for Stevenson FTAA application.</li> <li>➤ Possibility for early meeting of ecology experts at site. Earthworks expert (Steve Bryant) also available at this time.</li> <li>➤ Possibility for acoustics, transportation and groundwater experts to meet early to agree methodology – not reliant on site visit.</li> </ul>	<p>all</p>								

	<ul style="list-style-type: none"> <li>➤ Agreement on the need for landscape experts to meet at the site to agree site specific methodology, viewpoints etc.</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick to follow up with AC experts to coordinate January site visits</li> <li>➤ Warwick to follow up with Maria Jukich (AC CAWA Team). Pherne was to provide specific question.</li> <li>➤ Warwick to confirm ecology experts and determine availability to attend an early January 2026 site visit and project briefing.</li> </ul>	Warwick / Pherne
4.	<p>Follow up meetings and cadence</p> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>➤ Agreed an approach to meeting for project governance with Emma and Warwick and the Winstone team</li> </ul> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick to issue invites at the frequency agreed.</li> </ul>	all
5.	<p>Any other business:</p> <ul style="list-style-type: none"> <li>➤ Warwick to advise on engagement with AC Land Management Team re: covenants and interests that will be affected by the proposal</li> <li>➤ Pherne to provide conservation covenant pack with a second pack of other non-conservation interests to be prepared.</li> </ul>	Warwick / Pherne

Additional notes:

<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
13 January 2026		9:00 – 10:00am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Janine Bell		
Attendees	Warwick Pascoe	Auckland Council (AC)	
	Emma Chandler		
	Phil Heffernan,	Winstone Aggregates (Winstone)	
	Pherne Tancock	Harbour Chambers	
Apologies	Nick Pollard		
<b>Minutes</b>			
Item Number	Item Description	Owner	
1.	<p><b>2nd AC Site Visit, Wednesday 14 January 2026</b></p> <p>Warwick confirmed that the Andrew Rossaak (ecologist) would be covering both water and terrestrial elements of the project. Therefore, Ian Boothroyd will not be required.</p> <p>In attendance for the Council will be Warwick, Emma (Planning) and Simon Cocker (Landscape and Visual) and for WA John Goodwin (Landscape and Visual) along with Phil.</p> <p>Should any initial planning issues or concern be identified as a result of the site visit, Warwick and Emma should raise with Janine and/or Lucy</p>	Phil and Warwick	
2.	<p><b>Expert matters</b></p> <p><b>Appointment of Council Experts</b></p> <ul style="list-style-type: none"> <li>➤ Warwick provided an update on confirmed appointments to the Council’s team and advised that further experts now appointed included: <ul style="list-style-type: none"> <li>a. Nagaraj Prabhakara - Auckland Transport</li> <li>b. Duffy Visser - Air quality and contaminated land</li> <li>c. Rodney Yeoman (Formative Economics) – Economics</li> </ul> </li> <li>➤ Pending: Groundwater, geotech, stormwater &amp; traffic engineering</li> </ul> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick to provide a list of the Council’s appointed experts and contact details (received at 10:05am and forwarded to Winstone team).</li> <li>➤ Where contact is made directly with any of the above specialists please copy in Warwick Pascoe and Emma Chandler.</li> </ul>	Warwick	

	<p><b>Expert Assessments Discussion</b></p> <ul style="list-style-type: none"> <li>➤ Warwick and Phil confirmed that the respective experts have commenced discussions e.g. the economist met before Christmas (e.g. Greg Akehurst and Rodney Yeoman)</li> <li>➤ Pherne enquired whether the Council will be guided by the decisions made on the other similar FTAA applications Drury (Sutton block) and Kings Quarry e.g. in handling of issues such as economic benefits and pavement assessments. Warwick indicated that Winstone should feel free to provide their views on these decisions.</li> </ul>	
<p>3.</p>	<p><b>Uplifting Conservation Covenants</b></p> <p>Pherne outlined Winstone’s nervousness around a lack of agreement with AC on the uplifting of the Conservation Covenants. Applicant is concerned that without reaching an agreement with Auckland Council to uplift the covenants the FTAA Panel may consider this an impediment to its consideration of the substantive application.</p> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>➤ Warwick explained it was a somewhat “chicken and egg” situation. The Council would not want to uplift the conservation covenants without the surety that the FTA Panel will approve the quarry expansion.</li> <li>➤ Warwick requested that WA (Pherne) assemble available information held on the history of each covenant i.e. when and why each covenant imposed along with available supporting information. AC will then search its archives in attempt to fill any obvious gaps.</li> <li>➤ Warwick advised that the Council’s Archives held copies of the legacy Council files (i.e. Papakura DC). Where documents have not been scanned, hard copies material is available (held in the basement of the Central Library). We would need to send someone to access this material (if required)</li> <li>➤ Pherne suggested a meeting with the appropriate person/people in Council who has the decision-making delegation for these applications.</li> <li>➤ Warwick to find out who has the delegation to sign off.</li> </ul> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>➤ Winstone (Pherne) to assemble information held by Winstone on the Conservation Covenants and supply to Warwick.</li> <li>➤ Warwick to clarify and advise who within AC has the delegation to make the decision on uplifting the covenants.</li> </ul>	<p>Pherne</p>

**Meeting closed 9.20am**

Additional notes:

# Minutes

<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
27 January 2026		9:00 – 9:40am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Warwick Pascoe		
Attendees	Warwick Pascoe	Auckland Council (AC)	
	Emma Chandler		
	Phil Heffernan	Winstone Aggregates (Winstone)	
	Pherne Tancock	Harbour Chambers	
	Nick Pollard	Boffa Miskell	
Apologies	None		
<b>Minutes</b>			
Item Number	Item Description	Action	
1.	<p>Confirmation expert appointment.</p> <ul style="list-style-type: none"> <li>➤ <b>Update:</b> <ul style="list-style-type: none"> <li>○ Groundwater, geotech, <del>stormwater</del> &amp; traffic engineering to be confirmed, updated list below</li> </ul> </li> </ul> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Air quality – Dr Louis Boamponsem &lt;<a href="mailto:louis.boamponsem@aucklandcouncil.govt.nz">louis.boamponsem@aucklandcouncil.govt.nz</a>&gt;</p> <p>Landscape &amp; Visual Amenity – Simon Cocker &lt;<a href="mailto:simon@scla.nz">simon@scla.nz</a>&gt;</p> <p>Regional earthworks – Steve Bryant &lt;<a href="mailto:steve@bryantenvironmental.co.nz">steve@bryantenvironmental.co.nz</a>&gt;</p> <p>Terrestrial &amp; freshwater ecology – Andrew Rossaak &lt;<a href="mailto:andrew.rossaak@morphum.com">andrew.rossaak@morphum.com</a>&gt;</p> <p>Auckland Transport – Nagaraj Prabhakara (AT) &lt;<a href="mailto:nagaraj.prabhakara@at.govt.nz">nagaraj.prabhakara@at.govt.nz</a>&gt;</p> <p>Contamination &amp; acoustics – Duffy Visser &lt;<a href="mailto:duffy.visser@aucklandcouncil.govt.nz">duffy.visser@aucklandcouncil.govt.nz</a>&gt;</p> <p>Stormwater – Hilary Johnstone &lt;<a href="mailto:hillary.johnston@aucklandcouncil.govt.nz">hillary.johnston@aucklandcouncil.govt.nz</a>&gt;</p> <p>Development Engineer – Zihao Lin &lt;<a href="mailto:zihao.lin@aucklandcouncil.govt.nz">zihao.lin@aucklandcouncil.govt.nz</a>&gt;</p> </div> <ul style="list-style-type: none"> <li>➤ Zihao to confirm transportation engineer on behalf of AC. <b>Emma</b> to follow up?</li> <li>➤ <b>Emma</b> to follow up Duffy regarding site visit. Jamie and Jon will attend to assist Duffy with site details, methodology and initial findings.</li> <li>➤ <b>Emma</b> to follow up with Hillary regarding site visit availability.</li> </ul>	Emma, Nick and Warwick	

	<ul style="list-style-type: none"> <li>➤ <b>Nick</b> to coordinate with experts and Winstone to enable site visits to occur.</li> <li>➤ Groundwater expert appointment remains outstanding. Major concern to applicant team given significance of the matter. <b>Warwick</b> to follow up.</li> <li>➤ Whilst a preapp meeting has been held with Rodney Yeoman, AC are yet to finalise appointment. <b>Warwick</b> to confirm.</li> </ul>	
2.	<p><b>Section 30 Request</b></p> <ul style="list-style-type: none"> <li>➤ formal request on Winstone's behalf for a s30 FTAA certificate from Council sent 21 January 2026.</li> </ul> <p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>➤ This will be prepared by <b>Emma</b> with <b>Warwick</b>. Focus will be on other groundwater consents (allocation availability and well interference) in the zone of influence. Suggestion to reflect on Stevensons Aggregates Ltd response from AC.</li> </ul>	Emma and Warwick
3.	<p>AC's enforcement and compliance history record for Winstone Aggregates at Hunua.</p> <ul style="list-style-type: none"> <li>➤ Request to provide digitised record the Compliance Team record sent 21 January 2026.</li> <li>➤ Timing to provide this information.</li> </ul> <p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>➤ Agreement to review compliance history over the last 7-10-years. AC will provide response to frame the view that this is an acceptable time period noting that operation has been underway for the last 120-years and under different trading entities.</li> <li>➤ <b>Warwick</b> to advise and provide formal response.</li> </ul>	Emma and Warwick
4.	<p><b>Covenants –</b></p> <ul style="list-style-type: none"> <li>➤ Archives for records of reasons / covenant background.</li> </ul> <p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>➤ <b>Warwick</b> has made the request from the records department will advise. Indicated by the end of the week.</li> <li>➤ <b>Nick</b> will follow up and confirm next steps.</li> </ul>	Warwick and Nick
5.	<p>Any other business:</p> <p><b>Iwi Engagement</b></p> <ul style="list-style-type: none"> <li>➤ Phil confirmed, as an FYI, that iwi engagement has been progressing with project hui completed or planned with: <ul style="list-style-type: none"> <li>○ Ngāti Tamaoho occurred on Tuesday, stream walk scheduled for Wednesday this week.</li> <li>○ Te Ākitai Waiohua occurred on Thursday stream walk planned.</li> <li>○ Ngā te Ata planned for Friday this week.</li> </ul> </li> </ul> <p><b>Policy Matters</b></p> <ul style="list-style-type: none"> <li>➤ Emma requested an analysis of the policy matters for the project, in particular the policy implications of expanding beyond the Special Purpose Quarry zone into the Rural zone (and presumably the ONL). This is</li> </ul>	Nick and the applicant team

	<p>to inform Auckland Council in regarding to policy input from the Auckland Unitary Plan team.</p> <ul style="list-style-type: none"> <li>➤ <b>Nick</b> to provide memo / email on this for Emma's review.</li> <li>➤ Also raised: <ul style="list-style-type: none"> <li>○ By Emma the policy implications of proposed Plan Change 120.</li> <li>○ By Warwick the policy implications of proposed National Policy Statement for Infrastructure 2025.</li> </ul> </li> <li>➤ Applicant team is aware of these policy instruments and acknowledge that they are to be considered as part of the application assessment.</li> </ul>	
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<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
10 February 2026		9:00 – 9:40am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Warwick Pascoe (WP)		
Attendees	Warwick Pascoe	Auckland Council (AC)	
	Emma Chandler (EC)		
	Phil Heffernan (PH)	Winstone Aggregates (Winstone)	
	Pherne Tancock (PT)	Harbour Chambers	
	Nick Pollard (NP)	Boffa Miskell	
Apologies	None		
<b>Minutes</b>			
Item Number	Item Description	Action	
	WP acknowledged he was in a catch up phase and PH suggested a shorter meeting. The agenda was accordingly truncated.		
1.	<b>Land Covenants</b> <ul style="list-style-type: none"> <li>➤ PT identified that contact had been made with Rob O'Connor Auckland Council (AC) special counsel, but Rob had advised instruction needed to flow from the respective AC department.</li> <li>➤ PT reiterated the need to identify a resolution pathway with AC to satisfy the Panel.</li> <li>➤ WP undertook to advance investigations and coordinate discussions with the appropriate AC staff and the applicant team.</li> </ul>	WP to update on progress	
2.	<b>Auckland Council experts</b> <ul style="list-style-type: none"> <li>➤ Acoustic / Contamination and Stormwater experts visited the site on 5 February.</li> <li>➤ Auckland Transport, AC Traffic Engineer (Ripul Sachdeva) and AC Development Engineer to visit the site on 12 February. Time to be confirmed.</li> <li>➤ NP to circulate concept drawing on site access upgrade.</li> <li>➤ PH to confirm timing and logistics.</li> <li>➤ John Newsome AC Development Engineer confirmed to review geotechnical assessment. Emma and John to confirm if site visit is required or if MS Teams meeting with applicant's geotechnical experts is sufficient.</li> <li>➤ Air Quality experts to be directed to engage. Site visit to be determined given the nature of the effects.</li> </ul>	<p>NP to send concept drawing on site access – <i>actioned on 10 February.</i></p> <p>EC to advise on geotechnical input / project introduction.</p> <p>NP to email Andrew Curtis and direct the connection to Dr Louis Boamponsem – <i>actioned on 10 February</i></p>	

<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application</b>	
24 February 2026		9:00 – 10:00am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Warwick Pascoe (WP)		
Attendees	Warwick Pascoe	Auckland Council (AC)	
	Emma Chandler (EC)		
	Phil Heffernan (PH)	Winstone Aggregates (Winstone)	
	Pherne Tancock (PT)	Harbour Chambers	
	Nick Pollard (NP)	Boffa Miskell	
<b>Minutes</b>			
Item Number	Item Description	Action	
1.	<p><b>Project Lodgement and Feedback Strategy</b></p> <ul style="list-style-type: none"> <li>➤ Limits on early feedback now possible. Warwick (WP) clarified that there will be minimal feedback provided before the lodgement of the application, based on the applicant's dates.</li> <li>➤ Timeline: PT noted that there will be a gap between the lodgement and the appointment of a Panel convenor. There could be an opportunity to update matters if they are raised. PT noted the applicant is keen to achieve efficiency for Panel review and avoid re-reading and iff possible include modifications if they can be incorporated in a timely way.</li> <li>➤ Feedback Status: PH inquired about any further feedback; Emma (EC) reported nothing major so far, though she noted that groundwater is the slowest area of progress.</li> </ul>		
2.	<p><b>Expert Reviews and Technical Inputs</b></p> <ul style="list-style-type: none"> <li>➤ <b>Noise experts</b> have not raised any further matters.</li> <li>➤ Regarding <b>Landscape</b>, Emma noted there is nothing further to report at this stage following a second site visit conducted by Simon Cocker and John Goodwin.</li> <li>➤ <b>Water take renewal consent</b>, in processing with Warwick remaining "in the loop" with Carly Hinde. It was noted that <b>Nick Hazard</b> will not be back until the 10<sup>th</sup> of March, which may delay the grant of that resource consent.</li> <li>➤ Noted on other FTAA projects applications sent to the <b>Māori Responsiveness</b> and Policy teams.</li> <li>➤ <b>Legal Processes</b>: The team discussed the <b>s30 and covenant revocation process</b>.</li> </ul>		

<p>3.</p>	<p><b>Offset / Compensation</b></p> <ul style="list-style-type: none"> <li>➤ PH updated attendees on progress with offset site package which includes: <ul style="list-style-type: none"> <li>- AC Parkland</li> <li>- land adjoining the quarry owned by the applicant</li> <li>- a site in the Waikato owned by the applicant.</li> </ul> </li> <li>➤ PH noted the support for the site by applicant's ecological experts and iwi.</li> <li>➤ WP indicated no issue with offset site located outside the AC jurisdictional boundary. Noted the example of the Auckland Regional Landfill which relies on various sites / options in Northland.</li> <li>➤ EC noted the need to manage consent requirement located outside the AC jurisdictional boundary as this was something they could not fold into their process.</li> <li>➤ EC noted that the land adjoining the quarry needed to be framed so as to not affect the listed project scope.</li> </ul>	<p>PH to keep AC team informed on evolution of offset package</p>
<p>4.</p>	<p><b>Groundwater Expert Meeting</b></p> <ul style="list-style-type: none"> <li>➤ Meeting occurred on 5 February</li> <li>➤ Identified a difference between allocation availability</li> <li>➤ Winstone team working through implications</li> <li>➤ EC advised that Lowrens from AC was assisting with water allocation data.</li> </ul>	<p>NP / applicant team will work with AC and Nick Hazard to determine allocation information.</p>
<p>5.</p>	<p><b>Section 30 Certificate</b></p> <ul style="list-style-type: none"> <li>➤ WP advised this was a priority couldn't see an issue at this stage given there was groundwater available (albeit there was a difference in volume to be resolved – see above)</li> </ul>	<p>WP to keep Winstone team updated on progress and whether there is any hold up</p>
<p>6.</p>	<p><b>Compliance History</b></p> <ul style="list-style-type: none"> <li>➤ WP advised there were various emails in his inbox from the records team and information would be forwarded to the Winstone team.</li> </ul>	<p>WP to keep Winstone team updated on progress – partially <i>actioned with number of documents issued</i></p>

<b>BM250767</b>		<b>Hunua Quarry Development Substantive Application – policy review</b>	
2 March 2026		9:00 – 9:40am	Teams
Meeting purpose	Auckland Council – Premium Consents Governance		
Meeting called by	Nick Pollard		
Facilitator	Nick Pollard		
Attendees	Emma Chandler (EC)	Auckland Council (AC)	
	Claire Kelly	Boffa Miskell	
	Lucy Deverall		
Apologies	None		
<b>Minutes</b>			
Item Number	Item Description	Action	
1.	<p>Policy Thresholds: Regarding Outstanding Natural Landscapes (ONL), the planner's agreed that the policy is "not strictly an avoid," though Emma suggested that it "maybe inconsistent" with some of the objectives and policies.</p> <p>The discussion covered that this isn't necessarily a barrier given the "decision making scope under FTAA" (likely the Fast-track Approvals Act) ultimately rests as matter for the discretion of the Panel.</p>		
2.	<p>For matters concerning the NPS-IB (National Policy Statement for Indigenous Biodiversity) and NES-F (National Environmental Standards for Freshwater), referred to the planning assessment prepared for the Kings Quarry on behalf of Auckland Council.</p> <p>Project team noted that the current Offset and Compensation Package is likely to result in more than the minimum. Assessments are ongoing and in development regarding the loss of extent of a watercourse.</p>		
3.	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Emma confirmed her intention to block out time to review reasons identified.</li> <li>• Post meeting note: this was undertaken and the response received on 3 March 2026 and is attached.</li> </ul>		

## Nick Pollard

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**From:** Warwick Pascoe [REDACTED]  
**Sent:** Monday, 2 March 2026 1:47 pm  
**To:** Pherne Tancock  
**Cc:** Nick Pollard; Emma Chandler; Philip Heffernan (Winstone Aggregates); Rebecca Cotter (Fletcher Building)  
**Subject:** Hunua Quarry - revocation of vegetation covenants  
**Attachments:** PRR00043394-covenant revocation-Final\_2Mar26.pdf  
**Importance:** High

Good afternoon Pherne,

Please find attached Council's response re revocation of the vegetation clearance covenants.

James Hassall has also confirmed that he has no concerns re the revocation of the Aggregate Resource Protection Covenants

And Karl Allen hasn't raised any concerns re the process for the partial road stopping

So just the s30 letter outstanding, which I'm aiming to issue as a draft of today

Hei konā mai

**Warwick Pascoe** | Principal Project Lead  
Auckland Council | Premium Resource Consents  
Level 6 (North), 135 Albert Street

2 March 2026

Fletcher Concrete & Infrastructure Ltd  
PO Box 17195  
Greenlane  
**AUCKLAND 1546**

Attention: Pherne Tancock, Barrister

Kia ora Pherne,

## **HUNUA QUARRY EXPANSION – REVOCATION OF VEGETATION PROTECTION COVENANTS**

Further to your letter of 16 February 2026 (Attachment 1) which outlines discussions between Fletcher Concrete & Infrastructure Ltd (trading as Winstone Aggregates) (Winstone) and Auckland Council (the Council) concerning parcels of land that are subject to historic covenants in favour of the Council<sup>1</sup>, we note the following:

1. The Council has been consulted about the covenants (being encumbrance instruments B789270.2, C462048.10 and B786778.4) and have been in discussions with Winstone about the process for their removal. All of the land that is the subject of these covenants is owned by Winstone and forms part of its project site for its Hunua Quarry Expansion.
2. Winstone advise that the removal of these vegetation protection covenants is required to enable quarrying of the land in accordance with the anticipated approvals under the Fast Track Approvals Act 2024 (FTAA). The covenants are in favour of Franklin District Council (B789270.2 & B786778.4), and Papakura District Council (C462048.10). They can be removed with agreement of Auckland Council (as successor to both District Councils) and Winstone, and through an application to Land Information New Zealand (LINZ).
3. The Council understands that, as part of the FTAA approvals, Winstone intends to seek the necessary approvals for consents under the Resource Management Act 1991, Heritage New Zealand Touhere Taonga Act (archaeological approval), and

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<sup>1</sup> Winstone have also confirmed that none of the covenants make any reference to any other party, such as neighbouring landowners – Pherne Tancock pers comm 27 Feb 2025

Wildlife Act permits. These will include obtaining the permits necessary for removal of the vegetation and quarrying in this area currently covered by the covenant provided for under those Acts.

4. The Council (as the relevant local authority) has been consulting with Winstone about that application and will participate in that process via its right to comment.
5. The power to consider the environmental impact of the removal of that vegetation now lies with the Environmental Protection Authority (EPA) appointed Expert Panel.
6. The Council has advised Winstone that, based on the background information they've provided concerning the covenants (Attachment 1), and barring any unforeseen legal impediments, it will provide its necessary agreement for the removal of the vegetation protection covenants required by LINZ and under the Land Transfer Act 2017, in the event that Winstone obtain consent under the FTAA (and resolution of any appeals). Agreement will not be unreasonably withheld.
7. The Council understands that this letter will be provided as part of Winstone's application to the Expert Panel as evidence of this agreement, and can be relied upon by the Panel as an accurate record of the solution proposed by the parties on this issue.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'JH' followed by a stylized flourish.

**James Hassall**  
**Head of Resource Consents**  
**Policy, Planning and Governance Directorate**  
Mobile [REDACTED]

16 February 2026

Warwick Pascoe  
Principal Project Lead  
Auckland Council Premium Resource Consents

Via email: [REDACTED]

Copy to: Phil Heffernan [REDACTED]  
Nick Pollard [REDACTED]

Dear Warwick

**RE: Winstone Aggregates – Proposed Hunua Quarry Development under the Fast Track Approvals Act 2024**

1. This letter records recent discussions between Auckland Council (the Council) and Fletcher Concrete and Infrastructure Limited (trading as Winstone Aggregates) (Winstone) in relation to its proposed Hunua Quarry Development that is a listed project under the Fast Track Approvals Act 2024.
2. Winstone has been engaging with the Council premium team as part of its mandatory consultation prior to lodgement of its Fast Track Application.
3. The proposed area for quarry pit development includes parcels of land owned by Winstone, some of which are subject to historic covenants in favour of the Council. Winstone seeks a written agreement from Council before lodgement, confirming that if Winstone is successful in obtaining Fast Track Approvals for its Hunua Quarry Development, Council will support and arrange the removal of the covenants to ensure they do not become an impediment to the quarry development.
4. The purpose of this letter is to:
  - (a) Provide details of the historic covenants registered on the records of title and describe the terms of those covenants and historical circumstances in which they arose.

- (b) Describe the legal process to remove those covenants from the relevant records of title.
- (c) Propose a sensible way forward for provision of the relevant approvals to enable Winstone to navigate the Fast Track Approvals process.

**Description of the relevant covenants**

- 5. The covenants over Winstone's land can be grouped into two categories:
  - (a) Encumbrance instrument dating to 2001 providing for a consenting pathway in the Aggregate Resource Protection Area.
  - (b) Encumbrance instruments which provide for vegetation protection covenants in favour of the Council protecting vegetation provided by previous owners as a condition of subdivision of land in the 1980's and 1990's.
- 6. These are discussed in detail below.

***Aggregate Resource Protection Area covenants***

- 7. This historic encumbrance instrument provides for the relevant land to be bound by covenants established by Papakura District Council in respect of a procedure to process resource applications for subdivision land (within the Aggregate Resource Protection Area of the Papakura District Plan). These covenants are essentially reverse sensitivity protections and provided for Winstone to be a notified party to any resource consent application received on the affected properties. These covenants are redundant as Winstone now owns these properties and this land is part of the quarry zone. The properties and registered encumbrance instrument numbers these relate to are:
  - (i) 489 Hunua Road (Encumbrance D683074.1)
  - (ii) 499 Hunua Road (Encumbrance D683074.1)
  - (iii) 255 Middleton Road (Encumbrance D683074.1).
- 8. Our view is that these should be removed as they are redundant.
- 9. Cl. 20 of the encumbrance instrument D683074.1 confirms this, noting that the duration of the agreed protocol is only in place for as long as the Aggregate Resource Protection Area provisions of the Papakura District Plan Operative District Plan 2001 are in force. Arguably these have been superseded, bringing those obligations to an end.

***Vegetation protection covenants – created as part of subdivision in 1980-1990***

10. The second category of covenant on the land now owned by Winstone are as follows:
  - (i) 255 Middleton Road (Franklin County Council, Encumbrance B789270.2)
  - (ii) 165 Middleton Road (Papakura District Council, Encumbrance C462048.10)
  - (iii) 193 Middleton Road. (Franklin County Council, Encumbrance B786778.4).
11. These encumbrance instruments impose limitations on vegetation removal/alteration, fencing, stock, fires and enabling Council access over specific surveyed areas of these properties. They date back to the late 1980's and 1990's and were required to be registered as a condition of subdivision of land. These areas are shown on the enclosed survey plan.
12. The first of these instruments at **255 Middleton Road** (B789270.2), registered the covenants over the areas identified as W, X, Y and Z on the survey plan. It was registered in 1987 for the benefit of Franklin County Council. The encumbrance was required in connection with a subdivision consent and placed covenants upon the land to protect the specified areas of indigenous vegetation, fence those areas and prevent grazing by stock and prevent fire. Access is permitted to the Council to inspect the vegetation and compliance with the obligations under the encumbrance.
13. The second of these instruments at **165 Middleton Road** (C462048.10) is an encumbrance in favour of Papakura District Council and is registered over the area identified as S on the survey plan. This is another example of a covenant being entered into by a former owner of the land as part of a condition of consent to subdivide the land. This is on similar terms as the previous covenant requiring protection of an identified area of indigenous vegetation, and stock proof fencing and make reasonable effort to keep out vermin, not light fires, or allow rubbish or decaying vegetation to be placed there and access in favour of the Council for inspecting compliance.
14. The third of these instruments at **193 Middleton Road** (B786778.4) is another encumbrance registered in 1987 in favour of Franklin County Council over the area identified as A on the survey plan . This is on similar terms to the other two covenants described above.

### **Material from the Council archives**

15. I note for completeness that Winstone has reviewed the historical files received from Council Archives to determine if there is any other information relevant to these registered instruments. The material provided does provide some insight into the planning background and the imposition of the AKAR in the Papakura District Plan in 2001 including the move from existing use rights to a planning/consent framework for the quarry.
16. The information provides additional information relevant to the earlier subdivisions of land, but the terms of the instruments also describe these as being imposed as part of subdivision and are clear in terms of what is being protected.
17. While there is some reference to a cultural heritage overlay in proposed planning documents/maps in the 2001 files provided by archives, it is unclear whether this proceeded to the decision version of the plan or how this related to the quarry. None of the covenant instruments record any protection for cultural significance for the covenanted areas.
18. Winstone confirms that no recorded cultural heritage sites sit within the proposed Hunua Quarry Development and there are no cultural overlays applicable to the site in the AUP. This is consistent with the findings of the Clough Associates Archaeology Report in support of the Hunua Quarry Development Fast Track and consultation that has occurred with iwi to date.

### **Process to remove covenants – Land Transfer Act 2017**

19. Winstone now owns all of the land to which the covenants relate and seeks to utilise this area for quarrying.
20. It intends to seek the necessary approvals to do so under the Fast Track Approvals Act 2024 (resource consent approvals, archaeological approval and wildlife approvals). It is not possible to remove these covenants using the Fast Track process.
21. The vegetation protection covenants described at paragraphs 10 – 14 create a legal impediment to Winstone's ability to remove vegetation in these areas or access the land for quarrying, despite the land being owned by Winstone and in many cases within the existing quarry zone.
22. The vegetation protection covenants are in favour of the Council as the successor to both Franklin County Council and Papakura District Council.

23. These covenants can be removed by the Council signing an Authority and Instruction form for the registration of a discharge of encumbrance instrument with Land Information New Zealand.
24. Our solicitors can readily assist with preparing the necessary Authority and Instruction form and accompanying LINZ documentation for signing by the Council for the discharge of these encumbrance instruments.
25. Some of these will need to be signed by the Council on behalf of Franklin and Papakura District Councils (who no longer exist).
26. Winstone seeks the Council's agreement to discharge the encumbrance instruments and their covenants described above. Winstone will of course meet any costs incurred by the Council associated with the removal, although these are expected to be minimal.
27. We have discussed the timing of this process. Winstone would like certainty that the covenants will be removed, so that it is able to demonstrate that it is capable of realising the regional and national benefits of its Fast Track project and exercising the consents. I discuss this further below.

#### **Redundant covenants relating to the ARPA**

28. Winstone considers that the encumbrance instrument and its covenants relating to the Aggregate Resource Protection Area (described in paragraphs 7 – 9 above) are now redundant and should be removed. Winstone seeks the Council's agreement to this removal.
29. As above, Winstone proposes to instruct its solicitors (Simpson Grierson) to prepare the necessary LINZ paperwork for the discharge of those covenants and send this to the Council for signing.

#### **Vegetation Protection Covenants in favour of the Council**

30. We have also discussed the timing of removal of the vegetation protection covenants. While it remains Winstone's preference to obtain removal of those covenants in advance of lodging its Fast Track Approval, it is accepted that that may not be practicable.
31. Winstone notes that a detailed and robust assessment of the effects of the removal of the indigenous vegetation, landscape and visual effects and any ecological effects arising from the removal of the vegetation in the areas to which the covenants relate will form part of the Fast Track application for resource consent and wildlife approvals. That will include measures to avoid, remedy and mitigate any effects arising from the removal of that vegetation.

32. As part of its Fast Track Application Winstone will also be proposing offset measures associated with the loss of vegetation across the site (including but not limited to the above-mentioned covenanted areas).
33. Winstone appreciates the Council's concern about providing its permission to remove the covenants prior to the grant of those approvals, if for some reason those approvals were not obtained.
34. We have discussed the fact that once a Panel decision is obtained securing the approvals for the project the Council could be confident that:
- (a) The effects of the loss of the covenanted vegetation areas will have been robustly canvassed, via expert review and assessed as part of the Panel's decision.
  - (b) Suitable conditions have been imposed creating obligations that are binding on Winstone to manage and mitigate the effects of the removal.
  - (c) A suitable offset for the vegetation clearance has been provided and agreed on.
  - (d) It would be able to rely upon the assessment in the Panel's decision when providing the necessary agreement.
35. At that point you have indicated that the Council would have the necessary confidence and justification provided by the Panel decision to support its decision to agree to remove the covenants (noting that it is not the Council's intention to get in the way of the consented development of the quarry).
36. A sensible way forward that would mitigate the concerns of both parties (but provide the certainty and confidence that Winstone seeks) would be if the Council could provide a letter to Winstone that could be provided as part of its FastTrack approval application to provide certainty to the Panel that the necessary agreement will be forthcoming.
37. I suggest a letter from the Council recording the following (note I have excluded the AKAR covenants as these are redundant and do not create an impediment to vegetation clearance).

Vegetation protection covenants

- (a) The Council has been consulted about the covenants (being encumbrance instruments B789270.2, C462048.10 and B786778.4) and have been in discussions with Winstone about this. All of the land

that is the subject of these covenants is owned by Winstone and forms part of its project site for its Hunua Quarry Development.

- (b) The removal of the vegetation protection covenants is required to enable quarrying of the land in accordance with the anticipated approvals. The covenants are in favour of the Council. They can be removed with agreement of the Council and Winstone and through an application to LINZ.
- (c) The parties have undertaken research and examination of those covenants and the Council's historical archive files to determine the background to those covenants.
- (d) The Council understands that as part of the Fast Track approvals Winstone intends to seek the necessary approvals for consents under the Resource Management Act 1991, Heritage New Zealand Touhere Taonga Act (archaeological approval), and Wildlife Act permits. These will include obtaining the permits necessary for removal of the vegetation and quarrying in this area currently covered by the covenant provided for under those Acts.
- (e) The Council (as the relevant local authority) has been consulting with Winstone about that application and will participate in that process via its right to comment.
- (f) The Council considers that the environmental effect of the removal of that vegetation will be fully and robustly traversed as part of the Panel's decision-making process. The Council has confidence that the environmental impact of the removal of the vegetation will be fully addressed as part of that process including by conditions of consent.
- (g) The Council has advised Winstone that it will provide its necessary agreement for the removal of the vegetation protection covenants required by LINZ and under the Land Transfer Act 2017, once Winstone has obtained consent from the Fast Track Panel.
- (h) The written approval from the Council to undertake the necessary actions required to revoke the covenants will be forthcoming, following a favourable Panel Final Decision (and resolution of any appeals) and will not be unreasonably withheld.
- (i) The Council understands that this letter will be provided as part of Winstone's application to the Fast Track Panel as evidence of this agreement and can be relied upon by the Panel as an accurate record of the solution proposed by the parties on this issue.

38. Winstone is happy to liaise with you over any amendments to the suggested wording that the Council proposes.
39. In response to your email on Thursday, I note your request regarding the draft ecology report being key to Morphum's (the Council's landscape expert) assessment of the Conservation Covenant.
40. Survey work has indicated that the Conservation Covenant (under the Reserves Act 1977) will not be impacted by the proposed Hunua Quarry Development and can remain intact and Winstone will not be seeking removal of the Conservation Covenant under Schedule 6 of the Fast Track Approvals Act.
41. Boffa Miskell will assess the impact of quarry development on the Conservation Covenanted vegetation remaining in place, and that will be available for Morphum's review.
42. They will also assess the removal of vegetation clearance in the covenants in favour of the Council referred to as the "vegetation protection covenants" above.

### **Next Steps**

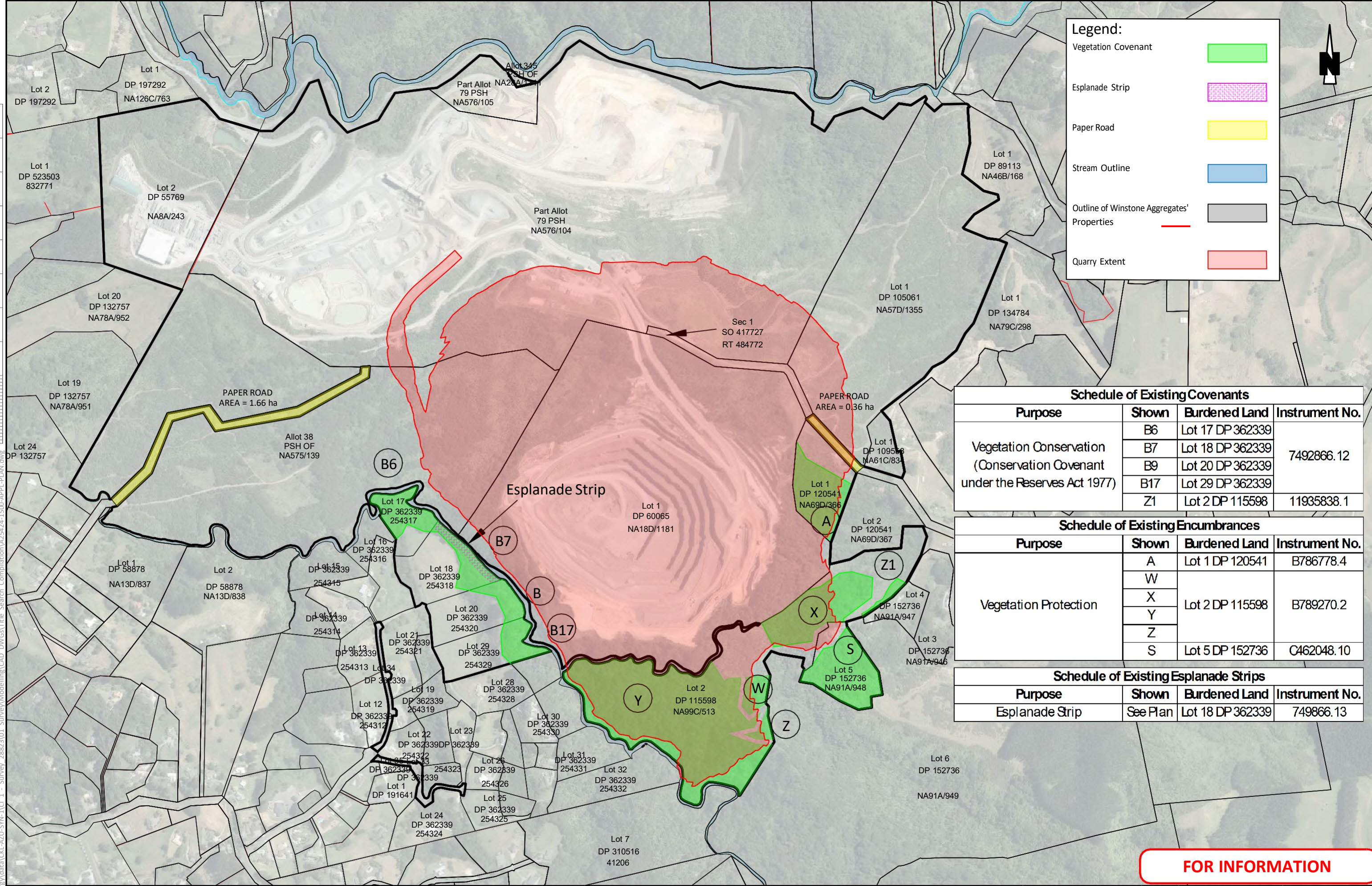
43. I would be grateful if the Council could review the matters raised in this letter. Please do not hesitate to come back to me if you have any further queries in respect of the covenants.
44. In terms of next steps, assuming the Council agrees with Winstone's proposed process and interpretation of the covenants:
  - (a) The Council is to advise whether it is prepared to agree to the immediate removal of the redundant AKAR covenants. Winstone can prepare the necessary paperwork for signing and lodging with LINZ.
  - (b) The Council is to confirm who has the delegated authority to sign the LINZ documentation and letter noting that Jane Neary, Principal Specialist Planning, signed the 2020 covenant instrument with delegated authority from the Council.
  - (c) The Council is to provide a draft letter along the lines suggested to Winstone for inclusion.
45. As you are aware, Winstone's team need to progress this with urgency; please progress this as a matter of priority. Winstone is very happy to discuss any

further ideas the Council has on timing and navigating this issue, now that it has a better picture of what is included.

Yours sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**Phernne Tancock**  
Barrister



**Legend:**

- Vegetation Covenant: Green box
- Esplanade Strip: Pink hatched box
- Paper Road: Yellow box
- Stream Outline: Blue line
- Outline of Winstone Aggregates' Properties: Red line
- Quarry Extent: Red box



**Schedule of Existing Covenants**

Purpose	Shown	Burdened Land	Instrument No.
Vegetation Conservation (Conservation Covenant under the Reserves Act 1977)	B6	Lot 17 DP 362339	7492866.12
	B7	Lot 18 DP 362339	
	B9	Lot 20 DP 362339	
	B17	Lot 29 DP 362339	
	Z1	Lot 2 DP 115598	11935838.1

**Schedule of Existing Encumbrances**

Purpose	Shown	Burdened Land	Instrument No.
Vegetation Protection	A	Lot 1 DP 120541	B786778.4
	W	Lot 2 DP 115598	B789270.2
	X		
	Y		
	Z		
S	Lot 5 DP 152736	C462048.10	

**Schedule of Existing Esplanade Strips**

Purpose	Shown	Burdened Land	Instrument No.
Esplanade Strip	See Plan	Lot 18 DP 362339	749866.13

**FOR INFORMATION**

Issue Description	Checked	Date	Date	Scale:
1	MRD	12.02.26	Designed:	<b>NTS</b> (A3 Original)
			Drawn: TB	
			Checked: MRD	
		Job No:	Dwg No:	Rev:
		<b>A25424</b>	<b>1500</b>	<b>1</b>

# Council covenants

Property	Legal Description	Covenant type/relevance	Reference
255 Middleton Road	Lot 2 DP 115598 Lot 1 DP 60065	<u>Land:</u> Procedure to process resource consent applications for subdivision or land use within the Aggregate Resource Protection Area (Papakura District Council)	D683074.1
	Lot 2 DP 115598	<u>Conservation:</u> Limitations on vegetation removal/alteration; fencing; stock; fires and enabling council access (Franklin County Council)	B789270.2
		<u>Conservation – Reserves Act 1977</u> (Auckland Council)	11935838.1
165 Middleton Road	Lot 5 DP152736	<u>Encumbrance to Papakura District Council:</u> Limitations on vegetation removal/alteration; fencing; stock; fires and enabling council access	C462048.10
193 Middleton Road	Lot 1 DP 120541	<u>Encumbrance</u> Limitations on vegetation removal/alteration; fencing; stock; fires and enabling council access (Franklin County Council)	B786778.4
499 Hunua Road, Drury	Lot 1 DP 105061	<u>Land:</u> Procedure to process resource consent applications for subdivision or land use within the	D683074.1

		Aggregate Resource Protection Area (Papakura District Council)	
489 Hunua Road, Drury	Lot 2 DP 55769	<u>Land:</u> Procedure to process resource consent applications for subdivision or land use within the Aggregate Resource Protection Area (Papakura District Council)	D683074.1

D683074.1 ENC.

WINSTONE AGGREGATES, a division of FLETCHER CONCRETE  
AND INFRASTRUCTURE LIMITED

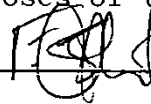
PAPAKURA DISTRICT COUNCIL

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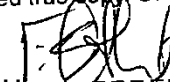
MEMORANDUM OF ENCUMBRANCE

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Certified correct for the purposes of the Land  
Transfer Act 1952



Certified true copy Original Sighted



ASOUTHERN DISTRICT COURT  
OF NEW ZEALAND

RICE CRAIG  
SOLICITORS

(FG HERBERT)  
PO BOX 72-440  
PAPAKURA  
PH: (09) 299-6900

## MEMORANDUM OF ENCUMBRANCE

### PARTIES

WINSTONE AGGREGATE, a division of FLETCHER CONCRETE AND INFRASTRUCTURE LIMITED ("Encumbrancer")

PAPAKURA DISTRICT COUNCIL ("Encumbrancee")

### INTRODUCTION

- A. The Encumbrancer is the registered proprietor of land more particularly described in Schedule 1 ("**Quarry Land**").
- B. The Encumbrancer uses the land, or intends to use the land, for quarrying purposes.
- C. The Encumbrancee has included in its District Plan, an area surrounding the Quarry Land known as the "Aggregate Resource Protection Area" ("**ARPA**"), which is intended to signify the boundary of the buffer zone between the Quarry Land and surrounding land.
- D. If any owner of land within the APRA wishes to construct a dwelling or certain other noise or vibration sensitive buildings or to undertake certain noise or vibration sensitive activities on the land, then they must apply to the Encumbrancee for consent ("**Application**").
- E. A protocol ;,as been agreed between the Encumbrancee and Encumbrancer to assist the processirig of Applications. The Encumbrancee and Encumbrancer have agreed to apply the protocol, in the current form or as amended from lime to lime.
- F. This encumbrance records the existence of the protocol and the intent of the Encumbrancee and Encumbrancer to continue to apply a protocol for these purposes.

### COVENANTS

- 1. The Encumbrancer hereby encumbers the Quarry Land for the benefit of the Encumbrancee for a term of 999 years commencing on the date of this encumbrance with an annual rent charge of \$1 payable in one sum upon demand by the Encumbrancee and thereafter on the anniversary of the date of such demand in the event of a breach of any of the covenants contained in Clause 2 of this encumbrance by the Encumbrancer.
- 2. The Encumbrancer covenants with and for the benefit of the Encumbrancee that the Encumbrancer shall observe and perform all the stipulations and restrictions contained in Schedule 2, or as amended by agreement between the Encumbrancer and Encumbrancee from lime to time.
- 3. With the exception of section 104 of the Property Law Act 1952 and section 154 of the Land Transfer Act 1952, none of the rights, powers, remedies and implied covenants provided pursuant to the Land Transfer Act 1952 and the Property Law Act 1952 shall apply to his encumbrance.

4. The Encumbrancer shall be entitled to a release of this encumbrance where:
- (a) the Encumbrancer is able to demonstrate to the Encumbrancee, upon reasonable grounds, that the obligations secured by this encumbrance have become obsolete; and
  - (b) in such circumstances the Encumbrancee shall provide the Encumbrancer with a full release of this encumbrance.

SIGNED AS A DEED

FLETCHER---, CONCRETE  
INFRASTRUCTURE LIMITED by:

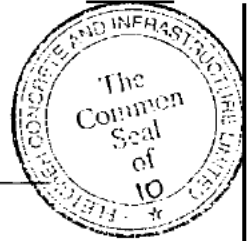
AND

Signature of director

Willem Jon Roest  
Name of director

Signature of director

Mark James Binns  
Name of director



PAPAKURA DISTRICT COUNCIL by

Signature of director

Dominic Busi  
Name of director

Signature of

c..Eo

I. h. M.  
Name of director

Lfr/L...1  
LCTT

W.I.V.



## SCHEDULE 1

### Legal description of Quarry Land

1. 52.3056 ha, Lot 1 DP60065, contained in certificate of title 18D/1181/
2. 101.2283 ha, part allotment 79 parish of hunua, contained in certificate of title 576/104/  
(limited as to parcels)
3. 12.5907 ha, LOT 2 DP55769, contained in certificate of title 8N243 /
4. 43.5037 ha, allot 38 parish of hunua, contained in certificate of title 575/139
5. 23.5247 ha, lot 1 DP105061, contained in certificate of title 57D/1355 /
6. 17.9700 ha, lot 2 DP115598, contained in certificate of title 99C/513 ✓

(all North Auckland Registry)

## SCHEDULE 2

### Covenants

The Encumbrancee covenants for the term of this encumbrance that the Encumbrancer and its successors in title shall comply with the obligations of Winstone Aggregates as set out in the protocol hereunder between the Encumbrancee and Encumbrancer from time to time or as varied by agreement.

### Protocol

1. This protocol between **Winstone Aggregates a division of Fletcher Concrete and Infrastructure Limited** and Papakura District Council provides a procedure to process resource consent applications for subdivision or land use within the ARPA around the Hunua / Symonds Hill Quarry zone.
2. The Protocol is intended:
  - (a) to protect the aggregate resource so that it can be efficiently used and developed, in recognition of its significance to the region;
  - (b) to minimise possible future conflict between activities on neighbouring land and quarry operations;
  - (c) to minimise cost and delay to proposed activities on land within the ARPA by early identification of whether any potential conflicts arise and how they might be addressed, and by avoiding public notification where such notification would otherwise be unnecessary; and
  - (d) where agreement cannot be reached, to use the procedures of the RMA to resolve any conflicts in land use.

### Definitions

- "ARPA" means the Aggregate Resource Protection Area more particularly delineated in the Papakura District Council's operative district plan.
- "ARPA Values" means the efficient use and development of the aggregate resource within the Hunua/Symonds Hill Quarry Zone in accordance with the provisions of the operative district plan and good quarry practice.
- "Neighbour" means any owner or occupier of land within the ARPA, who wishes to subdivide land or commence an activity within the ARPA requiring a resource consent.
- 'PDC' means Papakura District Council
- "RMA" means the Resource Management Act 1991 or any enactment and substitution thereof.
- 'Winstone' means Winstone Aggregates a division of Fletcher Concrete and Infrastructure Limited, where Winstone is the operator of the Hunua/Symonds Hill Quarry and Fletcher Concrete and Infrastructure Limited is the owner of the land within the Hunua/ Symonds Hill Quarry Zone.

### **Initial Advice**

3. Where PDC receives an initial inquiry about a proposed new activity in the ARPA, PDC will:
  - (a) advise the Neighbour to contact and discuss the proposed activity with Winstone; and
  - (b) supply the Neighbour with a copy of this protocol and associated flow chart and information sheet.
4. Where an application for resource consent within the ARPA is lodged by a Neighbour and where the application material does not include information from Winstone on the activity's potential effects on ARPA Values, and (where appropriate) the way in which such effects might be avoided, remedied or mitigated, PDC will immediately forward a copy of the application to Winstone and request the applicant under section 92(2) of the RMA to provide further information on the potential impact of the application on ARPA Values.

### **Initial Assessment**

5. Upon receiving advice of a proposed subdivision or new activity or of an application, Winstone will at its own cost make an immediate initial assessment as to whether the application/proposal would have adverse effects on ARPA Values.
6. If Winstone is satisfied that there would be no adverse effects of concern to it, it will advise the Neighbour and PDC that it has no concerns about impacts on ARPA Values and what factors Winstone considered were material in reaching that conclusion.
7. If subsequent to Winstone's advice that it has no concerns about the proposal, there is any alteration to the proposal from that originally notified to Winstone affecting factors that were material to its initial assessment, PDC will seek information from Winstone on any likely effects on ARPA Values.

### **Detailed Assessment**

8. If, from its initial assessment, and subject to clause 9 below, Winstone considers there may be potential adverse effects by the proposal on ARPA Values, Winstone will at its own cost carry out a more detailed site-specific assessment of the potential constraints and effects of the proposal on Winstone's intended or actual quarry operations. Such an assessment will be undertaken by Winstone as promptly as is reasonably possible, recognising that there may be technical issues, the need to involve independent **experts** and the like.
9. Winstone need not undertake the more detailed assessment referred to in clause 8 above if the assessment is likely to involve significant cost and if PDC advises Winstone there are other issues unrelated to potential effects on ARPA Values requiring more information and it would be appropriate to wait until those matters are first sufficiently resolved.
10. If Winstone requires further information from the Neighbour to make its more detailed assessment, it will seek PDC's assistance. If appropriate, PDC will require such further information from the Neighbour (under Section 92(1)) and will supply that information to Winstone.
11. If Winstone concludes from its more detailed assessment that there are unlikely to be adverse effects on ARPA Values of concern to it, Winstone will forthwith advise the Neighbour and PDC accordingly and state what factors Winstone considered were material in reaching that conclusion.

12. If, subsequent to Winstone's advice that it has no concerns, there is any alteration to the proposal from that originally notified to Winstone affecting the factors that were material to its more detailed assessment, PDC will seek information from Winstone on any likely effects on ARPA Values.
13. Winstone will use its best endeavours to carry out the initial and any more detailed assessments as described above, in a timely fashion and in co-operation with applicants and PDC, so as to enable PDC to make any determinations it is responsible for under section 92 (further information) and sections 93 and 94 (public notification or non-notification), and to assist PDC with any pre-hearing reports it may wish to prepare under section 42A.

#### **Agreement on Mitigation/ Avoidance of Impacts**

14. If Winstone's more detailed assessment identifies potential adverse effects on ARPA Values of concern to it, Winstone will negotiate with the Neighbour to try and resolve those concerns by agreement. Resolution could include re-siting or realignment of the proposed activity or development, provision of bunding or other protections to shield the Neighbour's activity or development from quarry operations, or design changes to the development or the placement of covenants on titles, which may then be incorporated into the proposal.
15. If a resolution can be reached by agreement, Winstone and the Neighbour will record their agreement in writing and Winstone will advise PDC that it has no remaining concerns about any adverse effects on ARPA Values.

#### **Procedure if no agreement**

16. If, after discussion, the Neighbour and Winstone cannot reach agreement on appropriate measures to avoid or mitigate adverse effects of a proposal on ARPA Values, Winstone will advise PDC of that.
17. PDC will consider any advice received from Winstone under clauses 15 and 16 above when making any decision under sections 93 and 94 on whether or not the application should be publicly notified. Winstone and PDC recognise that there may be other factors which warrant public notification in any event and that even if there are no other factors, PDC shall not be bound to require public notification solely because of the advice received from Winstone, as PDC must make its own determination on such an issue.
18. In the event that any application is publicly notified and Winstone has concerns over potential adverse effects on ARPA Values, Winstone reserves the right to lodge a submission and to bring its concerns to the attention of PDC in the normal way.

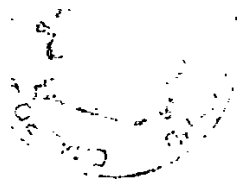
#### **Amendments to Protocol**

19. If as a result of actual experience with the processing of resource consent applications or other reasons PDC or Winstone consider it would be desirable to alter the terms of this Protocol to better give effect to its intended purpose, both parties agree that they will work together in good faith to endeavour to reach agreement on appropriate amendment;

#### **Duration of Protocol**

20. This protocol and any subsequently agreed amendments shall remain in force for so long as the district plan provisions applying to the Hunua/Symonds Hill Quarry and to the land within the ARPA are in the form contained in the operative district plan applying as at 1 April 2011 which shall be deemed to incorporate any provisions made by consent order of the Environment Court on the determination of references 162/95

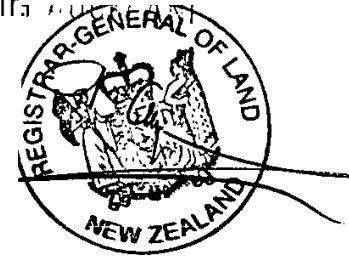
Winstone Aggregates Limited v Papakura District Council and RMA 174/95 Auckland  
Regional Council v Papakura District Council.



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**B789270.2 ENC**

IN THE MATTER of the Land  
Transfer Act 1952

**A N D**

IN THE MATTER of part of the land  
comprised and  
described in  
Certificate of  
Title No. 65D/170  
(North Auckland  
Registry)

MEMORANDUM OF ENCUMBRANCE

WHEREAS NEIL BURNDRED of Papakura, Company Director and JOAN MARRION BURNDRED his wife (hereinafter called "the Encumbrancers") are registered as proprietors of an estate in fee simple in that piece of land containing SEVENTEEN DECIMAL NINE SEVEN NOUGHT NOUGHT HECTARES (17.9700 ha.) more or less being Lot 2 on a Plan deposited in the Land Registry Office at Auckland under No. 115598 and being the whole of the land comprised and described in Certificate of Title No. 65D/170 (North Auckland Registry) SUBJECT TO: (1) Fencing covenant in Transfer A456269 (2) The Easements referred to in Easement Certificate B676248.7 (3) Section 309(1)(a) Local Government Act 1974 AND WHEREAS the Encumbrancers have subdivided the land comprised in the abovementioned Certificate of Title in the manner shown on the said Deposited Plan prepared in accordance with the Scheme Plan lodged with the FRANKLIN COUNTY COUNCIL under No. 55/1 AND WHEREAS the FRANKLIN COUNTY COUNCIL duly incorporated under the Local Government Act 1974 (hereinafter called "the Council") (within whose jurisdiction the land is situated) has approved the said Scheme Plan subject (inter



alia) to a condition imposed pursuant to Section 279)1) of the Local Government Act 1974 and subsequently varied pursuant to the provisions of Section 196 of the said Act that the Encumbrancers enter into these presents for the preservation of the stand of native bush existing at the date hereof on those parts of Lot 2 on the said Plan as are shown on the diagram attached hereto marked with the letter "A" and coloured green thereon being respectively marked "areas "W", "X", "Y", "Z" AND WHEREAS the subdivisional plan of the said land in accordance with the said Scheme Plan has been deposited in the Land Registry Office at Auckland under No. 115598 and the Encumbrancers wish to give effect to the said recited resolutions of the Council NOW THIS MEMORANDUM WITNESSETH that the Encumbrancers do jointly and each of them in satisfaction of the said recited condition (varied as aforesaid) encumber the said land for the benefit of the Council in perpetuity, determinable however upon the occurring of any of the events described in Clause 3 hereof, with an annual rent charge of ONE THOUSAND DOLLARS (\$1,000) commencing as from the 1st day of January 1987 and thereafter to be paid on the 1st day of January in each year "upon demand" PROVIDED HOWEVER that demand shall not be made unless the Encumbrancers are in breach of one or other of the covenants herein contained and PROVIDED FURTHER that this Memorandum of Encumbrance may at any time at the discretion of the Council be discharged in whole or in part by Memorandum of Discharge thereof executed under the common seal of the Council.

L THE Encumbrancers DO HEREBY COVENANT (subject as hereinafter appears) with the Council:-



(a) not to cut trim top fell maim or injure any tree or plant growing within the said areas marked "W, X, Y and Z" of native bush shown coloured green on the said diagram except where such plants are noxious plants within the meaning of the Noxious Plants Act 1978;

(b) not to cause permit or suffer any stock to be or graze within the said areas of native bush shown on the said diagram;

(c) to at all times hereafter erect retain and maintain in good and stock-proof condition fences around the extent of the perimeters outlined in the colour red of the said areas marked "W, Y and Z" of native bush shown coloured green on the said diagram as hereinbefore described such fence to be erected to the following specification namely a 7-wire fence the posts thereof at a maximum of five metres apart, battens to be a minimum number of five between posts, the fence to be otherwise as described in Clause 7 of the Second Schedule to the Fencing Act 1978;

(d) to at all times hereafter erect retain and maintain in good and stock proof condition fences in such manner so as to ensure the entry of stock on the area marked "A", of native bush shown coloured green on the said diagram as hereinbefore described is precluded in compliance with the provisions of the preceding paragraph (a) hereof such fences to be erected to the following specification namely a 7-wire fence the posts thereof at a maximum of five metres apart, battens to be a minimum number of five between posts, the fence to be otherwise as described in

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Clause 7 of the Second Schedule to the Fencing Act 1978.

- (e) not to cause or permit or suffer to be lit any fire within the said areas of native bush shown on the said diagram or on any adjacent land owned or occupied by them or under their control when there may be a risk of fire spreading into the said areas of native bush shown on the said diagrams;
- (f) to permit the Inspectors or other staff or officers of the Council to enter at any reasonable time upon the lands upon which the said areas of native bush are located, and upon any adjacent or nearby pieces of land in which the Encumbrancers have any interest, so as to ascertain whether the covenants hereina re being complied with;

PROVIDED HOWEVER THAT the covenants herein shall be enforceable only against the registered proprietor or proprietors for the time being of the said land (and not otherwise against the Encumbrancers and their successors in title).

2. SECTION 104 of the Property Law Act 1952 applies to this Memorandum of Encumbrance.

3. ~~THIS~~ THIS rent charge shall immediately determine and the Encumbrancers shall be entitled to a discharge of this Memorandum of Encumbrance if the whole of the said areas of native bush delineated on the said diagrams shall be destroyed by flood, landslip, fire or other natural disaster.



4. SHOULD the Encumbrancers execute a Memorandum or Memoranda of Mortgage of the said land required by the respective Mortgagee or Mortgagees thereunder to have priority over this Memorandum of Encumbrance then and in that event the Council will upon the request and at the cost in all things of the Encumbrancers execute such Memorandum or Memoranda of Priority over this encumbrance as may be necessary to give effect to such requirement PROVIDED ALWAYS HOWEVER that such Mortgagee or Mortgages shall first have consented to and acknowledged for the purposes of Section 105 of the Land Transfer Act 1952 that the covenants and conditions of this Memorandum of Encumbrance are binding upon them.

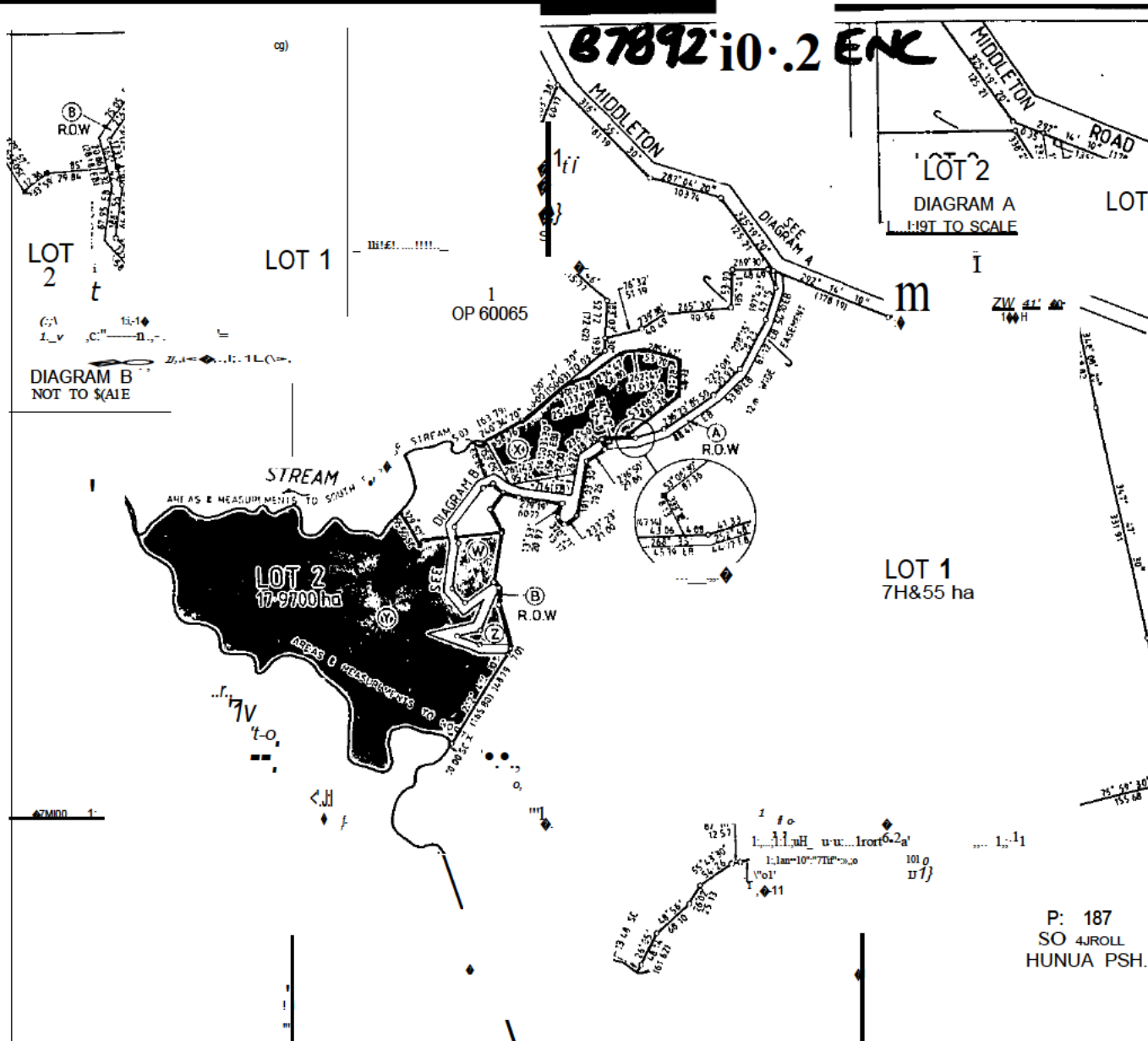
5. THE Encumbrancers will pay the costs and disbursements of and incidental to the preparation, stamping and registration of this Encumbrance and upon request of the Council or by any person purporting to act as the solicitor or agent of the Council at their cost execute such further Memorandum and/or do such things as may be reasonably required to give proper effect to the intent of the previously recited condition of consent of the Council.

DATED this \_\_\_\_\_ day of July 1987.

SIGNED by the said NEIL BURNDRED )  
and JOAN MARRION BURNDRED as )  
Encumbrancers in the presence of:-)

  
GARY ALLAN CRAIG  
SC:1111C: 11.11





o, d...1, JJ.  
WWERS

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE DAY OF 1986 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 RESERVING OF THE EASEMENTS SHOWN IN THE MEMORANDUM ENDORSED HEREON

SURVEY PLAN RELATES THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

**-roll**

**MEMORANDUM OF EASEMENTS**

Purpose: **Shown** Ser: **Trill** mtr: **1111**

ROW **1000**

SCHEDULE SHOWN 1 DESIGNATION AACA

@	P1 LOT 2	47:00
cb...	HEREON	101sJO-h

"ct">=, ..., J "197. (

Ne W Cst Allocated  
lot 1 - 65D lot 2 - 650/170

Total Area 89-4355 ha

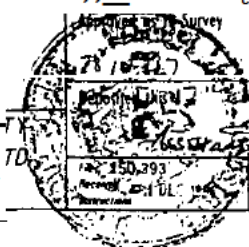
Comprised in CT 18B/ 59 (ALL)

ALBERT STEWART MULDER

AUCKLAND

Chief Surveyor

REGISTRAR



LAND DISTRICT NORTH AUCKLAND  
TURVY BLK & Dtl / OPAHEKE  
NIMI 261 IHL REIRD MAP No

PLAN OF LOTS 1 & 2 BEING A SUBDN  
OF LOT 2 DP 60065.

TERRITORIAL AUTHORITY FRANKLIN COUN  
Inveged by HURRAY-NORTH PTNRS J  
Ttal, 4000 Date OCT. 1986,



MEMORANDUM OF ENCUMBRANCE

Correct for the purposes of the  
Land Transfer Act

**A ?**  
Solciitor for the Encum

N. & J.M. BURNDRED

Encumbrance rs

FRANKLIN COUNTY COUNCIL

Encumbrancee

Particulars entered in the Register  
described herein at  
the  
day and hour endorsed below.

Assistant Land Registrar  
of the District of Auckland

650/170  
ASST. LAND REG. DISTRICT OF AUCKLAND  
REGISTERED  
2:00 PM  
17/9/9

BRANDON BROOKFIELD  
SOLICITORS  
AUCKLAND

1072g



# View Instrument Details



**Instrument No** 11935838.1  
**Status** Registered  
**Date & Time Lodged** 27 November 2020 09:49  
**Lodged By** Dunn, Robyn  
**Instrument Type** Covenant (All types except Land covenants)



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<b>Affected Records of Title</b>	<b>Land District</b>
NA99C/513	North Auckland

---

**Annexure Schedule** Contains 9 Pages.

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## Signature

Signed by Michael Alastair John Wood as Grantor/Grantee Representative on 23/11/2020 05:33 PM

**\*\*\* End of Report \*\*\***

**GRANT OF CONSERVATION  
COVENANT** under section 77 of the  
Reserves Act 1977

**FLETCHER CONCRETE AND  
INFRASTRUCTURE LIMITED**

**Owner**

**AUCKLAND COUNCIL**

**Council**

---

SIMPSON GRIERSON  
SOLICITORS  
AUCKLAND

DEED DATED

12 November

2020

PARTIES

1. FLETCHER CONCRETE AND INFRASTRUCTURE LIMITED(Owner)
2. AUCKLAND COUNCIL (Council)

BACKGROUND

- A. The Owner is the i-egistered owner of the Land.
- B. The Owner has agreed to grant to the Council a conservation covenant over part of the Land under section 77 of the Reseli/es Act 1977.

THIS DEED RECORDS THAT:

1. DEFINITIONS AND INTERPRETATION

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In this deed, unless the context indicates otherwise:

**Council** means Auckland Council and includes its successors as territorial authority of the district where the Land is situated and, where appropriate, its officers and agents;

**Covenant Area** means the area marked Z on Deposited Plan 546627;

**Land** means the land at Hunua Quarry, being Lot 2 Deposited Plan 115598 being all the land in record of title NA99C/513 (North Auckland Registry); and

**Owner** means the owner named in this deed and includes the Owner's successors but only as long as they are the registered owner of the Land.

2. COVENANTS

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As from the date of registration of this deed, the Owner covenants under section 77 of the Reserves Act 1977 that it will at the Owner's cost and to the Council's reasonable satisfaction comply with the covenants set out in the Schedule, affecting the Covenant Area

3. COUNCIL'S ACCEPTANCE

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- 3.1 The Council accepts the terms of this covenant, but without limiting any other rights or powers which the Council may have under any statute, bylaw or regulation except as expressly provided in this deed.
- 3.2 The Owner's liability under this deed will not be affected by any delay, extension of time or waiver by the Council, or by the Council failing to enforce any of the covenants.

4. BINDING ON SUCCESSORS

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- 4.1 This covenant has effect in perpetuity and binds the Owner's successors in title as registered owners of the Land, but not so as to make the Owner personally liable

for any breach of covenant committed after the Owner has parted with all Interest In the Land.

4.2 A covenant by two or more persons binds those persons jointly and severally.

5. COSTS

The Owner is to pay the Council's reasonable legal costs In the preparation and execution of this covenant and any release or modification of it.

6. PENALTY FOR BREACH

The Owner must pay the Council the sum of \$2,000.00 as a penalty for each and every breach of the covenants contained In this deed. The Council will Issue a written notice to the Owner identifying the breach, or breaches, and the Owner must pay the Council the sum specified In the notice within 28 days of receipt of the notice. Nothing in this clause limits the Council's rights or powers under the Reserves Act 1977.

7. PROTECTION OF VIEWS FROM NEIGHBOURING PROPERTY

Notwithstanding any other provision In this deed, the Owner Is permitted to trim vegetation within the Covenant Area so that It does not exceed a height of 1.5 metres, as measured from the ground, to ensure that the views of the wider landscape from the neighbouring property, being Lot 4 Deposited Plan 152736, are retained.

EXECUTED AND DELIVERED AS A DEED

SIGNED by FLETCHER CONCRETE AND INFRASTRUCTURE LIMITED as Owner by:

Ian Jones

Full name of director/authorised signatory

BEVAN MCKENZIE

Full name of director/authorised signatory

Signature of director/authorised signatory

Bevan McKenzie

Signature of director/authorised signatory

Witness:  
(If other than two directors sign)

Signature of witness

Full name of witness

Occupation of witness

Address of witness

**SIGNED** for and on behalf of the  
**AUCKLAND COUNCIL** under delegated  
authority:

Jaa Specallst Plaaatag -

cons: Pu:cade: //(!/ltJ •

**SCHEDULE**

**COVENANTS**

1. To ensure the ongoing protection of the Covenant Area, the Owner must manage the Covenant Area with the purpose of:
  - eradicating feral cats, rabbits, pigs, deer, goats, possums, rats, and stoats and other mustelids;

eradicating noxious weeds, exotics and environmental plant pests;

providing a suitable habitat for bird life;

encouraging plants that are a food source to bird life; and

encouraging the natural regeneration of native vegetation.
2. The Owner must not without the Council's prior written consent cause or permit any of the following to occur or be on the Covenant Area:
  - any domestic cats or dogs or grazing animals;
  - any excavation; or
  - the pumping of any groundwater.
3. The Owner must not do, or allow to be done, any of the following acts on the Covenant Area:
  - fell, remove, destroy or damage any indigenous vegetation (unless the prior written approval of the Council is obtained);
  - introduce any substance injurious to any indigenous vegetation, or do anything that may prejudice the health of any indigenous vegetation;
  - carry out earthworks, remove soil rock or stone, or damage or destroy the natural environment or landscape amenity in any way;
  - store, dump, pile or place or allow to accumulate any rubbish or waste material of any kind;
  - allow decaying vegetation, tree branches or substances of any kind to be deposited on or remain (except that naturally occurring from the indigenous vegetation);
  - erect, place or construct any building, fence, hoarding or other structure of any kind (other than stock proof fences around the perimeter of the covenant area);
  - take any action or do anything to cause deterioration of any natural flow or supply of any watercourse or recourse; or
  - light any fires or allow any fires to spread.
4. The Owner must take reasonable steps to:

Gra11t of Conservation Covenant

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prevent the introduction or spread of all exotic tree species, and noxious plants and weeds;

promptly repair any damage to the indigenous vegetation caused by human intervention by replanting and reseeding using indigenous species:

- eradicate nuisance, noxious and invasive species of flora;
- keep the Covenant Area free from plant pests;

prevent erosion as far as practicable: and

exclude the general public.

5. At the request of the Council, the Owner must do all things reasonably necessary to give proper effect to the Intent of this covenant to protect the Indigenous vegetation and the Covenant Area.
6. The Owner must erect and maintain fencing in stockproof condition around the boundary of the Covenant Area so as to prevent entry to the Covenant Area by grazing animals. The standard of that fencing is to be a 7-wire fence with posts no more than five metres apart and with a minimum of five battens between each post and otherwise is to be as defined in paragraph 7 of the second schedule to the Fencing Act 1978,
7. The Owner may not grant any easements or concessions in respect of the Covenant Area.
8. The Owner may not do anything or permit anything to occur or to remain on the Covenant Area which in the Council's opinion is prejudicial to the aim and purpose of this Conservation Covenant.
9. If the Owner becomes aware of any damage to or any destruction of the natural vegetation, fauna, or landform, or of anything prejudicial to the aim and purpose of this Conservation Covenant occurring in the Covenant Area the Owner must immediately give written notice to the Council.
10. Any officer or authorised agent of the Council may obtain access onto the Land to examine and record the condition of the Covenant Area or to carry out protection or maintenance work on the Covenant Area consistent with the objectives set out in this covenant. Before doing so, the Council or its officer or agent is to consult with the Owner.
11. Any consent, approval, authorisation or notice to be given by the Council may be given in writing signed by an officer of the Council holding delegated authority to do so, and may be sent by post or email to:

Winstone Aggregates  
PO Box 17-195  
Greenlane  
Auckland 1546  
Attn: Environmental Manager

[environment@winstoneaggregates.co.nz](mailto:environment@winstoneaggregates.co.nz)

Grant of Conservation Covenant

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12. To protect the Covenant Area from the infestation of weeds and pests, the Owner must implement and maintain on an ongoing basis the weed and pest monitoring and control programme set out in the report prepared by Tonkin & Taylor Ltd titled "*Hunua Quarry: Hunua Quarry Symonds Hill extraction pit: Vegetation Management Plan*" dated August 2010 (reference 24863.400). A copy of the report is available on the Council's file for resource consent reference LUC60105191.
13. Any notice to be given by the Owner to the Council must be given in writing and may be sent by post or facsimile to the Council at the following address:

Auckland Council  
Private Bag 92300  
Victoria Street West  
Auckland 1142

**ANNEXURE SCHEDULE - CONSENT FORM<sup>1</sup>**

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent <i>Surname must be underlined</i>	Capacity and Interest of Person giving consent <i>(eg. Mortgagee under Mortgage no)</i>
<p><b>AUCKLAND COUNCIL</b></p> <p>The interest in encumbrance B789270.2 was vested in Franklin District Council by virtue of an Order in Council dated 9 June 1989 and published in the New Zealand Gazette on 13 June 1989 - Issue No. 99 giving effect to a final reorganisation scheme and has subsequently become vested in Auckland Council pursuant to section 35 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009.</p> <p><i>12. nc.u wibn:o-c:e. □</i></p> <p>The interest in <b>Bel'IEI</b> 0683074.1 has become vested in Auckland Council pursuant to section 35 of the Local Government (Tamaki Makaurau Reorganisation) Act 2009.</p>	<p>Encumbrancee pursuant to encumbrances B789270.2 and D683074.1</p>

**Consent**  
*Delete words in [ ] if inconsistent with the consent*  
*State full details of the matter for which consent is required*

Without prejudice to the rights and powers existing under the interest of the person giving consent,

the Person giving consent hereby consents to:



The registration of:

- a. Land Covenant in favour of NA91A/947; and
- b. Conservation Covenant in favour of Auckland Council.

- 2 -

Dated this \_\_\_\_\_ day of  2020

**Attestation**

Signed for and on behalf of Auckland Council by its authorised signatory:    Authorised Signatory	Signed in my presence by: 
	Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed):  Witness name Occupation Address  <p style="text-align: center;"><b>Nadia Naude van der Merwe                  Legal Executive                  Auckland</b></p>

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

2462048.10 | ENC |

MEMORANDUM OF ENCUMBRANCE

WHEREAS NEIL BURNDRED of Papakura, Company Director and JOAN MARRION BURNDRED his wife (hereinafter called "the ENCUMBRANCERS") are registered as proprietors of an estate of freehold in fee simple in all that parcel of land containing 2.5490 hectares more or less being Lot 5 Deposited Plan 152736 being part of Allotment 187 Parish of Hunua and being the whole of the land comprised and described in Certificate of Title Volume 91A Folio 948 (North Auckland Registry) subject to Fencing Covenant in Transfer A.456269 and together with and subject to Rights of Way set out in Easement Certificate No. B.676248.7 and together with and subject to Rights of Way, Water Rights and Telephone and Electricity Easements set out in Easement Certificate No. -aHEL-  
subject to mortgage C.984:19.3 (aeH) R1:1ral ii aak & it:1ited..

*J. JMB*

AND WHEREAS the above described land is situated in the District of Papakura and is subject to the territorial authority of THE PAKURA DISTRICT COUNCIL (hereinafter called "THE COUNCIL")

AND WHEREAS the ENCUMBRANCERS have agreed with THE COUNCIL as a condition of approval of the subdivision to protect in perpetuity the stand of native bush marked "S" on Deposited Plan 152736 and to fence the same with stock proof fences and to grant and make a rent charge with THE COUNCIL in the sum of ONE THOUSAND DOLLARS (\$1,000.00) per annum and to enter into Covenants in THE COUNCIL'S favour for the furtherance of the protection of the said native bush

NOW THIS MEMORANDUM WITNESSETH that the ENCUMBRANCERS DO HEREBY ENCUMBER the said land for the benefit of THE COUNCIL (determinable as hereinafter provided) with the rent charge of \$1,000.00 to be paid to THE COUNCIL by the 1st day of January in each year if demanded by that date. The first payment if so demanded is due on or before the next 1st day of January after the date of this Encumbrance but demand shall not be made unless the ENCUMBRANCERS be in breach of any one of the covenants hereinafter appearing.

AND the ENCUMBRANCERS covenant with THE COUNCIL:

- (a) Not to cut, trim, top, fell, maim or injure any tree or plant growing within the area marked "S" on Deposited Plan 152736 except where such plants are noxious plants within the meaning of the Noxious Plants Act 1978 or are agreed upon by the Encumbrancers and the Council as being undesirable plants.
- (b) Not to cause, permit or suffer any livestock to be or to graze within the area marked "S" on Deposited Plan 152736 and to make a reasonable effort to keep goats, possums and vermin out of the said area.

*J. JMB*

*\* keep livestock out of the  
said fenced area and  
S. JMB*

- (c) At all times hereafter to erect, retain and maintain in good stock proof condition fences along or adjacent to the entire boundaries of the Area marked "S" on Deposited Plan 152736 such fences to be of seven wires and the posts thereof to be no more than 5 metres apart and battens to be no more than 1 metre apart and the fence otherwise to be as described in clause 7 of the second schedule to the Fencing Act 1978 provided however that so long as Lot 4 in its entirety and the area marked "U" being part of Lot 3 and that part of Lot 6 lying between Lots 3, 4 and 5 together with the area marked "S" being part of Lot 5 all on Deposited Plan 152736 shall be totally enclosed by fences which together constitute good stock proof fencing for the areas marked "S" "T" and "U" and so long as the registered proprietors for the time being of Lots 3, 4 and 5 make a reasonable effort to keep goats, possums and vermin out of the said fenced area the Council shall waive the erection, retention and maintenance of fencing along the North Eastern boundary of the said area marked "S" lying at a bearing of 325 degrees 8 minutes and being 135.77 metres in length.
- (d) Not to cause or permit or suffer to be lit any fire within the area marked "S" on Deposited Plan 152736.
- (e) Not to cause or permit or suffer to be lit any fire on any adjacent land owned or occupied by the Encumbrancers or under their control when there may be any risk of fire spreading into any of the area marked "S" on Deposited Plan 152736.
- (f) To permit the Council and its servants at any reasonable time to enter upon the area marked "S" on Deposited Plan 152736 and upon any adjacent or nearby parcels of land in which the Encumbrancers have any interest so as to ascertain whether these covenants are being complied with.
- (g) Not knowingly to cause or permit or suffer rubbish or refuse articles of any description or kind decaying vegetation, tree branches, tree trunks, substances of any description or kind whatsoever, earth, sand, rock, shingle, bark or similar materials to be deposited in any way or allowed to remain upon the said area marked "S" on Deposited Plan 152735 or any part or parts thereof except the natural detritus of the native bush standing upon the said area; and in the event that any such articles or materials shall have been deposited or allowed to remain upon the said area to remove the same as directed by THE COUNCIL or any officer of THE COUNCIL.
- (h) To pay the costs and disbursements of and incidental to this Encumbrance and the registration hereof and at the request of THE COUNCIL or its solicitor or any officer or agent of THE COUNCIL at the cost of the Encumbrancers

*S. JMB*

to execute such further Memorandum and/or do such things as reasonably may be required to give proper effect to the intent of THE COUNCIL that the said stand of native bush be protected in perpetuity.

The above covenants shall be enforceable only against the owners and occupiers for the time being of the land and not otherwise against the Encumbrancers and their successors in title.

In so far as the exercise of its discretion by THE COUNCIL in the circumstances of the approval of the sub-division by THE COUNCIL may amount to monies worth provided by THE COUNCIL within the meaning of Section 31A of the Credit Contracts Act 1981 then the monies worth so provided equates or exceeds the aggregate of the annual rent charge payable by the Encumbrancers during the term hereof.

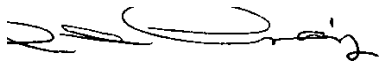
The term of this Encumbrance is 999 years commencing from the date hereof but shall determine and the Encumbrancers shall be entitled to a discharge of this Memorandum if THE COUNCIL be satisfied that the above covenants have become obsolete, unnecessary or no longer enforceable or if the whole of the native bush on the said area shall be destroyed by flood, landslip, or other natural disaster.

It is declared that:

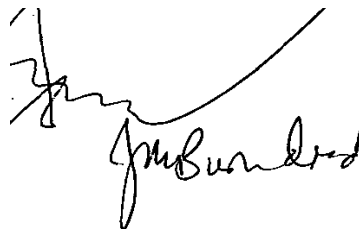
- (a) section 104 of the Property Law Act 1952 applies to this Memorandum of Encumbrance but otherwise
- (b) THE COUNCIL shall be entitled to none of the powers and remedies given to Encumbrances by the Land Transfer Act 1952 and the Property Law Act 1952 and
- (c) No covenants on the part of the Encumbrancers and their successors in title are implied in this Memorandum other than the covenants for further assurance implied by Section 154 of the Land Transfer Act 1952--an

DATED this **zg117** day of January 1993.

SIGNED by NEIL BURNDRED  
and JOAN MARRION BURNDRED  
as Encumbrancers in  
the presence of:



GARY ALLAN CRAIG  
PAPAKIJRA  
SOLICITOR



DATED



IN THE MATTER

of the Land  
Transfer Act 1952

A N D

IN THE MATTER

of the Protection  
of the Native Bush  
on part of the lan'  
in Deposited Plan

N. & J.M. BURNDRED

ENCUMBRANCER

PAPAKURA DISTRICT  
COUNCIL

ENCUMBRANCEE

Correct for the purposes of the Land  
Transfer Act 1952

Solicitor for the Beneficial Interest of the Encumbrancee

5. MARCH 1962  
DISTRICT COURT  
PAPAKURA  
NEW ZEALAND

RICE CRAIG  
SOLICITORS  
PAPAKURA  
C:A:038

## MEMORANDUM OF ENCUMBRANCE

Encumbrance and NEIL BURRIRED of Papakura, Company Director  
JOAN MARRION BURRIRED, his wife

(in this Memorandum called "the Encumbrancer")

Council: FRANKLIN COUNTY COUNCIL duly incorporated  
under the Local Government Act 1974  
(in this Memorandum called "the Council")

### WHEREAS:

- (1) The Encumbrancer is registered as proprietor of an estate in fee simple in the land described in the *Second Schedule*.
- (2) The land is situate in the district of the Council.
- (3) As a result of the circumstances disclosed in the *Third Schedule* the Encumbrancer has agreed: -
  - (a) to grant and make the rent charge with the Council as set out, and subject to the conditions expressed, in the *First Schedule*; and
  - (b) to enter into the covenants in the Council's favour as set out in the *Fourth Schedule*.

DOTH JOINTLY AND SEVERALLY

NOW THIS MEMORANDUM WITNESSES that the Encumbrancer/ENCUMBERS the land for the benefit of the Council as set out in the *First Schedule* AND COVENANTS with the Council as set out in the *Fourth Schedule*.

WITNESSED WHEREOF this memorandum has been executed this  
20<sup>th</sup> day of November, 19 87

SIGNED by the Encumbrancer  
NEIL BURRIRED and JOAN MARRION

BURRIRED  
PA. PAKURA  
50 L. R. C. T. C.

was a'8fffl<edo4'ieret0 in  
the presence of:-

Correct for the purposes of  
the Land Transfer Act 1952

Solicitor for the  
Encumbrancee Council

THE SECOND SCHEDULE (the Land)

*Johns*  
*MR.*  
All those pieces of land FIRST containing 2.82 hectares more or less being Lot 1 on a Plan lodged for deposit in the Land Registry Office at Auckland under No. 120541 being part of Allotment 187 Parish of Hunua and part of the \9Qd comprised and described in Certificate of Title No. 65D/ and the whole of the land comprised and described in Certificate of Title No. 69D/366 (North Auckland Registry)

64

SUBJECT TO: (1) Fencing Covenant in Transfer No. A456269.  
(2) The Rights of Way referred to in Easement Certificate No. B676248.7.  
(3) Section 309(1) (a) Local Government Act 1974.

*i*  
SECONDLY containing 2.99 hectares more or less being Lot 2 on a plan lodged for deposit in the Land Registry Office at Auckland under No. 120541 being part of Allotment 187 Parish of Hunua and part of the land comprised and described in Certificate of Title No. 65D/ and the whole of the land comprised in Certificate of Title No. 69D/367 (North Auckland Registry)

SUBJECT TO: (1) Fencing Covenant in Transfer No. A456269.  
(2) The Rights of Way referred to in Easement Certificate No. B676248.7.  
(3) Section 309(1) (a) Local Government Act 1974.

THE THIRD SCHEDULE (the Circumstances)

*I/ {5,1*  
*/.fv-*  
*AI!!*  
*1/11:1*  
Application has been made to the Council for approval of a subdivisipnal plan of part of the land in Certificate of Title No. 65D/m North Auckland Registry lodged with the Council under No. 284 and one of the conditions of such approval is that the stand of native bush within the area delineated in the colour gree op the diagram annexed hereto and marked with the letter "A" lo portion of the said land be protected the Council having accepted the offer of the Encumbrancer that the said condition be satisfied by the Encumbrancer executing this Encumbrance in registerable form and that the Encumbrancer enter into the covenants contained in the Schedule hereto.

FOURTH SCHEDULE (the Covenants)

- (a) not to cut trim top fell maim or injure any tree or plant growing within the area of native bush shown on the said diagram except where such plants are noxious plants within the meaning of the Noxious Plants Act 1978;
- (b) not to cause permit or suffer any stock to be or graze within the area of native bush shown coloured green on the said diagram;
- (c) to at all times hereafter erect retain and maintain in good stock-proof condition a fence around the perimeter of the said area of native bush shown coloured green on the said diagram as hereinbefore described such fence to be erected to the following specification namely a 7-wire

fence the posts thereof at a maximum of five metres apart, battens to be a minimum number of five between posts, the fence to be otherwise as described in Clause 7 of the Second Schedule to the Fencing Act 1978;

- (d) not to cause or permit or suffer to be lit any fire within the area of native bush shown on the said diagram or on any adjacent land owned or occupied by it or under its control when there may be a risk of fire spreading into the area of native bush shown coloured green on the said diagram;
- (e) to permit the Inspectors or other staff or officers of the Council to enter at any reasonable time upon the land upon which the said area of native bush is located, and upon any adjacent or nearby pieces of land in which the Encumbrancer has any interest, so as to ascertain whether the covenants herein are being complied with;
- (f) to pay the costs and disbursements of and incidental to the preparation, stamping and registration of this Encumbrance and upon request of the Council or by any person purporting to act as the solicitor or agent of the Council at the cost of the Encumbrancer execute such further Memorandum and/or do such things as may be reasonably required to give proper effect to the intent of the condition of the previously recited approval of the Council.

FIFTH SCHEDULE

This rent charge shall immediately determine and the Encumbrancer shall be entitled to a discharge of this Memorandum of Encumbrance either upon the Council being satisfied that the covenants of the Fourth Schedule have become obsolete, unnecessary or no longer enforceable or if the whole of the said area of native bush delineated on the said diagram shall be destroyed by flood, landslip, or other natural disaster.

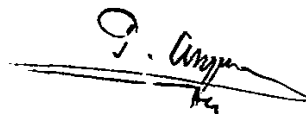


**FIRST SCHEDULE**  
(Terms and Conditions of Encumbrance)

1. The term of this Encumbrance is 999 years commencing from the date hereof subject to earlier determination in the events provided in the *Fifth Schedule*.
2. The rent charge is ONE THOUSAND DOLLARS (\$1,000.00) to be paid to the Council by the 1st day of January in each year if demanded by that date. The first payment if so demanded is due on or before the 1st day of January next succeeding the date of this Memorandum. PROVIDED HOWEVER that demand shall not be made unless the Encumbrancer is in breach of
3. one or more of the covenants contained in the *Fourth Schedule*. The covenants of the *Fourth Schedule* shall be enforceable only against the owners and occupiers for the time being of the land and not otherwise against the Encumbrancer and his successors in title.
4. Section 104 of the Property Law Act 1952 applies to this Memorandum of Encumbrance but otherwise (and without prejudice to the Council's rights of action at common law as a rent-chargee):-
  - (a) The Council shall be entitled to none of the powers and remedies given to Encumbrancees by the Land Transfer Act 1952 and the Property Law Act 1952; and
  - (b) No covenants on the part of the Encumbrancer and his successors in title are implied in this Memorandum other than the covenants for further assurance implied by Section 154 of the Land Transfer Act 1952.
5. Insofar as the exercise of its discretion by the Council in the circumstances set out in the *Third Schedule* may amount to moneys worth provided by the Council within the meaning of Section 3(1)(a) of the Credit Contracts Act 1981 then the moneys worth so provided equates or exceeds the aggregate of the annual rent charge payable by the Encumbrancer during the term hereof.
6. In the event of the Encumbrancer wishing to enter into a mortgage or mortgages of the land to have priority to this Memorandum the Encumbrancer shall be entitled at his own cost in all things to a Memorandum of Priority granted by the Council in favour of any such mortgages or mortgages PROVIDED that the mortgagee thereunder consents to and acknowledges that it is bound by the covenants of this Memorandum for the purposes of Section 105 of the Land Transfer Act 1952.
7. In this Memorandum and its Schedules:-
  - (a) "the land" refers to that described in the *Second Schedule* and any part of it.
  - (b) "Schedule" refers to the several Schedules attached to this Memorandum.
  - (c) Words importing the singular number or plural number shall include the plural number and singular number respectively and words importing the masculine gender shall include the feminine or neuter gender.

*JWS*  
*JS*

*Confirmed with Mrs M. Crawford that  
within will suffice purpose of Proposed Conservation  
Covenants on Plan 120521*

*G. Gwynne*  




MEMORANDUM OF ENCUMBRANCE

The Rural Banking and Finance Corporation of New Zealand as Mortgagee of the Land under and by virtue of Memorandum of Mortgage No. B. 304530.2

N. & J. BURNDRED

Encumbrance.

HEREBY CONSENTS to and acknowledges that it is bound by the above-written Memorandum of Encumbrance for the purposes of Section 105 of the Land Transfer Act 1952.

FRAZER KLIN COUNTY COUNCIL

Council

SIGNED by the Rural Banking and Finance Corporation of New Zealand as Mortgagee by

GARY FRANK HEWITT

Handwritten signature of Gary Frank Hewitt

acting for the said corporation pursuant to Section 16 of the Rural Banking and Finance Corporation Act 1974 in the presence of;

C-J

CHIKIOLLE-1791/4  
RURAL BANKING AND FINANCE CORPORATION  
111 VAH 6th G, AUCKLAND

Rice Craig Nominees Limited as Mortgagee of the Land under and by virtue of Memorandum of Mortgage No. B.304530.3 HEREBY CONSENTS to acknowledges that it is bound by the above-written Memorandum of Encumbrance for the purposes of Section 105 of the Land Transfer Act 1952.

IV  
10 5 1 18 13  
PARTICULARS ENTERED  
AND REGISTRY AUCKLAND  
ASST LAND REGISTRAR  
699/366.367

The Common Seal of

THE RICE CRAIG NOMINEES LIMITED was hereunto

affixed in the presence of;

Handwritten signature of a director

DIRECTOR

DIRECTOR



BRANDON BROOKFIELD  
SOLICITORS,  
AUCKLAND.



## Nick Pollard

---

**From:** Warwick Pascoe [REDACTED]  
**Sent:** Tuesday, 24 March 2026 8:59 pm  
**To:** Pherne Tancock  
**Cc:** Philip Heffernan (Winstone Aggregates); Nick Pollard; Emma Chandler  
**Subject:** RE: Groundwater Availability - Hunua West  
**Attachments:** PRR00043394-Section 30 response-Final\_24March.pdf

Good evening Pherne

Final copy of the section 30 letter as requested

Ngā mihi mahana

**Warwick Pascoe** | Principal Project Lead  
Auckland Council | Premium Resource Consents  
Level 6 (North), 135 Albert Street

24 March 2026

Fletcher Concrete & Infrastructure Ltd  
PO Box 17195  
Greenlane  
**AUCKLAND 1546**

Attention: Pherne Tancock, Barrister

Kia ora Pherne,

### **HUNUA QUARRY EXPANSION – SECTION 30 FAST TRACK APPROVALS ACT 2024**

Further to your formal notice pursuant to Section 30(2) of the Fast Track Approvals Act 2024 (FTAA) on behalf of Fletcher Concrete & Infrastructure Ltd (trading as Winstone) dated 21 January 2026, this letter is a response in accordance with the requirements of Section 30(3) FTAA.

Firstly, it is noted that Winstone already hold consents to abstract groundwater from the Hunua West aquifer, the same natural resource from which Winstone seek an increase in allocation as part of their Fast Track application.

Therefore it's concluded that Section 30(1) applies, on the assumption that Section 30(1)(b) is met in situations where an authorised person holds an existing resource consent for the same activity using some or all of the same natural resource and is seeking an increased level of abstraction for which it doesn't hold consent.

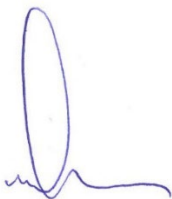
Based on a review of Council records I can confirm that no existing resource consents to which Section 124C(1)(c) or 165Z1 of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act have been identified on or adjoining the subject site.

For completeness I note the existence of a number of water permits for the abstraction of groundwater from the same Hunua West aquifer to be utilised by Winstone for an increased groundwater take in the event that their FTAA application is granted – see Table 1.

A review of these, along with an estimate of permitted takes, by specialists acting for the Council and Winstone, has concluded that there is sufficient available groundwater allocation to enable all takes to be fully exercised – see Attachment 1.

Therefore there is no requirement for any action on the part of Auckland Council in respect of Section 30(4) FTAA.

Kia pai tō kōrua rā



**Warwick Pascoe**  
Principal Project Lead  
Premium Resource Consents

**Table 1: Water permits, applications, permitted activities & Section 14(3)(b) RMA to take water from the Hunua West Aquifer**

<b>Consents</b>	<b>Consent Holder</b>	<b>Annual Allocation (m3/yr)</b>
WAT60412731 <sup>1</sup>	Fletcher Building Ltd	0
WAT60152106-A <sup>2</sup>	Winstone Aggregates Ltd	0
WAT60277068-C	Stevensons Aggregate Ltd	249,660
WAT60277318	Fahey Road Bombay	117,000
WAT60430618	Far North Evergreen Ltd	30,200
<b>Application</b>	<b>Applicant</b>	
Fast Track application	Winstone Aggregates Ltd	952,650
<b>Permitted takes</b>		
		20,000
<b>Section 14(3)(b) RMA</b>		
		51,526
<b>Total consented/permitted allocation</b>		<b>1,421,036</b>
<b>Hunua West allocation limit</b>		<b>1,617,000</b>
<b>Remaining availability</b>		<b>195,964</b>
<b>Notes</b>		
1 – This consent (with an annual volume of 730,000m <sup>3</sup> /yr) will be surrendered if the Fast Track application is granted		
2 – This consent authorises both consumptive & dewatering abstraction (2,000m <sup>3</sup> /day & 3,340m <sup>3</sup> /day respectively), however only the former counts towards the consented allocation total in line with Auckland Council's current position on dewatering takes. The consumptive component will be surrendered if the Fast Track application is granted		

# Meeting Agenda / Minutes

## Hunua Quarry Development

**Venue** Hunua Quarry - Entrance

**Date** 10am - 12 February 2026

- Present**
- Phil Heffernan - Project Manager, Winstone Aggregates
  - Leo Hills– Traffic Engineer – Commute Consultants
  - Ripul Sachdeva– Traffic Engineer – Auckland Council
  - Zihao Lin– Development Engineer - Auckland Council
  - Nagaraj Prabhakara– Traffic Engineer – Auckland Transport

### Apologies

Item	Comment	Actions
<b>Introduction</b>	PH and LH provided an overview of the site and a summary of the Hunua Fast Track Application, including key drivers, programme considerations, and strategy.	
<b>Discussions</b>	<ul style="list-style-type: none"> <li>• RS and NP agreed that upgrade to the front gate and interaction with Hunua Road would be beneficial.</li> <li>• Discussion regarding an island to separate the two lanes.</li> <li>• Discussion regarding ensuring (as currently) the access into the stockyards is sealed and has appropriate lighting.</li> <li>• Question from ZL regarding the sewage connections.</li> <li>• Agreement to update the draft traffic report to detail the discussion on site and be submitted in draft to Auckland Council and Auckland Transport for comment.</li> </ul>	<p>PH to check services regarding sewage</p> <p>LH/PH to send updated report</p>

## Nick Pollard

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**From:** Warwick Pascoe [REDACTED]  
**Sent:** Monday, 9 March 2026 12:50 pm  
**To:** Nick Pollard  
**Cc:** Philip Heffernan (Winstone Aggregates); Phernne Tancock; Emma Chandler; Nagaraj Prabhakara (AT); Ripul Sachdeva  
**Subject:** FW: PRR00043394, Hunua Quarry FT application - project co-ordination- 489 Hunua Road

Good afternoon Nick,

Please see below AT's comments on the traffic report sent through on 27 Feb

Feel free to reach out to Nagaraj directly if there's anything you'd like clarified, but please do copy Emma and me in

Kia pai tō rā

**Warwick Pascoe** | Principal Project Lead  
Auckland Council | Premium Resource Consents  
Level 6 (North), 135 Albert Street

Mobile [REDACTED]

---

**From:** Nagaraj Prabhakara (AT) [REDACTED]  
**Sent:** Monday, 9 March 2026 8:56 am  
**To:** Emma Chandler [REDACTED]  
**Cc:** Warwick Pascoe <[REDACTED]>; Ripul Sachdeva [REDACTED]  
**Subject:** RE: PRR00043394, Hunua Quarry FT application - project co-ordination- 489 Hunua Road

Good morning Emma,

Hope you had a nice weekend. The attached traffic report prepared by Commute dated 27<sup>th</sup> Feb 2026 does not include the supporting documents for Appendix C: Modelling Results & Appendix D: Access upgrade.

Please find the AT's initial review comments f

### Site Vehicle Access

1. AT supports, in principle, the provision of the right-turn bay and the squaring-up of the site access. However, several detailed matters need to be addressed further in the substantive application.
2. Vehicle tracking for the revised layout is required using truck-and-trailer units. The tracking diagrams must demonstrate that a truck-and-trailer can turn into the site while another vehicle of the same type is turning out at the same time.
3. The widths of the lanes and the right-turn bay must be clearly shown on the drawings. Please clearly illustrate:
  - Where road widening and shoulder widening will occur, and

- The resulting impacts on existing roadside features.

This includes potential slope stability / geotechnical impacts on one side, and power poles, possible retaining wall requirements, and guardrail considerations on the opposite side.

4. The Transport Assessment Report (TAR) identifies a Safe Intersection Sight Distance (SISD) of 123 m based on an assumed 60 km/h operating speed.

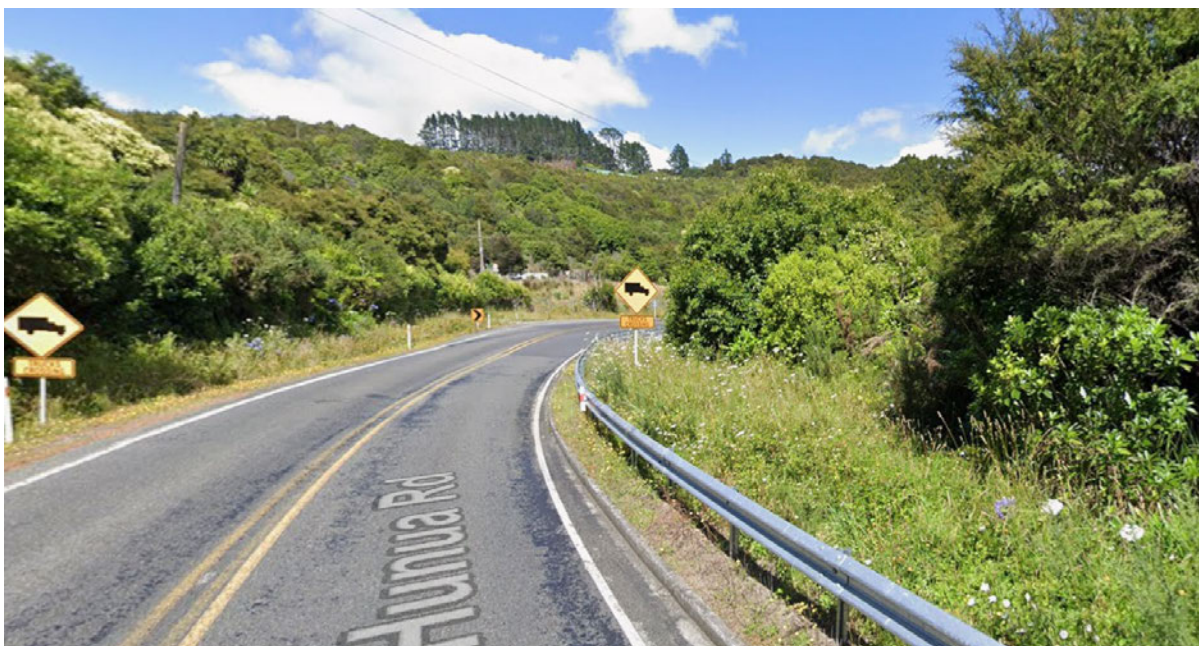
According to Austroads guidance, an additional 10 km/h is typically added to the operating speed when assessing SISD. Alternatively, the applicant may undertake a speed survey near the site entrance and use actual measured speeds for the SISD assessment.

It appears that achieving the required SISD to the east will require drivers exiting the site to see across the inside of the road curve.



5. The vegetation on the inside of the curve is not being well maintained. The Street View images below from January 2026 (top) and May 2017 (bottom) show that dense, bushy vegetation on the inside of the curve has progressively reduced sight distances between the quarry entrance and drivers approaching from the east.

The applicant should consider proposing a condition requiring ongoing maintenance of this vegetation to ensure it remains low enough to preserve Safe Intersection Sight Distance (SISD). This mitigation should be offered in perpetuity to address long-term safety risks.





6. There is a stone wall with a quarry sign located near the entrance. The applicant should check and confirm that this structure will not obstruct visibility for drivers using the new access layout, particularly regarding sightlines to oncoming traffic from the east.
7. Accessway Levels and Gradient Requirements: Street View imagery shows a noticeable level difference between the existing access and the main carriageway of Hunua Road near the site gate (see below). AT expects that constructing the new access layout will require regrading a significant length of the existing accessway to achieve suitable approach gradients near the site entrance.

When the applicant submits the substantive application, they should include a 3D design of the accessway area demonstrating that all areas used by turning and waiting trucks will have appropriate gradients that comply with relevant design standards and allow safe vehicle manoeuvring.



#### **Truck Movements from the West**

8. Please confirm the number of trucks accessing the site from the west. Hunua Road is less suitable for truck movements in this direction, so if the proposal generates more than a very

small number of additional truck movements from the west, the applicant may need to provide a more detailed assessment of this route.

## Crash History

9. AT recommend that the applicant include a review of the recorded crash history on the Quarry >> Hunua Rd >> Settlement Rd >> Beach Rd >> SH1 interchange route filtering out crashes not involving trucks in their substantive application.
10. CAS Crash IDs **2025326299** and **2023273856** both relate to serious-injury crashes involving trucks on the same curve on Hunua Road, west of the site. In both instances, vehicles crossed the centreline and collided with an oncoming vehicle. While it appears that the car drivers not the truck drivers were primarily at fault, the crashes still indicate a concerning crash pattern that the proposal could potentially exacerbate.  
AT recommends that the applicant provide additional assessment of this location in the Transport Assessment Report (TAR) for the substantive application and investigate potential mitigation measures. One possible mitigation measure is benching of the slope on the inside of the curve, which, when combined with shoulder widening, could improve forward visibility and reduce crash risk.

## Trip Generation Assessment and Related Effects

11. Figure 6 of the TAR assesses truck movements based on 35-tonne trucks. While AT is aware that quarry customers generally prefer using truck-and-trailer configurations (for economic efficiency and higher payload capacity), there will inevitably be situations where single-unit trucks are used—for example, when a full load is not required or when the destination site cannot accommodate a truck and trailer.  
AT suspects that the applicant may not have accounted for these single-unit truck movements, which could result in a slight underestimation of total truck movements.  
Please request that the applicant confirm the vehicle mix and payload assumptions used in the assessment and revise the trip generation calculations if required.

12. Minor Inconsistencies / Issues in TAR Sections 4 and 5  
There are several minor inconsistencies and issues within Sections 4 and 5 of the TAR that should be clarified by the applicant:
  - a. AM Peak Trip Generation Discrepancy  
Section 4.3 states that the proposal will generate 85 additional truck movements in the AM peak period. However, Figure 14 in Appendix B shows only 80 new truck movements (40 in each direction).  
The applicant should reconcile this discrepancy and confirm the correct AM peak trip numbers.
  - b. Traffic Survey Timing – 16 December 2025  
Section 2.3 notes that intersection surveys were undertaken on 16 December 2025, which is the week before Christmas. Traffic volumes during this period are typically lower than normal away from retail centres because:
    - Schools and universities commonly close for the year around mid-December.
    - Many people begin annual leave prior to Christmas.

The Settlement Road / Hunua Road intersection is located near Edmund Hillary School, and if the school was not operating on the survey day, the observed AM peak volumes may be significantly lower than those on a typical school day.

The applicant should confirm whether school was in session during the survey and, if not, reassess or adjust the traffic modelling accordingly.

13. SIDRA modelling appendix to be provided.

### Potential Adverse Effects on Pavement from Additional Truck Movements

14. Any increase in extraction volumes will result in a corresponding increase in heavy vehicle trips. These additional heavy vehicle movements impose greater loading on the pavement, accelerating wear and reducing the remaining life of the pavement structure. This also has implications for ongoing maintenance costs.

AT recommends that the operator provide a contribution towards ongoing pavement maintenance and any required pavement upgrades. The scale of this contribution can only be determined through a detailed Traffic Impact Assessment (TIA) and an associated Pavement Impact Assessment (PIA).

### Truck Route

15. Please confirm the proposed truck route associated with the activity.

**Speed calming devices:** AT recommends that speed-calming devices be installed at the vehicle crossing and within the internal driveway to ensure a low-speed environment is achieved and that vehicles exit the site at reduced speeds. Council's Traffic Engineering team will provide comments on the internal driveway design matters.

Kind regards,

Nagaraj Prabhakara | Principal Development Planner  
Development Planning South  
Auckland Transport  
Level 3, 20 Viaduct Harbour Avenue

[www.at.govt.nz](http://www.at.govt.nz)




---

From: Nick Pollard [redacted]  
Sent: Friday, 27 February 2026 4:04 pm  
To: Emma Chandler [redacted]; Warwick Pascoe [redacted]  
Cc: Phernne Tancock [redacted]; Claire Kelly [redacted]; Lucy Deverall [redacted]; Philip Heffernan (Winstone Aggregates)  
>  
Subject: RE: RE: Hunua Quarry FT application - project co-ordination

Kia ora Emma and Warwick

As discussed at our project coordination meeting on Tuesday we've been working to get consultation draft technical assessments to you to commence your review.

Please find these below

-  [Hunua Quarry Development Acoustics and Vibration Consultation Draft\\_20260223.pdf](#)
-  [Hunua Quarry Development archaeological assessment report\\_v2.pdf](#)
-  [Hunua Quarry Development Transportation Assessment Consultation Draft 260223 .pdf](#)

More will follow in the coming as week as they are ready.

Please let us know if you have trouble in accessing the documents.

Regards

Nick

**Nick Pollard** | Planner | Partner | Full Member, New Zealand Planning Institute

E: [nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz) | D: +64 9 359 5234 | M: +64 21 424 175 | LEVEL 3 | 82 WYNDHAM STREET | AUCKLAND  
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**From:** Maria Eliza <Maria.Eliza@water.co.nz>  
**Sent:** Wednesday, 4 March 2026 2:03 pm  
**To:** Shalini Sanjeshni (Winstone Aggregates)  
**Subject:** Re: Hunua Quarry Development - Fast Track



Yes that's fine.

Regards,  
Maria

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Wednesday, March 4, 2026 1:58 PM  
**To:** Maria Eliza <Maria.Eliza@water.co.nz>  
**Subject:** Re: Hunua Quarry Development - Fast Track

Thanks Maria.

Is this even if the works are still within the consenting/ planning space and we will not have detailed design?



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

[/winstone-aggregates](#)

[/WinstoneAggregatesNZ](#)

[Winstoneaggregates.co.nz](#)

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**From:** Maria Eliza <Maria.Eliza@water.co.nz>  
**Sent:** Wednesday, March 4, 2026 1:57 PM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Subject:** Re: Hunua Quarry Development - Fast Track

Hi Shalini,

You will need to submit a Works Over Application and the Works Over team will be in touch. More information and the link to apply can be found on our website at <https://www.watercare.co.nz/builders-and-developers/about-works-over/working-near-or-over-our-assets>

Regards,

**Maria Eliza** | Operations Manager Water Transmission | Watercare Services Limited

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Wednesday, March 4, 2026 8:49 AM  
**To:** Maria Eliza <maria.eliza@water.co.nz>  
**Subject:** Hunua Quarry Development - Fast Track

Kia ora Maria,

I am reaching out from Winstone Aggregates regarding a fast-track consent application we are preparing for the Hunua Quarry located at 489 Hunua Road. The proposed development seeks to extend the existing Symonds Pit to enable:

- The quarry’s production life to be extended, providing access to up to 80 years of aggregate supply, ensuring long-term certainty for Auckland’s infrastructure growth needs.
- A reduction in the amount of aggregate imported into the region, helping to lower infrastructure and housing development costs as well as associated emissions.

As part of this development, we are proposing safety upgrades to the front access gate at the Hunua Quarry. We anticipate some construction activity within the road corridor.

We understand that Watercare has an existing water pipeline beneath this section of the road. As such, we would like to discuss our proposed works with the appropriate Watercare representative as part of the fast-track application process. Please note that the proposed works would only commence once fast-track approval is granted and detailed design is completed.

Could you please advise who the best person or team would be to engage with on this matter?

Thank you in advance for your assistance, and please let me know if you need any further information from our end.

Ngā mihi,

Shalini



**Shalini Sanjeshni**

Project Coordinator

+64 27 289 7196

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# Minutes

<b>BM250767</b>	<b>Mahitahi</b>	
8 December 2025	1:00 – 2:00pm	Teams
Meeting purpose	Initial Introduction of the Hunua Quarry Development Substantive Application	
Meeting called by	Pherne Tancock	
Attendees	Greg Walter	Heritage New Zealand Pouhere Taonga (Heritage NZ)
	Tharon Bloomfield	
	Craig Reidy	
	Pherne Tancock	Harbour Chambers
	Ellen Cameron	Clough and Associates
	Nick Pollard	Boffa Miskell
Apologies	Mary Kienholz	NZHPT
Distribute to all above, plus:	Phil Hefernan	Winstone Aggregates
<p>Information shared on 5 December 2025:</p> <ul style="list-style-type: none"> <li>• <i>'Project Mahitahi Project Description_for consultation purposes_20251205'</i> with attachments including: <ul style="list-style-type: none"> <li>- Stage project plans entitled: <ul style="list-style-type: none"> <li><i>'Hunua Quarry FTA Stage 0 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 1 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 2 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 3 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 4 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 5 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 6 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 7 Quarry Design'</i></li> <li><i>'Hunua Quarry FTA Stage 8 Quarry Design'</i></li> </ul>                     (digitally created on 18 November 2025)                 </li> <li>- Appendix B – Auckland Unitary Plan (Operative In Part) – Preliminary Planning Assessment</li> <li>- Appendix C – Other Approvals</li> </ul> </li> </ul>		
<b>Minutes</b>		
<b>Item Number</b>	<b>Item Description</b>	<b>Owner</b>

<p>1.</p>	<p><b>Introductions</b> Project description and proposal summarised from the information shared.</p> <p>Ellen confirmed that a archaeological authority would be sought on a precautionary basis given the current understanding and low risks associated with the site in terms of archaeology. Annual reporting would be provided as the project progresses. Current approach would be to seek an authority for duration of the consented works e.g.: 35-years.</p> <p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>➤ Confirmation that annual reporting would be appropriate.</li> <li>➤ Greg noted longest authority durations and preferred e.g.: 5 maybe 10-years. Noted that the discretion rests with FTAA panel .</li> <li>➤ Expectation that the same level of information would be provided with a 'risk management authority.'</li> </ul>	<p>Nick / Ellen and Pherne</p>
<p>2.</p>	<p>Pherne outlined details on lodgement date of 6 March 2026 and information exchange in the meantime e.g.: draft reports in February.</p> <p><b>Discussion</b></p> <ul style="list-style-type: none"> <li>➤ NZHPT welcomed the opportunity to provide further comment prior to lodging the substantive application.</li> <li>➤ Request made that the substantive application groups the archaeology authority application along with consultation summary including cultural reporting in combined pdf form.</li> <li>➤ Lessons learnt from other applications including Drury Quarry Expansion (Sutton Block)</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>➤ Ellen to prepare an early draft of Risk Management Authority to share with NZHPT team.</li> </ul>	<p>Pherne</p> <hr/> <p>Ellen</p>

Additional notes:

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From: ellencameron@clough.co.nz <[REDACTED]>

Sent: Monday, 23 February 2026 5:20 pm

To: Stuart Bracey [REDACTED]

Cc: Greg Walter [REDACTED]; Liat Oz [REDACTED]; Craig Reidy [REDACTED]

Subject: Hunua Quarry Fast Track report for consultation review

Kia ora Stuart,

I have attached the archaeological assessment, archaeological mangament plan and conditons for the fast-track application for the Hunua Quarry development for review. Please feel free to contact me if you have any queries and if you would like to arrange a meeting to discuss as part of the consultation process, please let us know and we can arrange this.

Nga mihi

Ellen

# Meeting Agenda / Minutes

## Hunua Quarry Development

**Venue** Hunua Quarry - Entrance

**Date** 9am - 23 January 2026

**Present**

- Phil Heffernan - Project Manager, Winstone Aggregates
- Cam Russell – Senior Projects and Environmental Advisor, Winstone Aggregates
- Carolyn Wratt – Department of Conservation

### Apologies

Item	Comment	Actions
<b>Introduction</b>	PH and LH provided an overview of the site and a summary of the Hunua Fast Track Application, including key drivers, programme considerations, and strategy.	
<b>Site visit</b>	Overview of the quarry, discussion around the 150RL pond, view of the pit floor and the sump.	

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**From:** Phernne Tancock [REDACTED]  
**Sent:** Friday, March 6, 2026 10:03 AM  
**To:** Carolyn Wratt [REDACTED]  
**Cc:** Philip Heffernan (Winstone Aggregates) [REDACTED]  
**Subject:** Re: Concessions and Conservation covenants

Hi Carolyn

Thanks for your email. As an update, Winstone has delayed lodging its application slightly, so it will not be lodged today. Winstone is confirming a new lodgement date, likely 2 weeks away or by the end of the month. Very keen to make the most of that time to consult with DOC.

I expect to send you a draft ecology report next week. Could we schedule an initial meeting with Ian Boothroyd, Nick, and me to provide an overview of these matters?

Do you have experts lined up now?

Thanks  
Phernne.

---

**From:** Carolyn Wratt [REDACTED]  
**Date:** Thursday, 5 March 2026 at 2:27 PM  
**To:** Phernne Tancock [REDACTED]  
**Cc:** Ian Boothroyd [REDACTED], Nick Pollard [REDACTED]  
[REDACTED] <[REDACTED]@[REDACTED].nz>, Philip Heffernan (Winstone Aggregates) [REDACTED]  
**Subject:** RE: Concessions and Conservation covenants

Hi Phernne

We play a mean game of telephone tag don't we? Lol

Firstly thanks so much to Ian for responding so quickly to my request for further information, that was most helpful.

The application has been categorised as being of moderate-high interest and importance to DOC.

I have some more questions:

1. What is your intended date for lodging the substantive application? Are you still thinking tomorrow?

2. Are you able to make the ecological assessments available to DOC please?
3. There was a lot of interest in the details of the ecological offsetting, landscape mitigation, compensation and stream enhancement measures so any additional information on these matters would be helpful.

Many thanks

C

---

**From:** Pherne Tancock [redacted]  
**Sent:** Thursday, 5 March 2026 8:44 am  
**To:** Carolyn Wratt [redacted]  
**Cc:** Ian Boothroyd [redacted]; Nick Pollard [redacted] nz>; Philip Heffernan (Winstone Aggregates) [redacted]  
**Subject:** FW: Concessions and Conservation covenants

Hi Carolyn

Please see Ian Boothroyd's email below, which answers your questions. Obviously, far more detailed information can be provided, but this should help for your meeting.

Thanks

Pherne.

---

**From:** Ian Boothroyd [redacted]  
**Date:** Thursday, 5 March 2026 at 8:36 AM  
**To:** Pherne Tancock <[redacted]>, Nick Pollard [redacted], Philip Heffernan (Winstone Aggregates) [redacted]  
**Subject:** RE: Concessions and Conservation covenants  
Hi, Responses below

1. What avian species are present in the mature vegetation as well as the wetlands, in particular bittern (this is a high priority species for DOC at the moment)? As part of the application, is there a stocktake of species present?

*Response*

Avian species recorded from forest in tables below. These are recorded as a list in the ecology report.

**Table 9:** Total number of individual native birds seen or heard during the 5MBC surveys within the Site, Hunua Quarry, October to December 2025.

Species	Threat Status (Robertson et al., 2021)	Total Seen & Heard	% of total observations
Māpunga / black shag	<b>At Risk - Naturally Uncommon</b>	1	0.005
Pīwakawaka / fantail	Not Threatened	14	0.063
Riroriro / grey warbler	Not Threatened	34	<b>0.153</b>
Kāhu / swamp harrier	Not Threatened	10	0.045
Kererū / NZ pigeon	Not Threatened	5	0.023
Kōtare / sacred kingfisher	Not Threatened	15	0.068
Pīhoihoi / NZ pipit	<b>At Risk - Naturally Uncommon</b>	1	0.005
Pūkeko / pukeko	Not Threatened	10	0.045
Pipīwharaura / shining cuckoo	Not Threatened	4	0.018
Tauhou / silvereye	Not Threatened	29	<b>0.131</b>
Spur-winged plover	Not Threatened	2	0.009
Tūi / tui	Not Threatened	65	<b>0.293</b>
Warou / welcome swallow	Not Threatened	32	<b>0.144</b>
Total		222	1.00

No specific surveys for birds were undertaken in wetlands within the forest. No bittern were recorded or heard during bird checks. The wetland areas are all small Parataniwha dominated features within gullies and well shaded within mature forest. Bittern would not be expected to occur, even transitional, in such inaccessible features.

## 2. Will disturbance of fauna be required other than lizards?

### *Response*

Extensive acoustic recordings were undertaken for Bats – one in 2021, and three separate month-long periods in October and December 2025, and February 2026.

No bat activity was recorded on any occasion or location. No disturbance to bats is anticipated but tree felling protocols are recommended.

Searches for Hochstetter’s frogs were undertaken in Mangapū Stream tributary. Some acceptable habitat was observed but no frogs were recorded. No disturbance to frogs is anticipated.

Disturbance to bird nesting is anticipated and avoidance of nesting season and/or nest check protocols are recommended.

## 3. Are there records of banded kokopu, redfin bully and Cran’s bully being present in the streams?

### *Response*

E\_DNA sampling detected banded kokopu, longfin and shortfin eels in both the Mangapū Stream tributary and mainstem of Mangapū Stream. NZ Fish database records (conventional sampling methods) for the Mangapū Stream catchment also includes records of presence of Cran’s Bully. No records of redfin bully. Mangapū Stream tributary has at least three natural waterfalls preventing access for swimming species.

Hope that is sufficient.

Ian

---

**From:** Phernne Tancock >  
**Sent:** Thursday, 5 March 2026 8:01 am

To: Ian Boothroyd <[REDACTED]>

Subject: Fw: Concessions and Conservation covenants

Ian - please urgently answer below.

Get [Outlook for iOS](#)

---

From: Carolyn Wratt <[REDACTED]>

Sent: Thursday, March 5, 2026 7:59 AM

To: Pherne Tancock <[REDACTED]>

Cc: Nick Pollard <[REDACTED]>; Philip Heffernan (Winstone Aggregates)

Subject: RE: Concessions and Conservation covenants

Morning team

I have had some questions from within DOC which I'm hoping you can provide me with the answers. The triage meeting is at 9.15 this morning so if you can get the info to me asap that would be appreciated please:

1. What avian species are present in the mature vegetation as well as the wetlands, in particular bittern (this is a high priority species for DOC at the moment)? As part of the application, is there a stocktake of species present?
2. Will disturbance of fauna be required other than lizards?
3. Are there records of banded kokopu, redfin bully and Cran's bully being present in the streams?

Many thanks

C

---

From: Pherne Tancock <[REDACTED]>

Sent: Friday, 27 February 2026 3:14 pm

To: Carolyn Wratt <[REDACTED]>

Cc: Nick Pollard <[REDACTED]>; Philip Heffernan (Winstone Aggregates)

<[REDACTED]>[nz](#)>

Subject: FW: Concessions and Conservation covenants

Hi Carolyn

I can confirm that was an error on the form; no concessions are required under the Conservation Act or the Reserves Act 1977.

My apologies, the plan we provided was not clear about the vegetation covenants! And SEA I've included a survey plan to help explain this issue.

There is a small area on site that is subject to a Conservation Covenant under the Reserves Act 1977 that forms part of the Project site (the covenant straddles the Southern boundary of the site); Marked "Z1". However, this Conservation Covenant is unaffected by the proposal and will remain in place. No

amendments to that are sought for the purpose of the Fast Track Application. There are also Conservation Covenants on the part of the offset sites, see plan B6, B7,B9 and B17 (no offset is proposed in the covenant areas as they are already covenanted), to the northwest, which are unaffected by the Fast Track proposal and will remain in place.

There are historic vegetation covenants dating back to the late 1980's early 1990's under the Land Transfer Act in favour of the Papakura and Franklin District Councils over other portions of the Quarry pit (marked on the plan) relating to the historic subdivision of the land prior to Winstone's acquisition that do restrict vegetation clearance. These are labelled Y, W, X, and A. Winstone is working with the Auckland Council to remove those covenants under the Land Transfer Act. This process will begin once the fast-track approvals are obtained. As a private encumbrance, this is not something covered by the Fast Track Approvals Act.

There is also a minor change to a consent condition in the fast-track application for the existing Symonds Hill Pit, as noted in Boffa's approval table. Winstone will be seeking a minor change to the planting location due to the reconfiguration of the Pit for the FT. Winstone seeks to amend the consent condition to allow it to plant the same amount in a more suitable area of the site. After the Fast Track process approves the change to that consent condition, my understanding is that the remaining planting will be completed and covenanted (as per the existing consent conditions). The bulk of this planting sits on parts of the site, well outside of the proposed pit footprint, to the Northeast and the Northwest of the Pit.

Happy to take you through it. As an administering authority under DOC, we are not seeking any approvals for the removal of Conservation Covenants. These are not needed as no removal is proposed.

Thanks  
Pherne.

---

**From:** Carolyn Wratt [REDACTED]  
**Date:** Friday, 27 February 2026 at 12:36 PM  
**To:** Pherne Tancock [REDACTED] >  
**Cc:** Philip Heffernan (Winstone Aggregates) [REDACTED]  
**Subject:** Concessions and Conservation covenants  
Kia ora Pherne

When the pre-app form was filled out for the Hunua Quarry FTAA, it had the box ticked for Concessions under the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980. I know the application needs an authority under the Wildlife Act but can you provide me with information about the concession required please?

In Appendix A of the documents sent through by Boffa Miskell last Friday, it has identified on the map "conservation covenants and encumbrances". Can you please provide some more detail on that and whether it involves DOC at all?

Many thanks  
C

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**From:** Nick Pollard  
**Sent:** Friday, 20 February 2026 6:23 pm  
**To:** 'cwratt@doc.govt.nz'  
**Cc:** Philip Heffernan (Winstone Aggregates); phernne tancock; Ian Boothroyd  
**Subject:** Substantive Application for the Hunua Quarry Development at 489 Hunua Road under the Fast-track Approvals Act - Consultation with the Department of Conservation  
**Attachments:** Memorandum\_Hunua Quarry Development\_Fast Track Consultation\_20022026 .pdf; Appendix A Proposed Plans.pdf; Appendix B Hunua Quarry Development Project Description.pdf; Appendix C\_Compliance Table\_20022026.pdf; Appendix D\_ Existing Lizard Relocation Plan.pdf

Tēnā koe Carolyn,

As you are aware from your earlier site meeting with Phil Heffernan, Winstone Aggregates ('Winstone') are currently preparing a substantive application under the Fast Track Approvals Act 2024 ('FTAA') to authorise the development of the Hunua Quarry to increase annual quarry production to approximately 5.4 million tonnes of aggregate, and to enable the extraction of aggregate for a further 50 - 80 years. Winstone are working toward lodgement with the EPA on 6 March 2026 with final documents coming together over the next few days.

As part of that application, Winstone are seeking the following approvals:

- Resource consent including standard freshwater fisheries activities associated with the culverting of two tributaries to enable the construction of a haul road
- Wildlife approval for the salvage and relocation of lizards
- Complex freshwater fisheries activity approval for the permanent diversion of 941m of a Mangapū tributary.

Winstone seek to meet with the Department of Conservation ('DOC') to discuss the relevant aspects of the proposal and key areas of interest. Our team have good availability throughout the coming week, and we look forward to an opportunity to discuss the project with your team.

To assist with our discussions please find attached a memo providing an overview of the proposal and how it interacts with the FTAA as it relates to DOC interests, as well as supporting appendices.

Please don't hesitate to contact us should you wish discuss matters further in first instance or make arrangement with respect to meeting times.

Ngā mihi nui

Nick

**Nick Pollard** | Planner | Partner | Full Member, New Zealand Planning Institute

E: [nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz) | D: +64 9 359 5234 | M: +64 21 424 175 | LEVEL 3 | 82 WYNDHAM STREET | AUCKLAND 1010 | NEW ZEALAND

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2 February 2026

New Zealand Fish and Game Council  
Auckland Region

Via Email: [REDACTED]

Tēnā koutou katoa,

### **Re: Fast-track Approval Act Engagement Request**

We wish to inform you about the proposed expansion of Auckland's Hunua Quarry located in the Hunua Ranges. The quarry is owned and operated by Winstone Aggregates (a division of Fletchers Concrete and Infrastructure Limited (**FCIL**)). We would like to invite you for an opportunity to understand the project details and provide feedback.

### **Project Overview**

The proposed development of the Hunua Quarry is a listed project under Schedule 2 of the Fast-Track Approval Act (FTA Act). It involves expanding and deepening of the existing Symonds Hill Pit to access high-quality greywacke and extend the quarry's operational life by approximately 50 years. This will ensure the ongoing and reliable supply of aggregates required to meet Auckland's infrastructure needs.

The proposed works are located within the Winstone Aggregates landholding. To enable access to this greywacke a small tributary of Mangapū Stream (Symonds Stream) will be diverted. The tributary bordered by private properties towards the south and quarry to the north, drains west towards Slippery Creek.

Enclosed with this letter as **Appendix A** is a layout showing the project footprint.

### **Engagement under Fast- Track Approvals Act**

Fish and Game is identified s53(2)(m) of the Fast-Track Approvals Act as a party to consult with for wildlife permits. We are committed to engagement and welcome the opportunity to discuss the proposal with you.

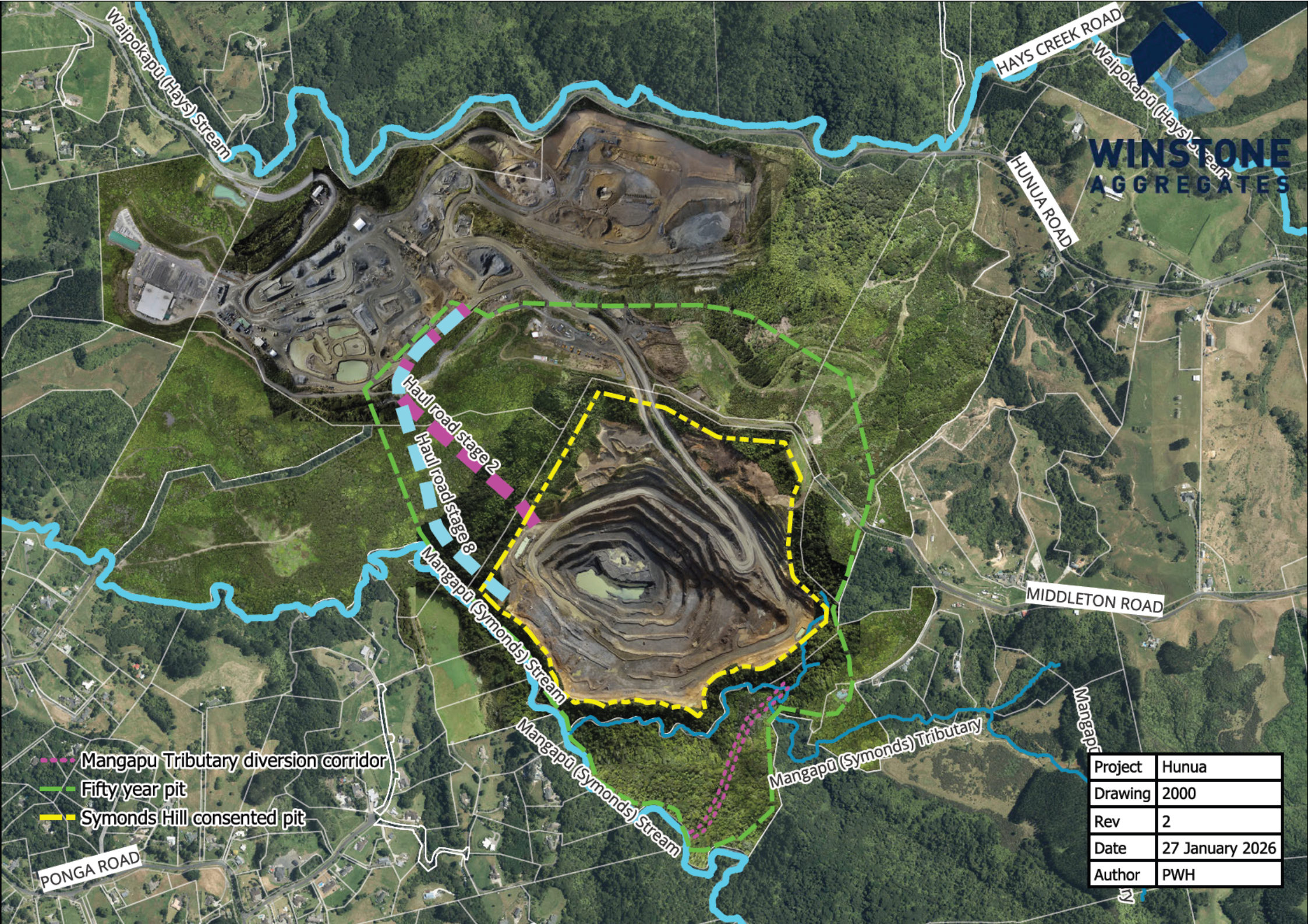
We look forward to engaging constructively to support a balanced outcome for Auckland's future infrastructure needs.

Ngā mihi nui,

Phil Heffernan (**Project Manager**)

Shalini Sanjeshni (**Project Coordinator**)

**APPENDIX A**



**WINSTONE  
AGGREGATES**

- ⋯ Mangapu Tributary diversion corridor
- Fifty year pit
- Symonds Hill consented pit

Project	Hunua
Drawing	2000
Rev	2
Date	27 January 2026
Author	PWH

## Fish & Game Meeting

<b>VENUE</b>	Online - MS Team
<b>DATE</b>	17/02/2026
<b>TIME</b>	2:00 pm – 3:00 pm
<b>ATTENDEES</b>	Shalini Sanjeshni – Project Coordinator, Winstone Phil Heffernan – Project Manager, Winstone Clare Robertson – Resource Management Officer, Fish and Game Adam Daniel – Fisheries Manager, Fish and Game

Item	Summary
<b>1.</b>	<b>Introductions</b>
1.1	<b>General Introductions &amp; process</b> General introductions from all participants and overview of the engagement process and how Fish & Game will proceed.
<b>2.</b>	<b>Project Background</b>
2.1	Winstone provided an overview of the proposed development and seeking to enable access to resource for the next 80 years. The works on site will be completed in stages and will seek to relocate the Mangapu stream located south of the quarry in the next 5 years.
<b>3.</b>	<b>Wetland Considerations</b>
3.1	Fish and Game sought clarity on the following aspects related to the project. <ul style="list-style-type: none"> <li>- Which wetlands are affected?</li> <li>- Which wetlands are being removed?</li> <li>- What wetlands mitigations is proposed?</li> </ul> Winstone noted some the details are still being finalised and will be in a position to provide once these become available. Winstone to provide a wetland map and confirm wetland classification and which will remain or be offset.
3.2	<b>Wetland Offset</b> There are wetlands within the proposed quarry footprint. Mitigation for the wetlands is proposed in areas within the Hunua Regional Parks and other Winstone owner properties.
<b>4.0</b>	<b>Mangapu Tributary</b>
4.1	<b>Tributary Biodiversity</b> eDNA results confirm presence of longfin tuna, shortfin tuna, banded kokopu in Mangapu tributary
4.2	<b>Stream Impacts</b> The quarry development will result in 200 m loss stream after diversion. Concept for stream design has been worked through with mana whenua partners who are involved through the process. Stream design features areas of cobble dominated, and boulder dominated typology to recreate similar habitats
4.3	<b>Relocation</b> Discussions of the proposed stream relocation including alignment of the relocated stream design characteristics. Alignment with long-term outcomes for wetland in the Hunua catchment.
<b>5.0</b>	<b>Mitigation</b>
5.1	<b>Mitigation Package</b> Approximately 90 ha mitigation area proposed in the Hunua catchment. Potential for this area to be closer if mitigation is implemented sooner. Winstone owned site and areas with the Hunua Ranges are being considered Stream diversion to be covered in a separate management plan, supported by all necessary experts.
<b>6.0</b>	<b>Management Plans</b>

## Meeting Minutes



6.1	Management plans to be written over time and certified by the decision-making authority.
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Item	Actions	Responsible
1.	<b>Wetland</b> Provide wetland map and classification	Winstone
2.	<b>Mitigation</b> Provide summary of mitigation proposals	Winstone

---

**From:** Shalini Sanjeshni (Winstone Aggregates)  
**Sent:** Friday, 20 March 2026 4:38 pm  
**To:** Clare Robertson; Adam Daniel  
**Cc:** Philip Heffernan (Winstone Aggregates)  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement  
**Attachments:** Wetland land from Ecology report.pdf; 20260217 Fish and Game minutes.pdf

Hi Clare & Adam

We've managed to make more progress on the wetland map and classification. A map is attached for your reference.

For wetland the quarry expansion will result in the permanent loss of approximately 0.40 hectares of wetland, comprising:

- Parataniwha-dominated wetlands (high value)
- Exotic-dominated wetlands (lower value)

The offset options include approximately 1.5 ha of wetland enhancement on Winstone-owned land in Meremere and within Hunua Regional Park combined.

With respect to the stream offset- we are currently looking at Winstone land and offsite location with the Hunua Regional Park.

I've also attached notes from the meeting we had.

Please feel free to reach out if you'd like to discuss the details.

Thanks,  
Shalini



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Clare Robertson [REDACTED]  
**Sent:** Wednesday, February 11, 2026 12:22 PM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Cc:** Adam Daniel <[REDACTED]>  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement



2 February 2026

New Zealand Conservation Authority

Via email: [REDACTED]

Tēnā koutou katoa,

**Re: Fast-track Approval Act Engagement Request**

We wish to inform you about the proposed expansion of Auckland’s Hunua Quarry located in the Hunua Ranges. The quarry is owned and operated by Winstone Aggregates (a division of Fletchers Concrete and Infrastructure Limited (**FCIL**)). We would like to invite you for an opportunity to understand the project details and provide feedback.

**Project Overview**

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The proposed works are located within the Winstone Aggregates landholding. To enable access to this greywacke a small tributary of Mangapū Stream (Symonds Stream) will be diverted. The stream is bordered by private properties towards the south and quarry to the north and drains west towards Slippery Creek.

Enclosed with this letter as **Appendix A** is a layout showing the project footprint.

**Engagement under Fast- Track Approvals Act**

New Zealand Conservation is identified in s53(2)(m) of the Fast-Track Approvals Act as a party to consult with for wildlife permits. We are committed to engagement and welcome the opportunity to discuss the proposal with you.

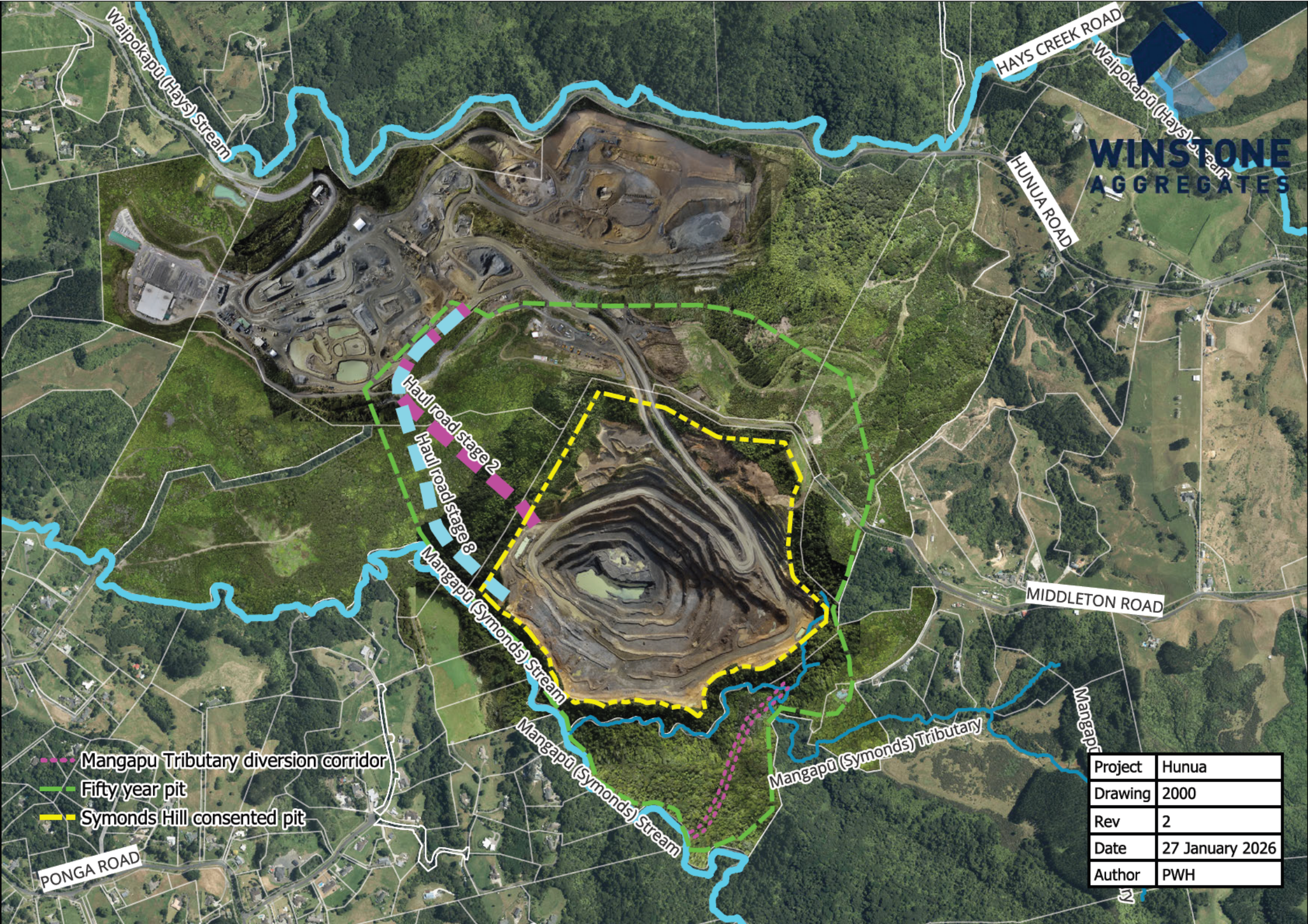
We look forward to engaging constructively to support a balanced outcome for Auckland’s future infrastructure needs

Ngā mihi nui,

Phil Heffernan (**Project Manager**)

Shalini Sanjeshni (**Project Coordinator**)

**APPENDIX A**



**WINSTONE  
AGGREGATES**

- - - Mangapu Tributary diversion corridor
- - - Fifty year pit
- - - Symonds Hill consented pit

Project	Hunua
Drawing	2000
Rev	2
Date	27 January 2026
Author	PWH

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Friday, 20 March 2026 8:00 am  
**To:** NZCA  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

Kia ora Rick

We have a Project website up and running now. If the NZCA have availability to meet that would be great. Otherwise, the group are welcome to view the project website [www.hunuaquarrydevelopment.co.nz](http://www.hunuaquarrydevelopment.co.nz) and we can take any questions you may have.

Thanks,  
Shalini



### Shalini Sanjeshni

Project Coordinator

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**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Wednesday, February 4, 2026 3:32 PM  
**To:** NZCA [REDACTED]  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

I appreciate that, Rick. Will try to see if we can arrange something on our end. Alternatively, can we provide a pack for the members?



### Shalini Sanjeshni

Project Coordinator

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**From:** NZCA [REDACTED]  
**Sent:** Wednesday, February 4, 2026 3:27 PM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>; NZCA

**Subject:** RE: Hunua Quarry Development - Fast Track Engagement



Hi Shalini

That's unfortunate as it would be much easier when ALL the members together for their meeting, rather than trying to negotiate a dozen diaries. I'll see what I can manage – but you want to speak to us, so can you try again at your end.

Ngā mihi  
Rick

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Wednesday, 4 February 2026 8:42 am  
**To:** NZCA [REDACTED]  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

Kia ora Rick

Unfortunately, few of the key team members are unavailable for both days. Would we be able to meet the members another on another day in the week of 16th February?

Thanks



**Shalini Sanjeshni**

Project Coordinator

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**From:** NZCA [REDACTED]  
**Sent:** Tuesday, February 3, 2026 10:55 AM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Subject:** RE: Hunua Quarry Development - Fast Track Engagement

Kia ora Shalini

Thank you for your invitation. As it happens, the NZCA are meeting next week, 11-12 February, and would be able to have a discussion during that time.

Does the time 11.15 – 12.15 on Thursday 12 February suit you? I have attached an information sheet for presenters.

Ngā mihi  
Rick McGovern-Wilson  
NZCA Executive Officer

**From:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Sent:** Monday, 2 February 2026 9:42 am  
**To:** NZCA [REDACTED]  
**Subject:** Hunua Quarry Development - Fast Track Engagement

Kia ora

Winstone Aggregates is seeking a fast-track approval for a quarry development in Hunua, Auckland.

Please find attached a formal engagement letter regarding the proposed expansion of the Hunua Quarry, which is listed under Schedule 2 of the Fast-Track Approvals Act.

As part of this process, we would appreciate the opportunity to meet with members of the New Zealand Conservation Authority to discuss the proposal, answer any questions you may have, and understand any matters you wish to raise.

We are happy to arrange a meeting online or in person at a time that suits the members.

Ngā mihi nui,  
Shalini



## Shalini Sanjeshni

Project Coordinator

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2 February 2026

New Zealand Game Council

via email: [REDACTED]

Tēnā koutou katoa,

**Re: Fast-track Approval Act Engagement Request**

We wish to inform you about the proposed expansion of Auckland's Hunua Quarry located in the Hunua Ranges. The quarry is owned and operated by Winstone Aggregates (a division of Fletchers Concrete and Infrastructure Limited (**FCIL**)). We would like to invite you for an opportunity to understand the project details and provide feedback.

**Project Overview**

The proposed development of the Hunua Quarry is a listed project under Schedule 2 of the Fast-Track Approval Act (FTA Act). It involves expanding and deepening of the existing Symonds Hill Pit to access high-quality greywacke and extend the quarry's operational life by approximately 50 years. This will ensure the ongoing and reliable supply of aggregates required to meet Auckland's infrastructure needs.

The proposed works are located within the Winstone Aggregates landholding. To enable access to this greywacke a small tributary of Mangapū Stream (Symonds Stream) will be diverted. The stream is bordered by private properties towards the south and quarry to the north and drains west towards Slippery Creek.

Enclosed with this letter as **Appendix A** is a layout showing the project footprint.

**Engagement under Fast- Track Approvals Act**

New Zealand Game Animal Council is identified under s53(2)(m) of the Fast-Track Approvals Act as a party to consult with for wildlife permits. We are committed to engagement and welcome the opportunity to discuss the proposal with you.

The proposed development is on a privately owned land, with no access for public for any recreational hunting.

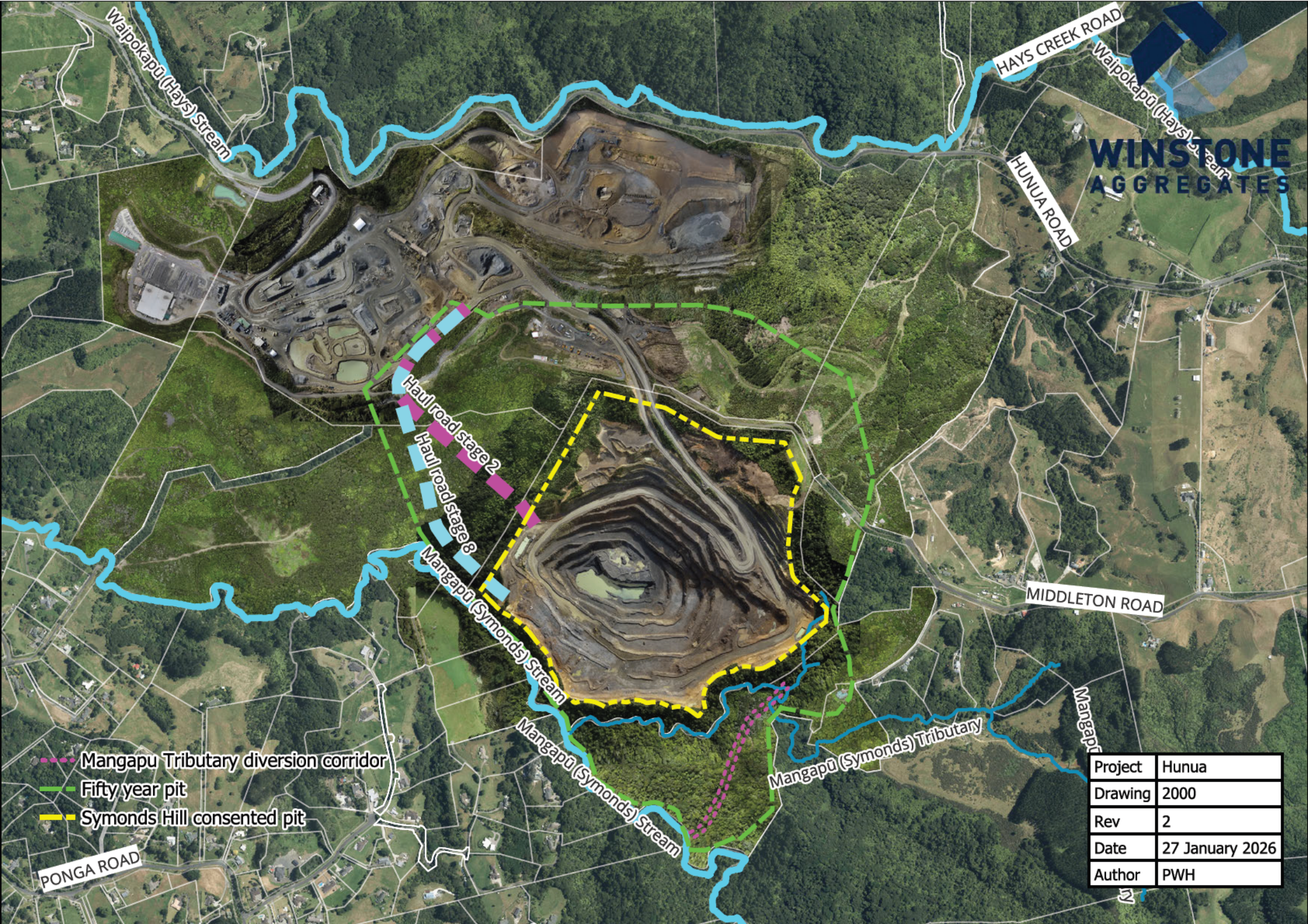
We look forward to engaging constructively to support a balanced outcome for Auckland's future infrastructure needs

Ngā mihi nui,

Phil Heffernan (**Project Manager**)

Shalini Sanjeshni (**Project Coordinator**)

**APPENDIX A**



**WINSTONE  
AGGREGATES**

- ⋯ Mangapu Tributary diversion corridor
- Fifty year pit
- Symonds Hill consented pit

Project	Hunua
Drawing	2000
Rev	2
Date	27 January 2026
Author	PWH

---

**From:** Jenny Wotten [REDACTED]  
**Sent:** Wednesday, 18 February 2026 5:51 pm  
**To:** Shalini Sanjeshni (Winstone Aggregates)  
**Cc:** Game Animal Council  
**Subject:** RE: Hunua Quarry Development - Fast Track Engagement



Shalini Sanjeshni  
Project Coordinator  
Winstone Aggregates  
[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)

Dear Shalini

Thank you for providing the engagement letter regarding the proposed expansion of the Hunua Quarry, which is listed under Schedule 2 of the Fast Track Approvals Act. The Game Animal Council acknowledges receipt of your correspondence.

The Hunua Ranges are a valued hunting area in the Auckland region. Based on the information supplied, the proposed expansion does not look likely to substantially impact hunting and game animals in this area. For this reason, the Council does not require any further engagement on this specific proposal.

Should any future aspect of the project give rise to a direct and material effect on hunting or game animals, the Council would welcome the opportunity to reassess its position.

Ngā mihi, Jenny

Jenny Wotten  
Executive Administrator  
New Zealand Game Animal Council

phone [REDACTED]

<https://nzgameanimalcouncil.org.nz/>



Free online NZ  
hunter education  
[betterhunting.nz](http://betterhunting.nz)

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---

**From:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Sent:** Wednesday, February 18, 2026 1:16 PM

To: Jenny Wotten [REDACTED]  
Subject: Re: Hunua Quarry Development - Fast Track Engagement

Thanks Jenny. Appreciate there's a lot going on in this space. Happy to jump on a call if its easier to talk through.



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

[/winstone-aggregates](#)

[/WinstoneAggregatesNZ](#)

[Winstoneaggregates.co.nz](#)

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---

From: Jenny Wotten [REDACTED]  
Sent: Tuesday, February 17, 2026 11:49 AM  
To: Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
Subject: RE: Hunua Quarry Development - Fast Track Engagement

Sorry Shalini, it is hard to stay on top of all the Fast Track proposals. I will look this afternoon and get back to you. Jenny

---

From: Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
Sent: Tuesday, February 17, 2026 11:42 AM  
To: Jenny Wotten [REDACTED]  
Subject: Re: Hunua Quarry Development - Fast Track Engagement

Morning Jenny

Following up on the request below. Happy to take a phone call or meet via teams if it is easier to go through the information.

Thanks



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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---

From: Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
Sent: Monday, February 2, 2026 9:51 AM  
To: Jenny Wotten [REDACTED]  
Subject: Hunua Quarry Development - Fast Track Engagement

Kia ora

Winstone Aggregates is seeking a fast-track approval for a quarry development in Hunua, Auckland.

Please find attached a formal engagement letter regarding the proposed expansion of the Hunua Quarry, which is listed under Schedule 2 of the Fast-Track Approvals Act.

As part of this process, we would appreciate the opportunity to meet with members of the New Zealand Game Animal Council to discuss the proposal, answer any questions you may have, and understand any matters you wish to raise.

We are happy to arrange a meeting online or in person at a time that suits.

Ngā mihi nui,  
Shalini



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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[Winstoneaggregates.co.nz](#)

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2 February 2026

Auckland Conservation Board

Via email: aucklandconservationboard@doc.govt.nz

Tēnā koutou katoa,

### **Re: Fast-track Approval Act Engagement Request**

We wish to inform you about the proposed expansion of Auckland's Hunua Quarry located in the Hunua Ranges. The quarry is owned and operated by Winstone Aggregates (a division of Fletchers Concrete and Infrastructure Limited (**FCIL**)). We would like to invite you for an opportunity to understand the project details and provide feedback.

#### **Project Overview**

The proposed development of the Hunua Quarry is a listed project under Schedule 2 of the Fast-Track Approval Act (FTA Act). It involves expanding and deepening of the existing Symonds Hill Pit to access high-quality greywacke and extend the quarry's operational life by approximately 50 years. This will ensure the ongoing and reliable supply of aggregates required to meet Auckland's infrastructure needs.

The proposed works are located within the Winstone Aggregates landholding. To enable access to this greywacke a small tributary of Mangapū Stream (Symonds Stream) will be diverted. The stream is bordered by private properties towards the south and quarry to the north and drains west towards Slippery Creek.

Enclosed with this letter as **Appendix A** is a layout showing the project footprint.

#### **Engagement under Fast- Track Approvals Act**

Auckland Conservation Board is identified s53(2)(m) of the Fast-Track Approvals Act as a party to consult with for wildlife permits. We are committed to engagement and welcome the opportunity to discuss the proposal with you.

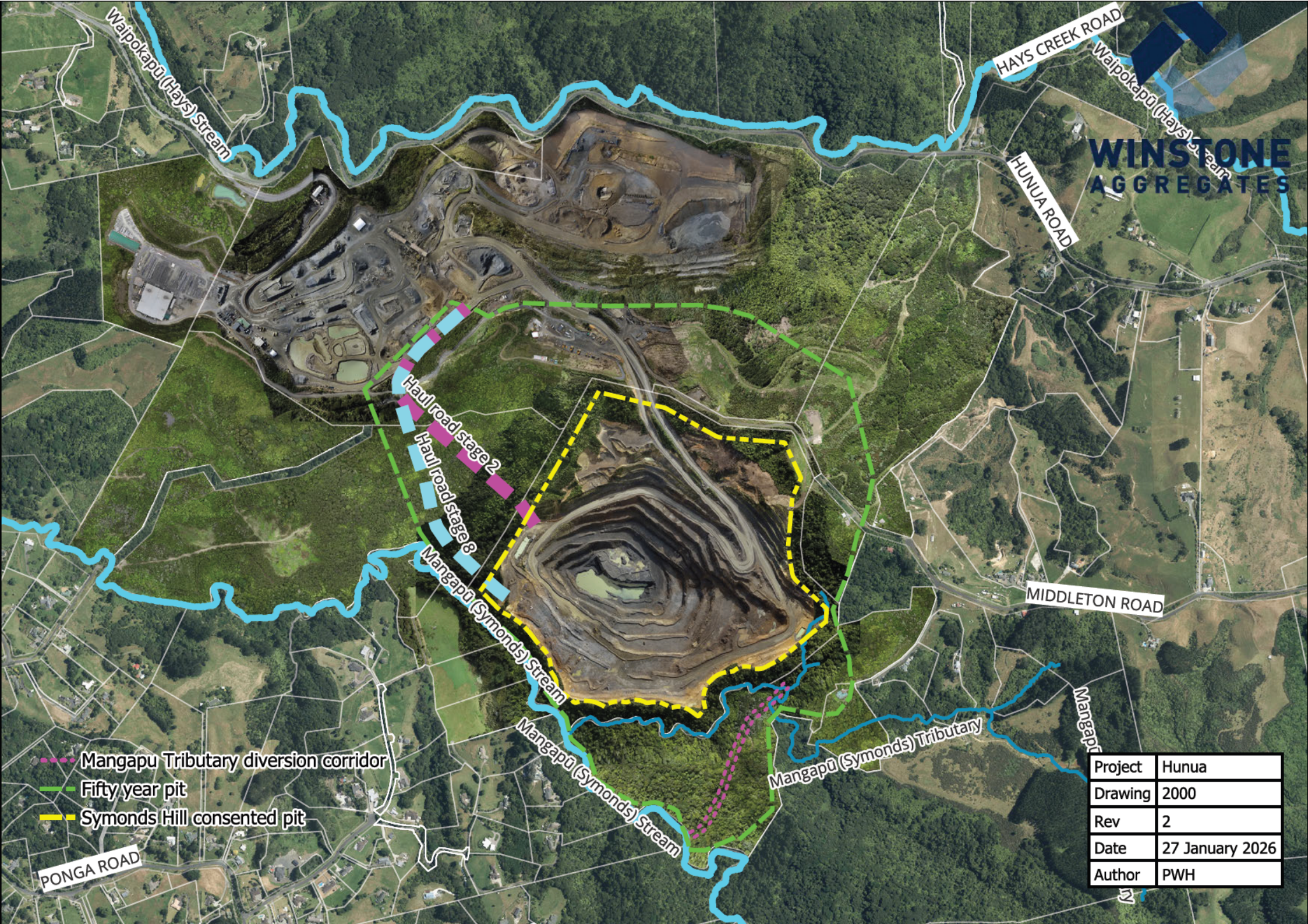
We look forward to engaging constructively to support a balanced outcome for Auckland's future infrastructure needs

Ngā mihi nui,

Phil Heffernan (**Project Manager**)

Shalini Sanjeshni (**Project Coordinator**)

**APPENDIX A**



**WINSTONE  
AGGREGATES**

- ⋯ Mangapu Tributary diversion corridor
- Fifty year pit
- Symonds Hill consented pit

Project	Hunua
Drawing	2000
Rev	2
Date	27 January 2026
Author	PWH

## Auckland Conservation Board

<b>VENUE</b>	Online - MS Team
<b>DATE</b>	11/03/2026
<b>TIME</b>	2:00 pm – 3:00 pm
<b>ATTENDEES</b>	Shalini Sanjeshni – Project Coordinator, Winstone Phil Heffernan – Project Manager, Winstone Gael Ogilvie – Chair, Auckland Conservation Board

Item	Summary
<b>1.</b>	<b>General Discussions</b>
1.1	<p><b>Quarry History and Social licence</b> Winstone discussed the quarry has been operating for over 100 years and seeks to continue to maintain a good relationship with the communities that have interest in the area.</p> <p>Gael noted she's had historic dealings with Winstone Environment Team which has been positive.</p>
1.2	<p><b>Biodiversity 2030</b> Winstone discussed the overall goal of the business to reach a Biodiversity neutral by 2030. This is separate from the fast track project and offset we will seek.</p>
1.3	<p><b>Corporate Responsibility</b> Overall, Gael noted the approach to offsetting is positive</p>
<b>2.</b>	<b>Offset and Monitoring</b>
2.1	<p><b>Offset Area</b> Winstone discussed the location of the offset areas the project team are considering offsetting the vegetation loss. The options include: an offsite land owned by Winstone and within the Hunua Ranges circa 90 ha. Winstone seeking to undertake part of the offset in the first stage of the project.</p>
<b>3.</b>	<b>Key Questions Raised</b>
3.1	<p><b>Monitoring – Lizard Relocation</b> Winstone discussed their data with lizard relocation as part of the Hunua developments. Most recently the lizards have been relocated to Tiritiri Matangi.</p> <p>Relocation site to be determined</p> <ul style="list-style-type: none"> <li>• Onsite in regenerating vegetation</li> <li>• Hunua Regional Park</li> <li>• Tiritiri Matangi</li> </ul> <p>Winstone to send through information on lizard relocation data for interest.</p>
<b>4.0</b>	<b>Stream Design and Macroinvertebrates</b>
4.1	<p><b>Stream Impacts</b> The quarry development will result in 200 m loss stream after diversion. Concept for stream design has been worked through with mana whenua partners who are involved through the process. Stream design features areas of cobble dominated, and boulder dominated typology to recreate similar habitats</p>
4.2	<p><b>Stream Biodiversity</b> eDNA results confirm presence of longfin tuna, shortfin tuna, banded kokopu. Gael questioned whether whitebait spawning was occurring on Mangapu headwaters. EDNA did not confirm traces of whitebait, but Winstone to confirm.</p>
5.0	<b>Wetland Offset</b>

## Meeting Minutes



	There are wetlands within the proposed quarry footprint. The mitigation for the wetlands are proposed in areas within the Hunua Regional Parks and other Winstone owner properties.
--	---

Item	Actions	Responsible
1.	<b>Lizard relocation data</b> Winstone to send through information on historic lizard relocation data	Winstone
2.	<b>Additional details</b> More details requested on wetland offset, whitebait spawning and stream design	Winstone

---

**From:** Gael Ogilvie [REDACTED]  
**Sent:** Sunday, 22 March 2026 7:39 am  
**To:** Shalini Sanjeshni (Winstone Aggregates)  
**Cc:** Philip Heffernan (Winstone Aggregates); Shane Lavery; John Galilee  
**Subject:** FW: Hunua Quarry Development - Fast Track Engagement  
**Attachments:** 20260311 Auckland Conservation Authority Minutes.pdf; Wetland land from Ecology report.pdf; 2026\_03\_11\_mahitahi\_neighbours\_drawing\_2170.pdf



Kia ora Shalini

Thank you for your followup information which will provide useful input to our evaluation. I enjoyed meeting with you and Phillip and found the discussion very worthwhile.

And yes – any information you have on gecko translocation success would be great.

Regards

Gael

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Friday, 20 March 2026 5:24 pm  
**To:** Gael Ogilvie <[REDACTED]>  
**Cc:** Philip Heffernan (Winstone Aggregates) <Phil.Heffernan@winstoneaggregates.co.nz>  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

Kia ora Gael

Thank you for your time the other day.

At the meeting you requested more details on the wetland offset, stream design and whitebait spawning. Please find our response below:

1. Wetland offset.

For wetland the quarry expansion will result in the permanent loss of approximately 0.40 hectares of wetland, comprising:

- Parataniwha-dominated wetlands (high value)
- Exotic-dominated wetlands (lower value)

The offset options include approximately 1.5 ha of wetland enhancement on Winstone-owned land in Meremere and within Hunua Regional Park combined.

Also see map attached

2. Stream diversion design. See map attached

3. Whitebait spawning. The findings from eDNA have detected banded kokopu in the mangapu stream.

We also discussed Winstones historic lizard relocation and whether we had any data available. We are just confirming this data source, will be in contact in due course.

I've also attached a minutes from our meeting.

Feel free to get in touch if you'd like to discuss anything further.

Thanks,  
Shalini



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Gael Ogilvie [REDACTED]  
**Sent:** Wednesday, March 4, 2026 8:03 AM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Cc:** John Galilee [REDACTED]  
**Subject:** RE: Hunua Quarry Development - Fast Track Engagement

Thanks Shalini

2 pm works well.

Regards

Gael

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Sent:** Tuesday, 3 March 2026 5:26 pm  
**To:** Gael Ogilvie <[gogilvie@tread-lightly.org](mailto:gogilvie@tread-lightly.org)>  
**Cc:** John Galilee <[jgalilee@doc.govt.nz](mailto:jgalilee@doc.govt.nz)>  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

Any time after 1 pm will work for us.

Let me know what suits and I will send through a calendar invite



## Shalini Sanjeshni

Project Coordinator

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**From:** Gael Ogilvie [REDACTED]  
**Sent:** Tuesday, March 3, 2026 4:21 PM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Cc:** John Galilee [REDACTED]  
**Subject:** RE: Hunua Quarry Development - Fast Track Engagement

Thanks, Shalini

No it is not part of the Board's Public Forum – these are held approximately every 3 months each year. It is response to your invitation to meet.

Regards

Gael

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Sent:** Tuesday, 3 March 2026 3:25 pm  
**To:** Gael Ogilvie [REDACTED]  
**Cc:** John Galilee [REDACTED]  
**Subject:** Re: Hunua Quarry Development - Fast Track Engagement

Kia ora Gael

Thank you for responding back.

Could you confirm if this presentation is for the Board's Public Forum held every two months?

Thanks,  
Shalini

## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Gael Ogilvie [REDACTED]  
**Sent:** Tuesday, March 3, 2026 1:14 PM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Cc:** John Galilee [REDACTED]  
**Subject:** RE: Hunua Quarry Development - Fast Track Engagement

Kia ora Shalini

Thank you for your invitation to meet with Auckland Conservation Board in relation to the Winstone Hunua Quarry expansion.

I apologise for the delay in responding, but would like to take up your offer for a meeting to learn more about the project and discuss your proposals to mitigate any adverse ecological effects.

Does an online meeting sometime on the afternoon of Wednesday 11<sup>th</sup> March suit you? And is it possible to send through further background information, particularly in relation to:

- Proximity to Significant Ecological Areas within the Hunua district
- Predicted loss of native forest habitat and how this will be mitigated
- Existing condition of Mangapū stream and length of diversion
- Any proposed translocation or offsetting plans.

Thank you and I look forward to meeting you online.

Ngā mihi

Gael Ogilvie  
Chair, Auckland Conservation Board  
Director, Tread Lightly Advisory and Natures Grace Aotearoa  
Mobile (029) 355-1330  
<https://www.linkedin.com/in/gael-ogilvie-sustainability/>  
[www.naturesgrace.co.nz](http://www.naturesgrace.co.nz)

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <[Shalini.Sanjeshni@winstoneaggregates.co.nz](mailto:Shalini.Sanjeshni@winstoneaggregates.co.nz)>  
**Sent:** Monday, 2 February 2026 9:21 am

To: AucklandConservationBoard <[aucklandconservationboard@doc.govt.nz](mailto:aucklandconservationboard@doc.govt.nz)>  
Subject: Hunua Quarry Development - Fast Track Engagement

You don't often get email from [shalini.sanjeshni@winstoneaggregates.co.nz](mailto:shalini.sanjeshni@winstoneaggregates.co.nz). [Learn why this is important](#)

Kia ora koutou,

Winstone Aggregates is seeking a fast-track approval for quarry development in Hunua, Auckland.

Please find attached a formal engagement letter regarding the proposed expansion of the Hunua Quarry, which is listed under Schedule 2 of the Fast-Track Approvals Act.

As part of this process, we would appreciate the opportunity to meet with members of the Auckland Conservation Board to discuss the proposal, answer any questions you may have, and understand any matters you wish to raise.

We are happy to arrange a meeting online or in person at a time that suits the board members.

Ngā mihi nui,  
Shalini



### Shalini Sanjeshni

Project Coordinator

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[Winstoneaggregates.co.nz](http://Winstoneaggregates.co.nz)

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**From:** Phernne Tancock [REDACTED]  
**Sent:** Tuesday, 10 March 2026 4:52 pm  
**To:** Ben Bond [REDACTED]; Philip Heffernan (Winstone Aggregates) <phil.heffernan@winstoneaggregates.co.nz>; Nick Pollard <nick.pollard@boffamiskell.co.nz>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Ben

Thank you for the informative pre-lodgement meeting yesterday. We will get back to you with any further questions on adjacent landowners, file size, etc., in due course.

Could you please send a copy of your slide presentation through? I would like to share it with the wider team if that's okay?

Thanks  
Phernne.

---

**From:** Ben Bond [REDACTED]  
**Date:** Friday, 6 March 2026 at 10:32 AM  
**To:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>, Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>, Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Perfect, I've sent through an invite.

Kind Regards

Ben  
Ben Bond (he/him)

Team Leader - Fast Track Applications

[REDACTED]

The EPA supports flexible working. You might receive an email from me outside your usual working hours. Please respond at a time that works for you.



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**From:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>  
**Sent:** 06 March 2026 10:28 AM  
**To:** Ben Bond [REDACTED]; Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>; Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Ben  
All good - how about 1pm Monday?  
Thanks  
Phernne.

---

**From:** Ben Bond [REDACTED]  
**Date:** Friday, 6 March 2026 at 9:37 AM  
**To:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>, Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>, Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Phernne,

Sadly I can't make that work as I have family responsibilities at that time. Perhaps next week?

Ben  
Ben Bond (he/him)

Team Leader - Fast Track Applications

[REDACTED]

The EPA supports flexible working. You might receive an email from me outside your usual working hours. Please respond at a time that works for you.



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**From:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>  
**Sent:** 06 March 2026 9:35 AM  
**To:** Ben Bond <[REDACTED].nz>; Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>; Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Ben  
Would 3pm today work for a Teams call?  
Thanks  
Phernne.

---

**From:** Ben Bond <[REDACTED]>  
**Date:** Thursday, 5 March 2026 at 9:00 AM  
**To:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>, Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>, Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Phernne,

Apologies for not coming back to you sooner. I have plenty of availability today and tomorrow, and next week. I can do between 2 and 3pm today, tomorrow, and Monday, Tuesday and Wednesday next week if any of those work?

Kind Regards

Ben  
Ben Bond (he/him)

Team Leader - Fast Track Applications

[REDACTED]

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**From:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>  
**Sent:** 02 March 2026 8:24 AM  
**To:** Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>; Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>; Ben Bond [REDACTED]  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

You don't often get email from [phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz). [Learn why this is important](#)

Morning Ben

Could you advise on the next available meeting time you have? Do you have any availability today between 1 pm and 3pm, or tomorrow for a team meeting?

Thanks  
Phernne.

---

**From:** Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>  
**Date:** Thursday, 26 February 2026 at 7:23 PM  
**To:** Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>, Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>, [REDACTED]  
**Subject:** FW: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Thanks Ben

I'll revert to the team and come back to you with a time/day that works.

We did have some questions about whether it was necessary to identify landowners adjacent to an "offset site," and "the relevant Councils" etc. (where no consents were required for those sites), where these are separate from a Project site. We have reviewed the Kings Quarry Fast Track application, which indicates that it had correspondence with the EPA and obtained some clarification on this issue prior to lodgement. Is that something the EPA can clarify for us?

Thanks  
Phernne.

---

**From:** Ben Bond [REDACTED]  
**Date:** Wednesday, 25 February 2026 at 11:04 AM  
**To:** Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>, Phernne Tancock <[phernne.tancock@legalchambers.co.nz](mailto:phernne.tancock@legalchambers.co.nz)>  
**Subject:** Re: Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

Hi Phernne,

Apologies that your request got lost somewhere, I'd be happy to meet with you to discuss the process for the substantive FTAA application. Please note that I will not be able to go into the merits of your application, rather I can explain the process and costs and may be able to answer questions that you may have.

Please let me know when you would like to meet and if you would like to come to our offices or meet via Teams, and I can get that booked in for you.

Kind Regards

Ben

Ben Bond (he/him)

Team Leader - Fast Track Applications

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**From:** Pherne Tancock <[pherne.tancock@legalchambers.co.nz](mailto:pherne.tancock@legalchambers.co.nz)>  
**Sent:** Tuesday, 24 February 2026 3:35 pm  
**To:** ContactFastTrack <[contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz)>  
**Cc:** Nick Pollard <[nick.pollard@boffamiskell.co.nz](mailto:nick.pollard@boffamiskell.co.nz)>; Philip Heffernan (Winstone Aggregates) <[phil.heffernan@winstoneaggregates.co.nz](mailto:phil.heffernan@winstoneaggregates.co.nz)>  
**Subject:** Request for Pre-Lodgement meeting with EPA - Schedule 2 listed project.

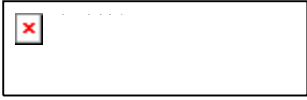
Good afternoon

As discussed, my client, Winstone Aggregates, is preparing a substantive application for the Hunua Quarry Development, which is a Schedule 2-listed Project. They would like to arrange for a pre-lodgement meeting with the EPA, prior to lodgement.

They have made several attempts to do so via the portal but have been directed to the wrong place, so I would be grateful if you could assist. They have paid the necessary fees, etc., and are all set up. Could you please let me know who to contact to arrange a meeting at your earliest convenience?

Ngā mihi,

Pherne.



Barrister  
Harbour Chambers

---

DDI +64 4 992 684  
Mobile [+64 21 496 823](tel:+6421496823)

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Wednesday, 18 March 2026 2:26 pm  
**To:** Davies, Rebecca  
**Cc:** Absil-Couzins, Catherine; Irvine, Julie  
**Subject:** Re: Fast Track Project - Consultation Hunua Quarry unclassified

Kia ora Rebecca, Catherine and Julie

The Hunua fast track project is a substantive application for project listed under schedule 2.

In your last email you were confirming the status of Bore 101, have you managed to confirm its usage?

I have [attached](#) a copy of the draft groundwater technical report as well. Once you've had a chance to review the information, we can catchup to discuss.

Thanks,  
Shalini



**Shalini Sanjeshni**

Project Coordinator

+64 27 289 7196

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**From:** Davies, Rebecca [REDACTED]  
**Sent:** Wednesday, February 25, 2026 10:07 AM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Cc:** Absil-Couzins, Catherine [REDACTED] Irvine, Julie [REDACTED]  
**Subject:** RE: Fast Track Project - Consultation Hunua Quarry unclassified



Hi Shalini,

Bore 112 is in use, and is critical for water supply for that particular Defence site.

We are seeking to confirm the status of bore 101.

It would be helpful if you could provide any technical information you have regarding these bores (particularly 112). To clarify, is the application for referral to the fast-track process, or is it the substantive application to the Panel (i.e. has it already been referred, or is it a listed project)?

Please can you advise your timeframe for lodging the application?

I am away 2 – 25 March, so I've copied in my colleagues Catherine Absil-Couzins and Julie Irvine. Please send comms to the three of us from now.

Thank you.

**Rebecca Davies**

Principal Statutory Planner, Defence Estate and Infrastructure  
Te Ope Kātua o Aotearoa | New Zealand Defence Force  
Internal: 021 445 482  
[www.nzdf.mil.nz](http://www.nzdf.mil.nz)

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Monday, 23 February 2026 4:03 pm  
**To:** Davies, Rebecca [REDACTED]  
**Subject:** Re: Fast Track Project - Consultation Hunua Quarry unclassified

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Hi Rebecca,

Following up on the information and request below. Keen to set up a meeting to discuss.



**Shalini Sanjeshni**

Project Coordinator

+64 27 289 7196

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[WinstoneAggregatesNZ](https://www.WinstoneAggregatesNZ.com)

[Winstoneaggregates.co.nz](https://www.Winstoneaggregates.co.nz)

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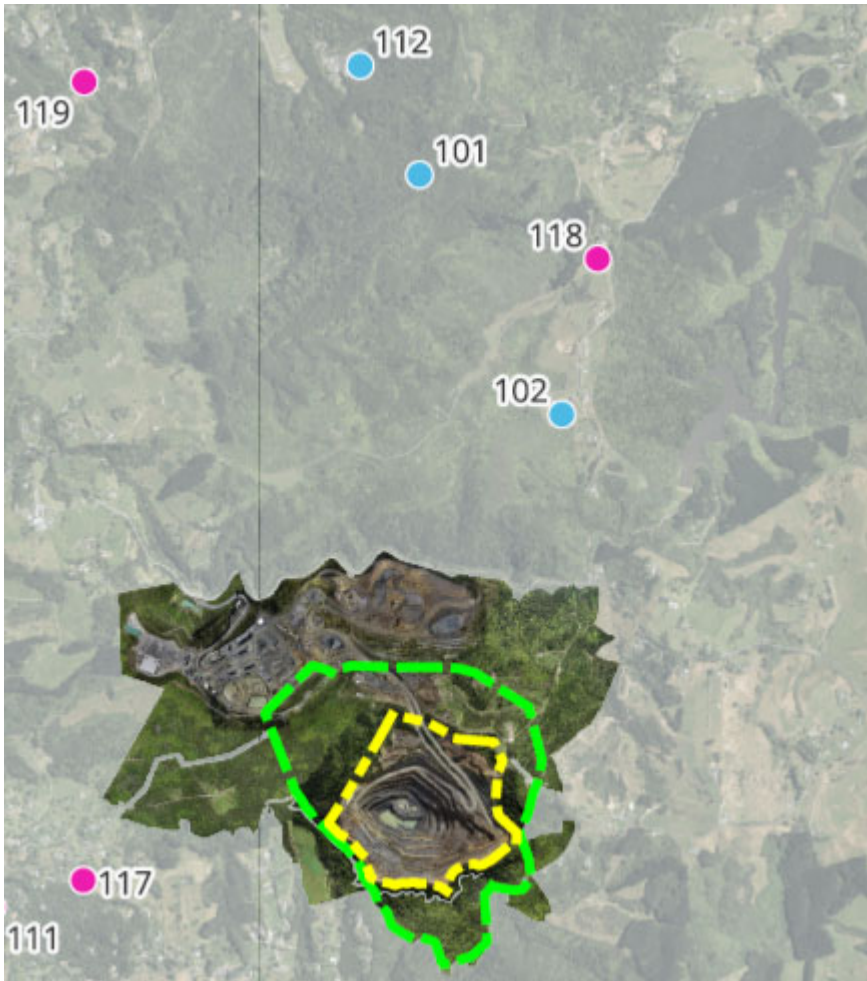
**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Friday, February 13, 2026 1:50 PM  
**To:** Davies, Rebecca [REDACTED]  
**Subject:** Re: Fast Track Project - Consultation Hunua Quarry unclassified

Hi Rebecca

Apologies for getting back to you late.

At this stage our experts are working through the assessments of effects and have not finalised a report for circulation. We have, however, been able to identify several water bores located on the defence property. Based on our groundwater model of the Symonds pit dewatering, the zone of influence extends north of the quarry towards the NZ Defence property.

In the map below the yellow circle is our current consented pit, and the proposed development extent is shown in green. The bores located within the NZDF property that fall within the zone of influence are labelled as **101** and **112**.



The first step in this is understanding whether these water bores are in use and if so, then the existing bore depth. From here we will be able to understand **whether the draw down effects will be experienced and when.**

I am available for a teams call early next week, if it is easier go through together.

Thanks  
Shalini



## Shalini Sanjeshni

Project Coordinator

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**From:** Davies, Rebecca <[REDACTED]>  
**Sent:** Monday, February 2, 2026 10:08 AM  
**To:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Subject:** RE: Fast Track Project - Consultation Hunua Quarry unclassified

Hi Shalini,

Thank you for following up. Yes, I'm the correct contact.

Please can you send through information about the proposal (including any Assessment of Environmental Effects) so I can communicate it internally?

Thank you.

**Rebecca Davies**

Principal Statutory Planner, Defence Estate and Infrastructure  
Te Ope Kātua o Aotearoa | New Zealand Defence Force  
Internal: 021 445 482  
[www.nzdf.mil.nz](http://www.nzdf.mil.nz)

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Monday, 2 February 2026 10:05 am  
**To:** Davies, Rebecca [REDACTED]  
**Subject:** Re: Fast Track Project - Consultation Hunua Quarry

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Kia ora Rebecca

Following up on my email from last week.

Keen to find the best contact in NZDF for this conversation.

Thanks



**Shalini Sanjeshni**

Project Coordinator

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**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Monday, January 26, 2026 1:50 PM  
**To:** REBECCA.DAVIES@nzdf.mil.nz <[REDACTED]>  
**Subject:** Fast Track Project - Consultation Hunua Quarry

Tēnā koe,

Winstone Aggregates is preparing an application for the proposed development of the existing quarry pit located in 489 Hunua Road, Hunua, Auckland. As part of this process, we are undertaking formal consultation with parties who neighbor the quarry site.

I am contacting you as you may be the appropriate representative for this matter. If this correspondence would be better directed to another individual or team within your organisation, we would appreciate your assistance in advising the correct point of contact to engage with.

Winstone Aggregates is committed to ensuring that all relevant parties are provided with an opportunity to understand the proposal, seek clarification, and offer feedback as part of the preparation of our application.

We would be pleased to provide further information or arrange a meeting at your convenience to discuss the proposal in more detail.

Thanks,



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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## Melissa Harvey

---

**From:** Qays Mohammed [REDACTED]  
**Sent:** Friday, 20 March 2026 9:15 am  
**To:** Shalini Sanjeshni (Winstone Aggregates); Paul Herbert (Winstone Aggregates); Dale Ashworth  
**Subject:** RE: Counties Power x Hunua Quarry



Hi Shalini,

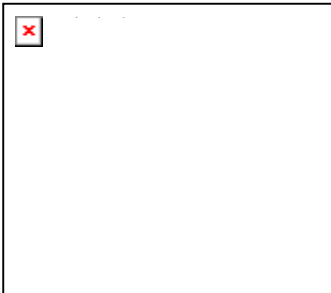
Thank you for your email.

I can confirm that the details and proposed approach outlined below are correct and align with our discussion on site.

I would also like to emphasise that CE requires applications to be submitted at least 12 months prior to when the pole relocations are anticipated. This lead time is necessary to allow for detailed design, particularly given the constraints associated with a quarry site.

Please keep us in the loop as this project progresses further.

Regards,



**Qays Mohammed**

Team Leader Design

[REDACTED]  
[REDACTED]  
[REDACTED] Pukekohe 2120  
[REDACTED] Private Bag 4, Pukekohe 2340



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If you have any questions about this response, please call on 0800 100 202 or get in contact via email [new.connections@countiesenergy.co.nz](mailto:new.connections@countiesenergy.co.nz). If together we can't find a solution, we encourage you to contact Utilities Disputes, a free and independent service for resolving complaints about electricity, gas water, and broadband shared property access. You can contact Utilities Disputes by phone 0800 22 33 40, email [info@utilitiesdisputes.co.nz](mailto:info@utilitiesdisputes.co.nz), or by visiting [www.utilitiesdisputes.co.nz](http://www.utilitiesdisputes.co.nz).

---

**From:** Shalini Sanjeshni (Winstone Aggregates) <Shalini.Sanjeshni@winstoneaggregates.co.nz>  
**Sent:** Thursday, 19 March 2026 4:22 PM  
**To:** Paul Herbert (Winstone Aggregates) <Paul.Herbert@winstoneaggregates.co.nz>; Qays Mohammed <qays.mohammed@countiesenergy.co.nz>; Dale Ashworth <dale.ashworth@countiesenergy.co.nz>  
**Subject:** Re: Counties Power x Hunua Quarry

Kia ora Qays and Dale

I am following up on the meeting we had on the proposed development of the Hunua Quarry.

As discussed, here is a summary and our agreed approach on site regarding the management of existing 22kV electricity distribution lines located within and adjacent to the proposed Hunua Quarry development area.

## Background

Winstone Aggregates engaged with Counties Power during the development of the Project due to the presence of existing 22kV distribution assets. As the owner and operator of the local electricity distribution network, Counties Power is responsible for ensuring the safe operation and ongoing reliability of these assets.

Engagement was undertaken to:

- Identify potential conflicts between quarry activities and the existing power infrastructure.
- Determine whether the 22kV lines require relocation or protection.
- Ensure both the Project and the electricity network can operate safely and reliably.

## Site Visit and Attendees

A site visit was conducted at Hunua Quarry on 23 February 2026 with the following representatives:

- Dale Ashworth – Business Development Manager (Counties Power)
- Qays Mohammed – Team Leader, Customer Projects (Counties Power)
- Paul Herbert – Project Engineer (Winstone Aggregates)
- Shalini Sanjeshni – Project Coordinator (Winstone Aggregates)

## Summary of Discussion

Discussion focused on the staged relocation of the 22kV power lines to accommodate quarry expansion. The following staged approach was agreed in principle:

1. **Approx. Year 5**  
Relocation required to enable construction of the new internal haul road.
2. **Approx. Year 20**  
Further relocation required to support the future pit extension.

Attached with this email is indicative locations and initial assessment of which power poles will be required to move

## Design and Documentation Requirements

Counties Power confirmed that any relocation of works must be supported by detailed design documentation. Winstone Aggregates confirmed that this information will be provided prior to the commencement of Stage 2 of the quarry development, or when the pole relocation works are required. This also provides an indication on timeline for when the works may occur, noting when this work is required to be completed depends on the overall Auckland market.

That said, as agreed, Winstone will engage with Counties Power early to commence the formal process once detailed design is available.

Please review and confirm that this accurately reflects the shared understanding and intended approach. Winstone is happy to amend this if required.

Thanks



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Shalini Sanjeshni (Winstone Aggregates)

**Sent:** Wednesday, February 18, 2026 11:51 AM

**To:** Paul Herbert (Winstone Aggregates) <[Paul.Herbert@winstoneaggregates.co.nz](mailto:Paul.Herbert@winstoneaggregates.co.nz)>; [REDACTED]

**Subject:** Counties Power x Hunua Quarry

**When:** Monday, February 23, 2026 11:00 AM-12:00 PM.

**Where:** 489 Hunua Road, Papakura Auckland 2110, New Zealand

Hi Qays and Dale

A site meeting to discuss future power pole relocation as part of the Hunua quarry pit extension.

Thanks

Shalini

---

## Microsoft Teams meeting

### Join:

<https://teams.microsoft.com/meet/43937954185233?p=ojv0RXOT1CER6i1Ju8>

Meeting ID: 439 379 541 852 33

Passcode: g6XT7c4b

---

[Need help?](#) | [System reference](#)

### Dial in by phone

[+64 9 884 5845,812572645#](tel:+6498845845812572645) New Zealand, Auckland

[Find a local number](#)

Phone conference ID: 812 572 645#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

---

30 January 2026

Counties Energy

Via email: [REDACTED]

Tēnā koutou katoa,

### **Re: Fast-track Hunua Quarry Project - Engagement Request**

We wish to inform you about the proposed expansion of Auckland's Hunua Quarry located in the Hunua Ranges. The quarry is owned and operated by Winstone Aggregates (a division of Fletchers Concrete and Infrastructure Limited (**FCIL**)). This letter is provided to notify you of the proposal and to invite engagement on the project.

#### **Project Overview**

The proposed development of the Hunua Quarry is a listed project under Schedule 2 of the Fast-Track Approval Act (FTA Act). It involves expanding and deepening of the existing Symonds Hill Pit to access high-quality greywacke and extend the quarry's operational life by approximately 50 years. This will ensure the ongoing and reliable supply of aggregates required to meet Auckland's infrastructure needs.

Counties Energy operates 22 kV overhead power lines traversing the site from west to east towards Middleton Road. As part of the quarry development, it is proposed to retain these structures on site, with appropriate management measures in place to ensure their protection.

Quarry development is proposed to be staged over a 35-year period. While the structures are proposed to be retained on site during the early stages of the development, it is anticipated relocation may be required within the next five years in association with the Western Haul Road Stage 2 works, subject to detailed design. Winstone Aggregates will work closely with Counties Energy on the detailed design and implementation of the relocation.

Enclosed with this letter as **Appendix A** is a layout showing the project footprint and the existing 22 kV overhead power lines.

#### **Engagement under Fast-Track Approvals Act**

Counties Energy is identified as an occupier of the land to which the substantive application relates. Winstone Aggregates is committed undertaking engagement in accordance with the Fast-track Approvals Act and welcomes the opportunity to discuss the proposal.

We will follow up via email within the next week to confirm next steps and to discuss opportunities for engagement. In the interim, should you have any questions or require further information, please do not hesitate to contact us.

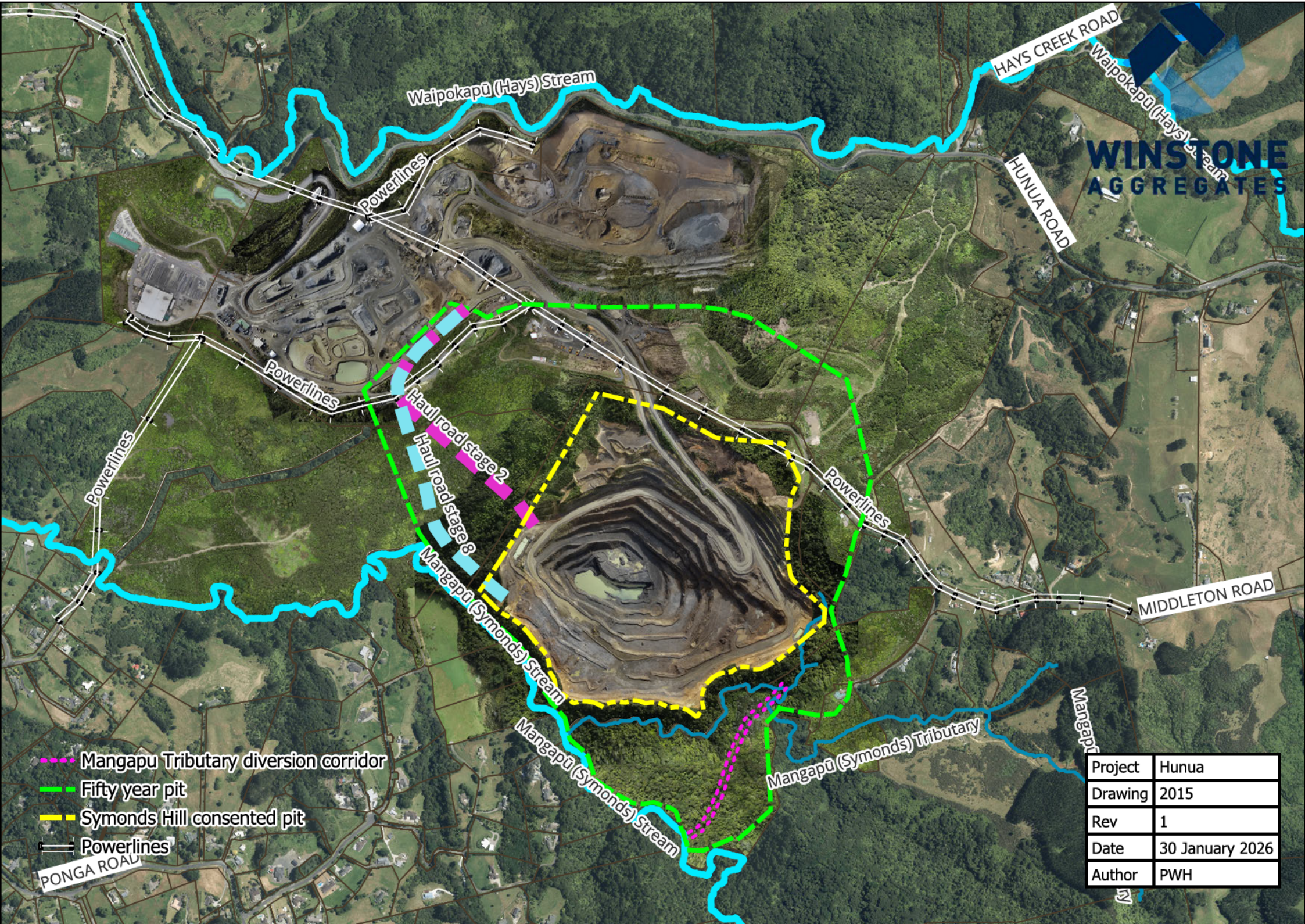
We look forward to engaging constructively to support a balanced outcome for Auckland's future infrastructure needs.

Ngā mihi nui,

Shalini Sanjeshni (**Project Coordinator**)

Phil Heffernan (**Project Manager**)

## APPENDIX A



# WINSTONE AGGREGATES

- - - Mangapū Tributary diversion corridor
- - - Fifty year pit
- - - Symonds Hill consented pit
- Powerlines

Project	Hunua
Drawing	2015
Rev	1
Date	30 January 2026
Author	PWH

24 February 2026

XXX Hunua Road  
Hunua  
2583

Dear Owner/Occupier

### **Re: Development of Hunua Quarry**

I am writing on behalf of Winstone Aggregates, the owner and operator of nearby Hunua Quarry. We're writing to update you on plans for Hunua Quarry, as you own and/or occupy land adjacent to the Hunua Quarry site.

#### **What's being proposed**

We are currently in the process of completing an application, supported by technical assessments to apply for consent under the Fast-track Approvals Act to further develop Hunua Quarry within land already owned by Winstone Aggregates. This development, if approved, would enable the extension of the quarry's operational life and provide a stable supply of the base materials Auckland needs to build its schools, hospitals, homes and roads for the next 50 – 80 years.

As part of this process, we are assessing the potential impacts of this project and the extension of the quarry's life and accordingly engaging with neighbouring owners and those who are likely to be directly impacted by the ongoing quarrying activities in the future.

We recognise that a project of this scale and the long-term significance will be of interest to all of those in our neighbourhood. As one of our neighbours we want to ensure that you have access to all of the information you need to understand the scope and scale of the proposed future development of the quarry and how this might affect you and your property over time – and who you can contact to discuss any questions or concerns you may have.

Details on this project is now available on our website [www.hunuaquarrydevelopment.co.nz](http://www.hunuaquarrydevelopment.co.nz) and this will be updated as we move through the consenting process.

If you have any questions, please don't hesitate to reach out at [hunuaquarrydevelopment@winstoneaggregates.co.nz](mailto:hunuaquarrydevelopment@winstoneaggregates.co.nz)

#### **Next Steps**

- Winstone Aggregates is currently preparing an application, supported by technical reports, which will be submitted to the Environmental Protection Authority (EPA) early this year.
- As an owner and/or occupier of land adjacent to where the project is to be undertaken, you may be invited to comment on the application once it's submitted to the EPA.

Kind Regards,

Shalini Sanjeshni  
Project Coordinator  
027 289 7196

24 February 2026

XXX Hunua Road  
Hunua  
2583

Dear Owner/Occupier

### **Re: Development of Hunua Quarry**

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We recognise that a project of this scale and the long-term significance will be of interest to all of those in our neighbourhood. As one of our neighbours we want to ensure that you have access to all of the information you need to understand the scope and scale of the proposed future development of the quarry and how this might affect you and your property over time – and who you can contact to discuss any questions or concerns you may have.

Details on this project is now available on our website [www.hunuaquarrydevelopment.co.nz](http://www.hunuaquarrydevelopment.co.nz) and this will be updated as we move through the consenting process.

If you have any questions, please don't hesitate to reach out at [hunuaquarrydevelopment@winstoneaggregates.co.nz](mailto:hunuaquarrydevelopment@winstoneaggregates.co.nz)

#### **Next Steps**

- Winstone Aggregates is currently preparing an application, supported by technical reports, which will be submitted to the Environmental Protection Authority (EPA) early this year.
- As an owner and/or occupier of land adjacent to where the project is to be undertaken, you may be invited to comment on the application once it's submitted to the EPA.

Kind Regards,

Shalini Sanjeshni  
Project Coordinator  
027 289 7196

**Bore Owners**

	<b>FULL_ADDRESS</b>
	98-100 Petersons Road, Papakura 221-225 Petersons Road, Papakura 495 Ardmore Quarry Road, Ardmore, Papakura
	896 Hunua Road, Hunua
	894 Hunua Road, Hunua
	60 Ohiwa Road, Ardmore, Papakura
	473 Ponga Road, Ōpaheke, Papakura
	64 Ohiwa Road, Ardmore, Papakura
	826 Papakura-Clevedon Road, Papakura
	359 MacWhinney Drive, Drury
	777 Ponga Road, Ōpaheke, Papakura
	649 Ponga Road, Ōpaheke, Papakura
	616 Drury Hills Road, Drury
	55 Coal Mine Road, Ōpaheke, Papakura
	471 Ponga Road, Ōpaheke, Papakura
	1 Harry Dreadon Road, Ōpaheke, Papakura
	92 Awanui Rise, Papakura
	864 Papakura-Clevedon Road, Papakura



<First Name Last Name>  
<Title>  
<Company Name>  
<PO Box>, <Suburb>  
<City>

Dear

### **Development of Hunua Quarry**

I am writing on behalf of Winstone Aggregates, the owner and operator of nearby Hunua Quarry. We're writing to update you on plans for Hunua Quarry, as you own and/or occupy land within the Hunua area.

### **What's being proposed**

We are currently in the process of completing an application, supported by technical assessments to apply for consent under the Fast-track Approvals Act to further develop the Hunua Quarry within land already owned by Winstone Aggregates. Hunua Quarry. This development, if approved, would enable the extension of the quarry's operational life and provide a stable supply of the base materials Auckland needs to build its schools, hospitals, homes and roads for the next 50 – 80 years.

As part of this process, we are assessing the potential impacts of this project and engaging with those who are likely to be directly impacted in the future, along with the broader Hunua community.

Your property has been identified as having a water bore located within your boundary which may experience draw down effects as the quarry development progresses over time. At this stage we are working to understand the extent to which water bores in the area might be impacted by the quarry development.

As a first step, we would appreciate an email [email address] from you to confirm whether your water bore is still in use (i.e. you have and will continue to draw water from it to use on your property). We will also have representatives in your neighbourhood on [dates] so would welcome the chance to talk then if you are available and prefer to meet in-person.

If your bore is in use, we would also like to discuss how it could be managed in the future should any impacts occur. As part of our existing resource consent, Winstone are required to monitor and mitigate any impact on neighbouring bores and similar conditions are proposed for the new approvals (so effectively the same practice that has applied previously will continue to apply under these new consents sought).

More detail on this project is now available on our website [address] and this will be updated as we move through the consenting process.

### **Next Steps**

- Winstone Aggregates is currently preparing an application, supported by technical reports, which will be submitted to the Environmental Protection Authority (EPA) early this year.
- As you are an owner and/or occupier of land in the Hunua area, the EPA may decide to invite you to comment on the application once it's submitted to the EPA.

Kind Regards,

Kind Regards,  
<First Name Last Name>  
<Position, Title>

649 Ponga Road  
Ōpaheke, Auckland  
2584

Dear [REDACTED]

### Development of Hunua Quarry

I am writing on behalf of Winstone Aggregates, the owner and operator of nearby Hunua Quarry. We're writing to update you on plans for Hunua Quarry, as you own and/or occupy land within the Hunua area.

### What's being proposed

We are currently in the process of completing an application, supported by technical assessments to apply for consent under the Fast-track Approvals Act to further develop Hunua Quarry **within land already owned by Winstone Aggregates**. This development, if approved, would extend the quarry's operational life and provide a stable supply of the base materials Auckland needs to build its schools, hospitals, homes and roads for the next 50 – 80 years.

As part of this process we are assessing the potential impacts of this project and engaging with those who are likely to be directly impacted in the future, along with the broader Hunua community.

Your property has been identified as having a water bore located within your boundary that may be impacted by the project within the next 40 years. At this stage we are working to understand the extent to which water bores in the area might be impacted by the quarry development.

As a first step, we would appreciate an email [email address] from you to confirm whether your water bore is still in use or not (i.e. you have and will continue to draw water from it to use on your property). We will also have representatives in your neighbourhood on [dates] so would welcome the chance to talk then if you are available and prefer to meet in-person.

If your bore is in use, we would also like to discuss how it could be managed in the future should any impacts occur.

More detail on this project is now available on our website [address] and this will be updated as we move through the consenting process.

If you have any questions, please don't hesitate to reach out at [email address].

### Next Steps

- Winstone Aggregates is currently preparing an application, supported by technical reports, which will be submitted to the Environmental Protection Authority (EPA) early this year.
- As you are an owner and/or occupier of land in the Hunua area, the EPA may decide to invite you to comment on the application once it's submitted to the EPA.

Kind Regards,

[Name]  
[Email]  
[Phone]

Kind Regards,

Winstone Aggregates

## Melissa Harvey

---

**From:** Hannah T [REDACTED]  
**Sent:** Sunday, 29 March 2026 9:33 am  
**To:** Hunua Quarry Development  
**Cc:** Eden @protontrust  
**Subject:** Re: Re Quarry  
**Attachments:** Outlook-ti11xgq1.dat; Outlook-jyyzze4d.dat; Outlook-41pt1grl.dat; Outlook-x2xw1vg5.dat; Outlook-1divzpv5.dat; Outlook-s0yj1uqk.dat; Outlook-yvo2nrcj.dat; Outlook-dti5ofxm.dat



Hello Shalini

We will get those details to you this week, sorry because our bore is new, we have been busy getting it all connected etc..

So for is this is a concern.. hope you understand..

Will be in touch.. thank you for the follow up..

Regards Hannah

♥ have a fabulous day..

On 29 Mar 2026, at 7:37 AM, Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz> wrote:

Kia ora Hannah,

I hope you are well.

I am following up on my earlier email this month requesting further information about the existing bore on your site. I also realised that I had not cc'd (eden@protontrust.nz), so please note the inclusion here.

Since my last email, the groundwater assessment has progressed further. As we have not yet received details regarding the existing bores, we have been unable to determine the timing of when your bore may potentially be affected.

That said, the proposed way forward would be to arrange for the bore on your property to be dipped to establish a baseline groundwater level. This could then be monitored on a quarterly or six-monthly basis to help identify or address any potential effects should they occur.

Happy to continue discussing this project and what they groundwater assessment means.  
Please feel free to give me a call or we can arrange a meeting to run through more of the details  
in the assessment.

Thanks,

Shalini



**Shalini Sanjeshni**  
Project Coordinator

+64 27 289 7196

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**From:** Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Sent:** Monday, March 2, 2026 8:47 PM  
**To:** Hannah T [REDACTED]  
**Subject:** Re: Re Quarry

Kia ora Hannah

Thank you for getting in touch and for confirming that you have a recently installed bore supplying both your household and land. We understand the significant investment involved, and we appreciate your concerns.

At this stage, we are gathering information from neighbouring properties so we can understand the depth and usage of existing bores in the area. This information helps us complete our assessment and understand how the groundwater system is currently being used.

Below are responses to your questions:

### **1. Future water supply connections**

Apologies, we are not aware of any confirmed council plans to extend reticulated water supply to your area

### **2. Potential impact on your bore**

At this point, we cannot confirm when your bore might be impacted.

Additionally, we cannot determine whether there is any potential effect on water quality until we know the depth of your bore. Bore depth and extraction rates are critical inputs for assessing how your bore interacts with the surrounding groundwater system.

If you are able to provide:

- the depth of your bore, and
- an approximate extraction rate (e.g., litres per day or per minute), this will help us complete the assessment accurately.

### **3. Next steps and timing**

Regarding the call - I'm happy to arrange a time that suits you. Please let me know your availability over the next few days, or feel free to give me a call on 027 289 7196.

Please let me know if you have any other questions or concerns.

Thanks,  
Shalini



**Shalini Sanjeshni**  
Project Coordinator

+64 27 289 7196

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**From:** Hannah T [REDACTED]  
**Sent:** Tuesday, February 24, 2026 4:30 PM  
**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Cc:** [REDACTED]  
**Subject:** Re Quarry

To whom it may concern

We are the family at 1 Harry Dreadon Rd..  
We received today

We do have a bore it is not a year old, we are using it for all our house and land requirements..

Are you able to inform us on any matters that may impact us, as you will appreciate adding the bore is a considerable financial comment..

We would not like our water quality to be impacted by this expansion..

- 1.. Do you know if there is a plan to bring water supply out this way..
2. Do you think that the expansion will have an impact on the water we get from the bore
3. When can we expect to get a call regarding this expansion?.
4. Please reply to [REDACTED]

Regards

Hannah & Eden  
♥♥ have a fabulous day..

## Melissa Harvey

---

**From:** Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Sent:** Sunday, 29 March 2026 10:02 am  
**To:** Mark Stanners; Hunua Quarry Development  
**Cc:** Del Stanners  
**Subject:** Re: 471 Ponga Road Water bore

Hi Mark,

Thank you for your email and for outlining the history of your bore and the advice you have received.

We understand your concern regarding the reduction in water availability and acknowledge that the bore is an important part of your property's water supply. Can you confirm the use of this bore was it domestic water supply bore or a farm well?

At this time, we are yet to determine whether the changes you have described are related to quarry activities or to broader regional groundwater variability, which can be influenced by a range of factors including geology, climate, and long-term rainfall patterns. Determining causation requires site-specific data and an assessment of groundwater levels over time.

As part of the proposed Hunua Quarry development, we are seeking to establish baseline groundwater conditions for existing bores in the surrounding area. This includes collecting available bore information and monitoring groundwater levels to better understand existing conditions prior to, and during, future quarry activities.

What this means is that we will need to get someone to confirm the bore depth and water table at your bore as a first step. Should monitoring indicate any change to groundwater levels that can be attributed to quarry operations, Winstone Aggregates would work with affected landowners to determine an appropriate mechanism to mitigate any verified effects. This approach forms part of the broader groundwater assessment and management framework being developed for the project.

We appreciate you sharing this information, as it is important context for the ongoing assessment process. If you have any bore logs, reports, or technical information from the inspections you mentioned and are willing to share them, these may assist our understanding of local groundwater conditions.

Please feel free to get in touch if you would like to discuss this further or have any questions.

Kind regards,

Shalini

**Shalini Sanjeshni**

Project Coordinator

 +64 27 289 7196

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**From:** Mark Stanners [REDACTED]  
**Sent:** Wednesday, February 25, 2026 9:23 AM  
**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Cc:** Del Stanners [REDACTED]  
**Subject:** 471 Ponga Road Water bore



Hello,

We are replying to the letter we received regarding our water bore on our property.

Our bore stopped producing water a few years ago due to the water table drying up. We had a company come and look at the bore and we were told that the water table was now at 140m and ours was only 75m.

We have had a quote to do this work and were saving up to get this done. Approx 22K

Could the water table drying up at 75m be because of work already done at the quarry?  
If so, what position does this leave us in?

Regards,  
Mark Stanners

Check out our new brochure [here](#) to see what we can offer you

## Melissa Harvey

---

**From:** Hunua Quarry Development  
**Sent:** Sunday, 29 March 2026 8:13 am  
**To:** Hunua Quarry Development; [REDACTED]  
**Subject:** Re: 473 Ponga road Bore

Hi Colin

Following up our phone call on March 2 to discuss your existing bore on site. Since we last spoke the groundwater assessment as progressed further.

That said, we now understand this bore is currently in use and our intent through the development would be to ensure the bore continues to operate. The proposed way forward would be to arrange for the bore on your property to be dipped to establish a baseline groundwater level. This could then be monitored on a quarterly or six-monthly basis to help identify or address any potential effects should they occur.

Happy to continue discussing this project and what they groundwater assessment means. Please feel free to give me a call or we can arrange a meeting to run through more of the details in the assessment.

Thanks,



### Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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---

**From:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Sent:** Monday, March 2, 2026 8:27 PM

**To:** [REDACTED] Hunua Quarry Development

<hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Subject:** Re: 473 Ponga road Bore

Hi Colin,

Thank you for your earlier email and for confirming that you use your bore daily.

As part of our assessment, we are gathering some additional details on existing bores in the area. Could you please provide:

- The current depth of your bore; and
- An estimate of your typical extraction rate (e.g., litres per day or litres per minute)

This information will help us understand the existing usage before and ultimately when any potential impacts may occur.

Regarding the meet-up - I'm happy to arrange a time that suits you. Please let me know your availability over the next few days, or feel free to give me a call on 027 289 7196

Thank you again for your cooperation.

Thanks,  
Shalini



## Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Colin Van De Ven [REDACTED]  
**Sent:** Saturday, February 28, 2026 6:21 PM  
**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Subject:** Re: 473 Ponga road Bore

Hope you got my first email .I've heard nothing back about the meet up .

Regards  
Sent from my iPhone

> On 25 Feb 2026, at 2:57 PM, Colin Van De Ven <supercol@xtra.co.nz> wrote:  
>  
> Hi  
> Got your courier letter today.Yes I do use my bore pretty much everyday.My phone number is  
0278098488.Look forward to your reply.  
> Regards  
> Colin  
> Sent from my iPhone

## Melissa Harvey

---

**From:** Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Sent:** Sunday, 29 March 2026 8:07 am  
**To:** [REDACTED] Hunua Quarry Development  
**Subject:** Re: 55 Coal Mine Road

Hi Ashley

Thank you for your email and for clarifying how your bore is currently used and monitored. Since your last email, we have progressed the groundwater assessment further.

You are correct — monitoring of your bore has been organised by Winstone, and we will continue this monitoring as the development progresses. Should any changes or potential effects on water levels be identified, we will work through these with you to agree on the most appropriate mechanism to review and respond.

In terms of the broader proposed development and how it may affect you:

For the initial stages of the project (approximately the first 5–10 years), quarry operations will be progressing predominantly to the south and south-east. Based on the current staging, you are not expected to experience change in quarry activity during these early phases.

Outside of groundwater considerations, other potential effects such as noise, dust, or traffic are expected to be minimal at your location during these initial stages. These matters are also being assessed as part of the wider development framework.

If it is helpful, you can find the project staging plan on our website, which provides a good overview of the scale of the project and how different areas will be developed over time. [Home | Hunua Quarry](#)

Please feel free to get in touch if you have any further questions or if anything changes on your end.

Ngā mihi,  
Shalini



### Shalini Sanjeshni

Project Coordinator

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**From:** cottleshley95@gmail.com <cottleshley95@gmail.com>

**Sent:** Tuesday, March 3, 2026 9:17 AM

**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Subject:** RE: 55 Coal Mine Road



Hi Shalini,

My bore gets monitored I understood it was organised by Winstone, it certainly isn't by me. Volume is dependant on rainfall. When we don't have rain for 4-5 days I would extract 2000 – 5000L at a time other than that the cattle would use 100L per day on average.

I am not too worried about meeting, other than the risk to my bore what other parts of this proposed development could affect me?

Thanks,

Ashley Cottle

---

**From:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Sent:** Monday, 2 March 2026 8:30 pm

**To:** [REDACTED]

**Subject:** Re: 55 Coal Mine Road

Hi Ashley

Thank you for your earlier email and for confirming that you use your bore daily.

As part of our assessment, we are gathering some additional details on existing bores in the area. Could you please provide:

- The current depth of your bore; and
- An estimate of your typical extraction rate (e.g., litres per day or litres per minute)

This information will help us understand the existing usage before and ultimately when any potential impacts may occur.

Regarding the meet-up - I'm happy to arrange a time that suits you. Please let me know your availability over the next few days, or feel free to give me a call on 027 289 7196

Thank you for your cooperation.

Thanks  
Shalini

**Shalini Sanjeshni**

Project Coordinator

+64 27 289 7196

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**From:** [REDACTED]  
**Sent:** Friday, February 27, 2026 7:20 AM  
**To:** Hunua Quarry Development <[hunuaquarrydevelopment@winstoneaggregates.co.nz](mailto:hunuaquarrydevelopment@winstoneaggregates.co.nz)>  
**Subject:** 55 Coal Mine Road

Hi,

I have received your letter. I can confirm that we still use the water bore on the property on a daily basis.

Thanks,

Ashley Cottle

[REDACTED]



# Lifegate Trust

Registered Charity CC45769

26<sup>th</sup> March 2026

Winstone Aggregates

Re Development Of Hunua Quarry

Dear Winstone Aggregates,

I am writing on behalf of the Lifegate Trust re your quarry development. We have six dwellings at 896 Hunua Road that draw water from a bore on the property.

Please note that we do still use the bore on our property daily to provide water. We have had issues in the past with Winstones dewatering their quarry site so much so that Winstones had a member of their team monitoring our bore. Sometimes telling us to reduce our uptake from the aquafer which is ridiculous when its required for daily living.

As in previous times it has been discussed that should your dewatering increase, further monitoring and discussions would be required on how Winstones will assist the Lifegate Trust to provide good quality drinking water for their residents.

As per your letter dated 19<sup>th</sup> February no further contact has been made to discuss any impact the development would have on our property.

We would like our concerns to be addressed with the Environmental Protection Authority on the submission of your application.

Should you need any further information, please do not hesitate to contact me on 021 1129926.

Kind regards

*Mike Dalgety*

TRUSTEE



**Lifegate Trust**

PO BOX 72285 Papakura 2244 – 027 600 8889 – [trust.lifegate@gmail.com](mailto:trust.lifegate@gmail.com)

## Melissa Harvey

---

**From:** Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Sent:** Sunday, 29 March 2026 8:34 am  
**To:** Lifegate Trust; Hunua Quarry Development  
**Subject:** Re: Lifegate Trust

Dear Mike,

Thank you for your letter and for outlining Lifegate Trust's concerns regarding the proposed Hunua Quarry development and the bore servicing 896 Hunua Road.

We acknowledge that the bore on your property is used daily to supply water to multiple dwellings, and we recognise the importance of maintaining a reliable and safe water supply for residents. It is unfortunate that there were issues in the past. Your previous experience is noted.

Groundwater effects including potential changes resulting from dewatering activities form a key part of the current assessment process. As part of the proposed development, the process forward will be to monitor the current groundwater level of your bore to establish a baseline condition. Ongoing monitoring would then continue on a quarterly or six-monthly basis to ensure that water supply remains consistent over time. Should water level and supply be affected, Winstone Aggregates will work with you to determine the appropriate mechanism to mitigate that effect.

Regarding your comment on correspondence following our letter dated 19 February, please note that information gathering and technical assessments have been ongoing as part of application preparation. The first step in this process was to request confirmation from bore owners, upon receipt of the letters, of all available information relating to their bores. Engagement with directly affected landowners, including Lifegate Trust, will continue as the project moves through the consenting process.

Your concerns will be documented and addressed as part of the application to the Environmental Protection Authority, including consideration within the groundwater assessment and proposed management and monitoring frameworks. We welcome Lifegate Trust's participation in the EPA submission process and acknowledge your intention to raise these matters directly through that avenue.

Should you wish to discuss the assessment approach or monitoring framework in more detail, please feel free to contact me directly. We remain open to ongoing dialogue.

Thanks,

Shalini

**Shalini Sanjeshni**

Project Coordinator

 +64 27 289 7196

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**From:** [REDACTED]  
**Sent:** Thursday, March 26, 2026 1:27 PM  
**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Subject:** Lifegate Trust



Please see attached letter for your file.

Regards Mike Dalgety

## Melissa Harvey

---

**From:** Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Sent:** Sunday, 29 March 2026 7:59 am  
**To:** Danny Sen; Hunua Quarry Development  
**Cc:** Winnie Ng  
**Subject:** Re: 60 Ohiwa Road & 864 Papakura Clevedon Road

Hi Danny,

Thank you for providing the details of the bores at both properties.

To confirm, the bore details provided are as follows:

- **864 Papakura Clevedon Road:** 144 metres deep, extraction rate of approximately 13 cubic metres per hour (13,000 litres)
- **60 Ohiwa Road:** 101 metres deep, extraction rate of approximately 14 cubic metres per hour (14,000 litres)

Based on this information and as part of our groundwater assessment process, the proposed way forward would be to arrange for baseline monitoring of the bores. This would involve dipping the bores to establish current groundwater levels and the depth of the bore, followed by ongoing monitoring on a quarterly or six-monthly basis. This approach will help us to better understand existing conditions and identify or manage any potential effects should they occur over time.

I appreciate your offer to discuss this further and I will give you a call on Monday to talk through the next steps. Please let me know if there is anything further you would like to raise in the meantime.

Ngā mihi,  
Shalini



### Shalini Sanjeshni

Project Coordinator

+64 27 289 7196

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**From:** Danny Sen <dannysen707@hotmail.com>

**Sent:** Tuesday, March 10, 2026 12:33 PM

**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>

Cc: [REDACTED]

Subject: Re: 60 Ohiwa Road & 864 Papakura Clevedon Road



Hi Shalini,

Please see below details of our bores at both properties.

864 Papakura Clevedon Road - 144 meters deep at 13 cubic meters per hour (13,000 Litres).

60 Ohiwa Road - 101 meters deep at 14 cubic meters per hour (14,000 Litres).

I am free anytime to have a further chat on this. Please call me anytime.

Thanks

Danny

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**From:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Sent:** Tuesday, March 10, 2026 10:01 AM

**To:** [REDACTED] Hunua Quarry Development  
<hunuaquarrydevelopment@winstoneaggregates.co.nz>

**Subject:** Re: 60 Ohiwa Road & 864 Papakura Clevedon Road

Hi Danny

Thank you for your earlier email and for confirming that you use your bore .

As part of our assessment, we are gathering some additional details on existing bores in the area. Could you please provide:

- The current depth of your bore; and
- An estimate of your typical extraction rate (e.g., litres per day or litres per minute) (if available)

This information will help us understand the existing usage before and ultimately when any potential impacts may occur.

If you wish to discuss this further, I'm happy to arrange a time that suits you. Please let me know your availability over the next few days, or feel free to give me a call on 027 289 7196

Thanks  
Shalini

**Shalini Sanjeshni**



Project Coordinator

+64 27 289 7196

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**From:** [REDACTED]  
**Sent:** Thursday, March 5, 2026 11:45 AM  
**To:** Hunua Quarry Development <hunuaquarrydevelopment@winstoneaggregates.co.nz>  
**Cc:** [REDACTED]  
**Subject:** 60 Ohiwa Road & 864 Papakura Clevedon Road

Hi Team,

This is to confirm that both properties at 60 Ohiwa Road and 864 Papakura-Clevedon Road are still in use of bore water.

Please let me know if you have any further details or updates of your future plans.

My contact details is [REDACTED]

Thanks

Danny

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Date	Party Consulted or Engaged	Winstone Aggregates/Project team	Attendees	Interaction Type	Details of Interaction	Follow-Up Actions	Feedback including proposal	what Winstone did in response to the feedback received.
8.12.26	Heritage New Zealand Pouhere Taonga (NZHPT)	Nick Pollard, Boffa Miskell	Greg Walter – Heritage New Zealand Pouhere Taonga (NZHPT) Tharon Bloomfield – Heritage New Zealand Pouhere Taonga (NZHPT) Craig Reidy – Heritage New Zealand Pouhere Taonga (NZHPT) Phernne Tancock – Harbour Chambers Ellen Cameron – Clough and Associates Nick Pollard – Boffa Miskell	Teams meeting	See Appendix 3.1 - minutes of meeting with HNZPT. Following the meeting, a copy of the Archaeological Assessment, Archaeological Management Plan and draft conditions were provided to HNZPT by email on 23 February 2026 for comment.			
7.1.26	Auckland Council	Phil Heffernan	Phil Heffernan - Project Manager, Winstone Aggregates Cam Russell – Senior Projects and Environmental Advisor, Winstone Aggregates Andrew Rossaak – Ecology – Morphum Steve Bryant – Erosion Sediment Control – Bryant Environmental Ian Boothroyd – Ecology – Boffa Miskell	Site Visit	See Appendix 2.1 and Consultation Summary Report at paras 36-37.			
14.1.26	Auckland Council	Phil Heffernan	Phil Heffernan - Project Manager, Winstone Aggregates Cam Russell – Senior Projects and Environmental Advisor, Winstone Aggregates Warick Pascoe – Auckland Council – Premium Team Lead Emma Chandler – Auckland Council – Planning lead (Sentinel Planning) John Goodwin – Boffa Miskell – Landscape lead Simon Cocker – Auckland Council – Landscape lead (SCLA)	Site Visit	See Appendix 2.1 and Consultation Summary Report at paras 38-39.			

23.1.26	Department of Conservation	Phil Heffernan	Phil Heffernan - Project Manager, Winstone Aggregates Cam Russell – Senior Projects and Environmental Advisor, Winstone Aggregates Carolyn Wratt – Department of Conservation	Site Visit	See Appendix 3.2 and Consultation Summary Report at paras 60-65. Winstones sought a follow up meeting by email dated 20 February 2026. Further email exchanges with DoC in March 2026.			
30.2.26	Counties Power	Shalini Sanjeshni	Qays Mohammed	Email	Requesting engagement for the quarry development		Counties Power to provide requirements for when onsite power poles are to be moved and how.	N/A
26.2.26	NZDF	Shalini Sanjeshni	Rebecca Davis	Email	Requesting engagement for the quarry development	Followed up via email	See below.	N/A
2.2.26	Fish and Game	Shalini Sanjeshni	Clare Roberston	Email	Letter requesting engagement	Followed up via email	See below.	N/A
2.2.26	Game Animal Council	Shalini Sanjeshni	Jenny Wotten	Email	Letter requesting engagement	Followed up via email	See below.	N/A
2.2.26	Auckland Conservation Board	Shalini Sanjeshni	Generic Email	Email	Letter requesting engagement	Followed up via email	See below.	N/A
2.2.26	New Zealand Conservation Authority	Shalini Sanjeshni	Generic Email	Email	Letter requesting engagement	Followed up via email	See below.	N/A
4.2.26	Auckland Council	Phil Heffernan	Phil Heffernan - Project Manager, Winstone Aggregates Cam Russell – Senior Projects and Environmental Advisor, Winstone Aggregates Duffy Visser – Acoustics – Auckland Council Hillary Johnston – Stormwater - Auckland Council Jamie Exeter – Acoustics – Styles Group Jon Styles – Acoustics – Styles Group	Site Visit	See Appendix 2.1 and Consultation Summary Report at paras 40-41.			
12.2.26	Auckland Council Auckland Transport	Phil Heffernan	Phil Heffernan - Project Manager, Winstone Aggregates Leo Hills– Traffic Engineer – Commute Consultants Ripul Sachdeva– Traffic Engineer – Auckland Council Zihao Lin– Development Engineer - Auckland Council Nagaraj Prabhakara– Traffic Engineer – Auckland Transport	Site Visit	See Appendix 2.2 and Consultation Summary Report at paras 42-46.		AT and Auckland Council suggested feedback to the front gate that has been incorporated in the Traffic report and front gate design.	Draft transportation assessment provided to Auckland Transport by email dated 27 February 2026, incorporating feedback received to date.

13.2.26	NZDF	Shalini Sanjeshni	Rebecca Davis	Email	Information around the water bores located on NZDF property which may be drawn down as part of the quarry pit development	N/A.	See below.	N/A.
13.2.26	Ardmore Airport	Shalini Sanjeshni	Dave Marcellus	Phone Call	Confirmed key contact and discussed next steps on engagement	Follow up with email for s178 (due 23.2.26)	N/A.	N/A.
17.2.26	Fish and Game	Shalini Sanjeshni, Phil Heffernan	Clare Roberston, Adam Daniel	Meeting	Discussed quarry development and tributary diversion plans. F&G interest in the offset and mitigation for the project including the wetlands	Continue engagement	See below.	See below.
18.2.26	Game Animal Council	Shalini Sanjeshni	Jenny Wotten	Email	Confirmation Game Animal Council does not have an interest in the Hunua Project.	N/A.	N/A.	N/A.
20.2.26	Bore owners	Shalini Sanjeshni	All 15 Properties	Letter	Informing about proposed development and next steps in engagement - see Appendix 10.	Available in Hunua area on 24, 26 and 27 February	N/A.	N/A.
20.2.26	Wider Auckland iwi and hapu	Shalini Sanjeshni	see next list	Letter	Informing about project and contact within 20 working days to discuss the project in detail - see Iwi Consultation Report (Appendix A6.7)			
23.2.26	Watercare	Shalini Sanjeshni	Maria Eliza	Email	Providing information about the project and the proposed development of the quarry	Pre lodgement consultation completed. Actions Taken: Winstone will complete a works over approval for the accessway upgrades once detail design is made available. Winstone will ensure adequate time is provided for this works over approval process so that Watercare are able to review and engage with Winstone's through this process.	Informed of Watercare's requirements if building over or near their assets. The review of the requirements have concluded proposed works at the front gate will be outside of this zone and not require Watercare's approval.	Pre lodgement consultation completed. See Consultation Summary Report at paras 49-51.
23.2.26	Counties Energy	Shalini Sanjeshni, Paul Herbert	Qays Mohammed, Dale Ashworth	Site Visit	Discussed timeline of 22kV relocation occurring over two sets, one in 5 years, next over 20 years. Process agreed, Winstone will engage with Counties power 6 months advance of the proposed relocation works.	Memo / letter to confirm approach	Counties Energy to provide requirements for when onsite power poles are to be moved and how.	See below.
24.2.26	Adjacent owner/occupier	[REDACTED]	See below	Door Knocking	Informing about proposed development and next steps in consultation	Available in Hunua area on 24, 26 and 27 February	See below.	See below.
24.2.26	Bore owners	Shalini Sanjeshni	[REDACTED]	Email	Following up from couriered letter received. Wanting to understand the impact of quarry development on the ability to retrieve bore water	Request further information form bore owner on bore details and compare against bore details on the groundwater assessment	See below.	See below.
24.02.26	Bore owners	Shalini Sanjeshni	55 Coal Mine Road	Email	Following up from couriered letter received. Wanting to understand the impact of quarry development on the ability to retrieve bore water	Request further information form bore owner on bore details and compare against bore details on the groundwater assessment	See below.	See below.

25.2.26	Bore owners	Shalini Sanjeshni	471 Ponga Road	Email	Following up from couriered letter received. Wanting to understand the impact of quarry development on the ability to retrieve bore water	Pre lodgement consultation completed. Actions taken: Understand bore in use. Winstone to add both bores into a monitoring schedule at a six monthly cadence to understand and address whether any potential effects should occur.	See below.	See below.
25.2.26	NZDF	Shalini Sanjeshni	Rebecca Davis, Catherine Absil-Couzins and Julie Irvine	Email	NZDF confirmed Bore 112 is a critical water supply bore. Status of Bore 101 to be confirmed	Provide draft groundwater assessment for their review and ability to understand the effects	See below.	See below.
25.2.26	Adjacent owner/occupier	Mitch O'Kane	[REDACTED]	Email	Emailed Winstone customer service after receiving the letter dropped off on 24.2.26. Seeking additional information on the project and plans.	Meet with neighbour to discuss their concerns	See below.	See below.
2.3.26	Hako Tupuna Trust	Shalini Sanjeshni	John Linstead	Email	Letter requesting engagement	As needed	N/A.	See below.
2.3.26	Te Ahiwaru	Shalini Sanjeshni	Ngaati Tahina and Anya	Email	Letter requesting engagement	As needed	Letters to Te Ahiwaru and Hako Tupuna Trust - undelivered. Emails sent.	See below.
3.3.26	Bore owners	Shalini Sanjeshni	[REDACTED]	Call	Phone discussions with Colin on the use of the bore on his property. Based on the information held by Winstone, any impact is 20 years out	Pre lodgement consultation completed. Actions taken: Understand bore in use. Winstone to add both bores into a monitoring schedule at a six monthly cadence to understand and address whether any potential effects should occur.		Pre lodgement consultation completed. Actions taken: Understand bore in use. Winstone to add both bores into a monitoring schedule at a six monthly cadence to understand and address whether any potential effects should occur.
3.3.26	Hako Tupuna Trust	Shalini Sanjeshni	Alice Anderson - Trustee	Email	Acknowledged receipt of letter	N/A.	N/A.	N/A.
3.3.26	Bore owners	Shalini Sanjeshni	[REDACTED]	Email	Winstone requested additional information from bore owners to confirm depth / and details of bore	Continue engagement around the bore potentially impacted by the activity	See below.	See below.

5.3.26	Adjacent owner/occupier	Shalini Sanjeshni, Ian Wallace	[REDACTED]	Meeting	Questioned project development and stages of work. The discussion on historic Symonds Pit consents and the relevant to this application. Sought understanding of what they would expect to experience from the proposed development.	Pre lodgement engagement complete: Neighbours concerns heard particularly around stream health, sediment in the stream and flow. Actions Taken: Ensuring conditions related to sediment discharge adequately manages the sediment leaving site and that effective and consistent monitoring is in place to manage offsite sediment discharge. Additionally stream augmentation conditions were reviewed to ensure correct procedures were in place.	234 Kauri View Road did not receive letter as no mailbox	Pre lodgement engagement complete: Neighbours concerns heard particularly around stream health, sediment in the stream and flow. Actions Taken: Ensuring conditions related to sediment discharge adequately manages the sediment leaving site and that effective and consistent monitoring is in place to manage offsite sediment discharge. Additionally stream augmentation conditions were reviewed to ensure correct procedures were in place.
10.3.26	Bore owners	Shalini Sanjeshni	[REDACTED]	Email	Bore owner provided details. Based on existing information held by Winstone, the identified bore located on 60 Ohiwa Road was determined not to be impacted.	Pre lodgement consultation completed. Actions taken: Understand bore in use. Winstone to add both bores into a monitoring schedule at a six monthly cadence to understand and address whether any potential effects should occur.		Pre lodgement consultation completed. Actions taken: Understand bore in use. Winstone to add both bores into a monitoring schedule at a six monthly cadence to understand and address whether any potential effects should occur.
10.3.26	Hako Tupuna Trust	Shalini Sanjeshni	Alice Anderson - Trustee	Email	Acknowledged receipt of email, directed to website for more information	No further actions required.	N/A.	N/A.
11.03.26	Auckland Conservation Board	Shalini Sanjeshni	Gael Ogilvie - Chair, Auckland Conservation Board	Meeting	Discuss project details, mitigation, wetland offset and offset planting location	Provide wetland delineation plans, stream design and lizard relocations		
18.03.26	NZDF	Shalini Sanjeshni	Rebecca Davis - Principal Statutory Planner, Julie Irvine - Senior Environmental Officer,	Email	Provided copy of the draft groundwater assessment	Follow up meeting to go over the proposed dewatering of bore 112	See below.	See below.

19.03.26	Ardmore Airport	Shalini Sanjeshni	Dave Marcellus	Email	Detailing project brief and the interaction of proposed development on Ardmore Airports ability to operate their designation	Written approval pending	N/A.	N/A.
19- 20.03.26	Counties Energy	Shalini Sanjeshni, Paul Herbert	Qays Mohammed, Dale Ashworth	Email	Email to confirming conversation on site and Winstone's agreed approach to ongoing engagement with Counties Energy as the project develops and detail design is made available.	Pre lodgement consultation completed. Actions taken: During detailed design Winstone will seek engagement with Counties Energy on the project and the relocation of power lines. This engagement will commence at least 12 months prior to the planned works to ensure that adequate time is made available to Counties Energy.		Pre lodgement consultation completed. Actions taken: During detailed design Winstone will seek engagement with Counties Energy on the project and the relocation of power lines. This engagement will commence at least 12 months prior to the planned works to ensure that adequate time is made available to counties power.
20.03.26	Fish and Game	Shalini Sanjeshni, Phil Heffernan	Clare Robertson, Adam Daniel	Email	Follow up information on wetland and details on stream diversion.	As needed	See below.	See below.
22.03.2026	Auckland Conservation Board	Shalini Sanjeshni, Phil Heffernan	Gael Ogilvie - Chair, Auckland Conservation Board		Confirming receipt of information and information on historic Winstone translocation	See if gecko translocation information can sourced	Ensure that location for gecko location is valid and that the viability of the translocation needs to be taken into account.	Actions Undertaken: Winstone review lizard translocation sites
24.3.26	Fish and Game	Shalini Sanjeshni, Phil Heffernan	Clare Robertson, Adam Daniel	Email	Confirming receipt of information.	N/A.	Ensure that wetlands are included within the offset and no net loss.	Ensure that wetlands are included within the offset and no net loss.
24.3.26	Neighbour	Shalini Sanjeshni		Call	A phone call to discuss the project development. Including the staging of works and the project footprint. Paul was interested in the project and wanted to know more details. Discussed the details of the proposal including extent of working, the proposed tributary relocation works and Winstone's commitment to continue talking to their neighbours through the process and providing updates when and where they are made available. Paul questioned Sunday works on site, which are permitted under the Quarry Zone. Paul requested that information be shared with him as the project is lodged. Referred him to the Project Website which will be updated as more information is made available.	Pre Consultation Engagement: Completed. Actions Taken: Add as with other neighbours notify when the project is lodged.	See Details of Interaction.	Pre Consultation Engagement: Completed. Actions Taken: Add as with other neighbours notify when the project is lodged.

25.03.26	Ardmore Airport	Shalini Sanjeshni	Dave Marcellus	Email	Follow-up email to Dave confirming whether he required additional information to formulate a position on the project	Ongoing, seeking written approval	N/A.	N/A.
25.03.26	Ardmore Airport	Shalini Sanjeshni	Melanie Nelson - Administration, Events and Reception - Ardmore Airport	Call	Series of emails and calls to confirm whether Dave Marcellus required further information to confirm Ardmore Airport's Written Approval	Pre application consultation completed. Action taken: Seek written approval from Ardmore Airport.	N/A.	N/A.
25.03.26	Adjacent owner/occupier	Shalini Sanjeshni	[REDACTED]	Email	Sent email and a follow up call to Keri to discuss the written approval required as an tenant of the FCIL property. Keri on sick leave and unable to get in contact.	Continue to work with neighbour to understand the project	N/A.	N/A.
27.03.26	Bore Owners	Winstone Aggregates/Project team	[REDACTED]	Email	Letter noting that their bore is in use and they have not been contacted since the letter drop on February 19. Seek to have their concerns raised with EPA.	Winstone now understands 896 Hunua Road supplies domestic water for 6 properties. Actions Taken: Add 896 Hunua Road bore to be dipped and maintain in a groundwater register. Water supply for bore is critical for the 6 dwellings, quarterly monitoring to help identify and/or address any potential dewatering effects.	See letter.	Winstone now understands 896 Hunua Road supplies domestic water for 6 properties. Actions Taken: Add 896 Hunua Road bore to be dipped and maintain in a groundwater register. Water supply for bore is critical for the 6 dwellings, quarterly monitoring to help identify and/or address any potential dewatering effects.
25.03.26	Adjacent owner/occupier	Shalini Sanjeshni	[REDACTED]	Email	Spoke to Keri on the phone, requesting that she send through Written Approval Form	Winstone has spoken to Keri Carnie regarding the application and the effects that they may experience. Actions Taken: Agreed on an approach for ongoing communication, Keri can contact the project and site team as needed. Written approval pending.	N/A.	Winstone has spoken to Keri Carnie regarding the application and the effects that they may experience. Actions Taken: Agreed on a approach for ongoing communication, Keri can contact the project and site team as needed. Written approval pending

27.03.26	NZDF	Cam Russell	[REDACTED]	Hui	<p>Online meeting with NZDF team to go over the groundwater assessment provided 18.3.26. NZDF noted they understand the effects on their permitted water take bore located in their property. Additional bore details are required to confirm formal bore assessment, these will be provided soon. It was also discussed that the bore could be dipped quarterly or six monthly cadence to alleviate or understand concerns if there is effects associated with the dewatering effects on site.</p>	<p>Pre application consultation closed. Actions Taken: Understand bore 112 is a critical supply bore and will need to be monitored in a frequent basis. Winstone will add this bore register for ongoing monitoring. Winstone will receive more information on the bore from NZDF and confirm formal assessment.</p>	<p>See Details of Interaction.</p>	<p>Pre application consultation closed.          Actions Taken:          Understand bore 112 is a critical supply bore and will need to be monitored in a frequent basis.          Winstone will add this bore register for ongoing monitoring.          Winstone will receive more information on the bore from NZDF and confirm formal assessment.</p>
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