

**CLEVEDON QUARRY
EXPANSION**

**APPLICATION FOR
REFERRAL
UNDER THE FAST-TRACK
APPROVALS ACT**

Prepared by: Tonkin + Taylor



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1 Introduction

Stevenson Aggregates Limited (**SAL**) has engaged Tonkin + Taylor Ltd (**T+T**) to provide planning and ecology services for the expansion of Clevedon Quarry ('this proposal').

This report sets out the requirements within the 'Referral application form to use the Fast-track process' (**application form**) pursuant to sections 13 and 22 of the Fast-track Approvals Act 2024 (FTAA).

This report (and appendices) should be read in conjunction with the completed online application form submitted by T+T. Approval to submit on behalf of SAL is provided in **Appendix A**.

1.1 Project name

The project name by which the project will be known publicly is Clevedon Quarry Expansion.

1.2 FTAA description

The following description is proposed to be used for the publication of this project on the Fast-track website:

In stages, increase the aggregate resource at Clevedon Quarry from 60 million tonnes (MT) to approximately 150 MT, and provide for this resource to be extracted over a period of up to 50-years.

1.3 Context

SAL is one of New Zealand's leading industry experts in aggregate extraction, processing and distribution. Clevedon Quarry is a regionally significant quarry, operating in the area since the 1970s (initially operated by Warren Shaw Limited). Specifically, Clevedon Quarry is a greywacke hard rock quarry supplying aggregate to the Auckland market.

Aggregate is an essential resource that underpins development across New Zealand. The construction of infrastructure, as well as both urban and rural growth, relies on the ability to access, extract, process and transport this material efficiently. Aggregate extraction can only occur where the resource is naturally found in situ, and it is preferable for it to be sourced in close proximity to where it will be used in order to minimise the environmental effects and costs of transporting aggregate from the quarry to the construction site.

The existing Clevedon Quarry is located entirely within 546 McNicol Road, Clevedon. The quarry sits within a wider area owned by SAL, encompassing approximately 544.32 hectares (ha), referred to in this application as the 'SAL landholdings' and shown in Figure 1, **Appendix C**. Existing land types/uses within the SAL landholdings include quarrying, plantation forestry (recently felled and replanted), and areas of native vegetation.

Based on current supply, over the past couple of years, Clevedon Quarry has extracted approximately 200,000 – 300,000 tonnes of aggregate annually. SAL holds an existing consent granted in 2018 (referred to as 'the 2018 consent')¹, authorising the expansion of the quarry to enable the extraction of approximately 60 million tonnes (MT) of aggregate and overburden at an annual extraction rate of around 3 MT per year.

¹ [2018] NZEnvC 96.

SAL proposes an alternative staged expansion of Clevedon Quarry that delivers additional resource access and a more efficient, practical quarry design than the 2018-approved design. The total proposed expansion area, or Life-of-Quarry footprint (LoQ), is approximately 75 ha (excluding an approximately 4.6 ha Overburden Disposal Area), with a maximum excavation level of approximately RL 20 m. The LoQ will be achieved across five indicative stages over an approximate 50-year period. The expansion will ensure access to approximately 150 MT of aggregate². No changes are proposed to the current consented annual extraction limit of 3 MT per year, and there will be no increase to existing operational parameters such as truck movements or hours of operation.

The proposed improved expansion design refines the staging and extraction sequencing to better align with operational requirements, optimises the overall LoQ within the existing SAL landholdings, and improves operational continuity and constructability across stages, supporting a stable, reliable local aggregate supply to meet forecast growth in demand and help address Auckland's shortfall in locally produced aggregate. To achieve this, the expansion would extend the current quarry at 546 McNicol Road south-eastward into 646 McNicol Road and 439 Otau Mountain Road (collectively referred to herein as 'the site').

To enable the expansion of Clevedon Quarry, and support the extraction of rock, the project will also include the construction of internal haul roads, overburden removal (including the establishment of an Overburden Disposal Area to the east of the proposed excavated area), construction of a new wetland water treatment system near the site's entrance to manage water runoff and discharges. Mobile crushing and processing plants within the quarry will be the primary infrastructure processing the raw material, supported by other ancillary infrastructure such as weigh bridges and site offices which will eventually be upgraded but will remain close to the site's entrance. The works will also require groundwater diversion and take, stream augmentation, stream reclamation and vegetation removal.

In addition to seeking new consents for the proposed expansion, SAL proposes to vary the 2018 consent to limit its scope so it functions as a standalone Front of House (FoH) consent, authorising the ongoing operation of FoH activities that support mineral extraction, in particular the off-site transport interface, including quarry truck movements to and from the site and the associated operating hours. This would remove redundant conditions and retain existing consent conditions related only to FoH activities, while the expansion and associated extraction activities would be authorised through new consents for the proposed expansion area.

SAL would also seek a variation to an existing standalone landuse consent³ that authorises widening of an existing haul road within Outstanding Natural Features Overlay (ONF), to enable the relocation of required planting areas to alternative locations within the site to accommodate the proposed expansion.

Approvals sought by this application include new resource consents and the variation of two existing consents under the Resource Management Act 1991⁴. A Wildlife Act approval is also sought as part of this application⁵.

1.4 Applicant and property details

Table 1.1 below sets out the details of the applicant and application site, as required by section 1 of the application form. Evidence of authorisation to make the application on behalf of the applicant is included in Appendix A.

² Assuming consent is granted in 2026.

³ LUC60361560.

⁴ FTAA, s 42(4)(a) and 42(4)(b), respectively.

⁵ FTAA, s 42(4)(h).

Table 1.1: Applicant and property details⁶

Applicant	Stevenson Aggregates Limited
Owner and occupier of application site	
Council / Plans	Auckland Council (AC) Auckland Unitary Plan - Operative in Part (AUP)
Agent acting on behalf of applicant	Tonkin & Taylor Limited PO Box 5271, Victoria Street West, Auckland 1142 Attention: s 9(2)(a) Phone: s 9(2)(a) Email: s 9(2)(a)
Applicant (including finance)	Stevenson Aggregates Limited Private Bag 94000, Auckland 2241 Attention: s 9(2)(a) Phone: s 9(2)(a) Email: s 9(2)(a)

1.5 Compliance and enforcement history

The compliance and enforcement history, as required by the FTAA⁷ and the application form, is set out below.

SAL has not been subject to any enforcement proceedings in relation to actions that were directly or indirectly within its control in the past 10 years (as at the date of this application). However, for completeness, details of two Abatement Notices issued to Fulton Hogan in relation to quarries in New Zealand that are now owned and operated by SAL are outlined below. Fulton Hogan acquired SAL in 2018, and SAL now operates as a wholly owned subsidiary of Fulton Hogan.

On 19 September 2019, an abatement notice was received from Bay of Plenty Regional Council (BOPRC) at the Poplar Lane Quarry in Pāpāmoa, Bay of Plenty. This was in relation to exceeding the daily groundwater take. In consultation with BOPRC, it was determined that the only way to resolve this matter was for SAL to seek a new groundwater consent with an increased daily take allowance. Following consultation with iwi, this application was lodged and a hearing was held on 21 April 2026. No decision has been released yet.

On 8 September 2017, an abatement notice was received from Auckland Council at Clevedon Quarry, 546 McNicol Road, Clevedon. This was following a slip that occurred on site. The abatement notice sought the stabilisation of the slip area, a revegetation plan, a remedial action plan and maintenance of all diversion bunds along haul roads internal to the site. Remedial works commenced in October 2017 and were mostly completed by May 2018, with the final stage of stabilisation completed in July 2019. Confirmation that these matters were resolved was provided to Auckland Council on 22 July 2019 and the abatement notice was formally cancelled by Auckland Council in October 2019.

⁶ FTAA, s 13(4)(s).

⁷ FTAA, s 13(4)(x).

2 Project area

2.1 Site description

In accordance with section 2.2.2 of the application form, Table 2.1 and Figure 2.2 below includes details on the address, Records of Title (also refer to **Appendix B**) and site area⁸.

Table 2.1: Property description

Site address	• 546 McNicol Road • 646 McNicol Road • 439 Otau Mountain Road
Landholdings	544.32 ha
Proposal extent	• 75 ha (approximate quarry extent, including the FoH area) • 4.6 ha (approximate Overburden Disposal Area)
Legal description	• Lot 1 Deposited Plan 169491 • Lot 1-3 Deposited Plan 177738 and Lot 12 Deposited Plan 49440 • Lot 1 Deposited Plan 56208
Record of Title reference	• NA103B/586 • NA105B/560 • NA8C/442

2.2 Site location

As shown in Figure 2.1, the site is located on the northwestern edge of the Hunua Ranges, in the upper Wairoa River Valley, approximately 5 km from Clevedon village. The existing northwest facing quarry is located within a natural depression and surrounded by steep topography. Access to the site is from McNicol Road.

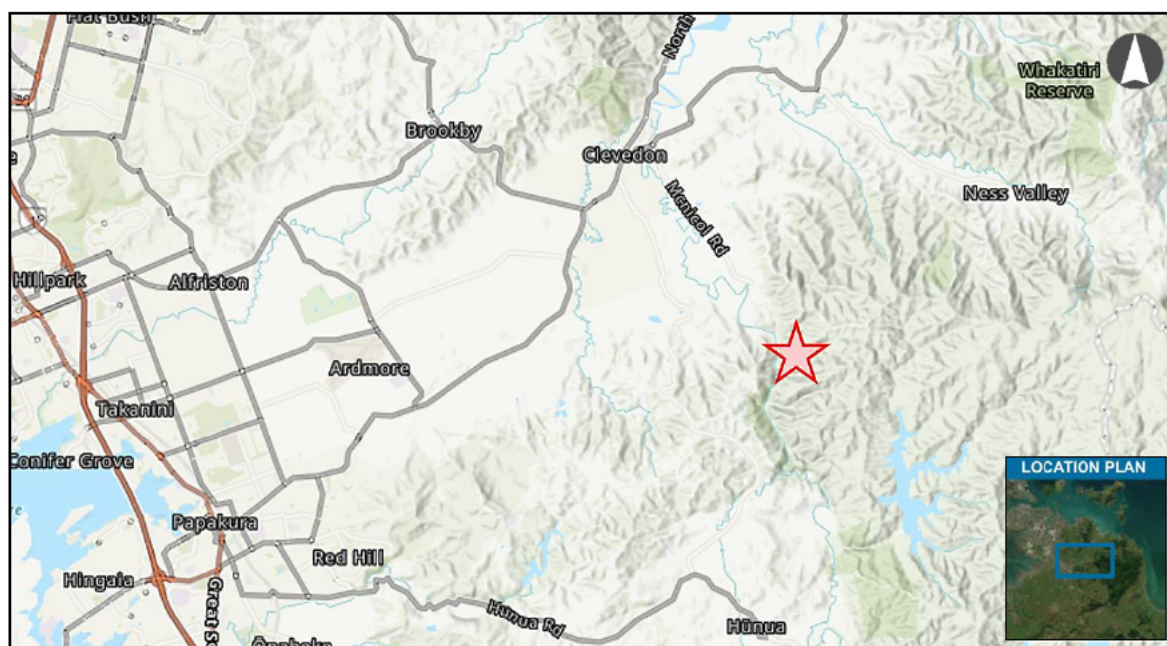


Figure 2.1: General location and topography of the site (star).

⁸ FTAA, s 13(4)(d).

The existing Clevedon Quarry is located entirely within 546 McNicol Road, Clevedon. As shown in Figure 2.2, the proposal will progressively expand the quarry into 646 McNicol Road to the south of the existing extent and 439 Otau Mountain Road to the east.

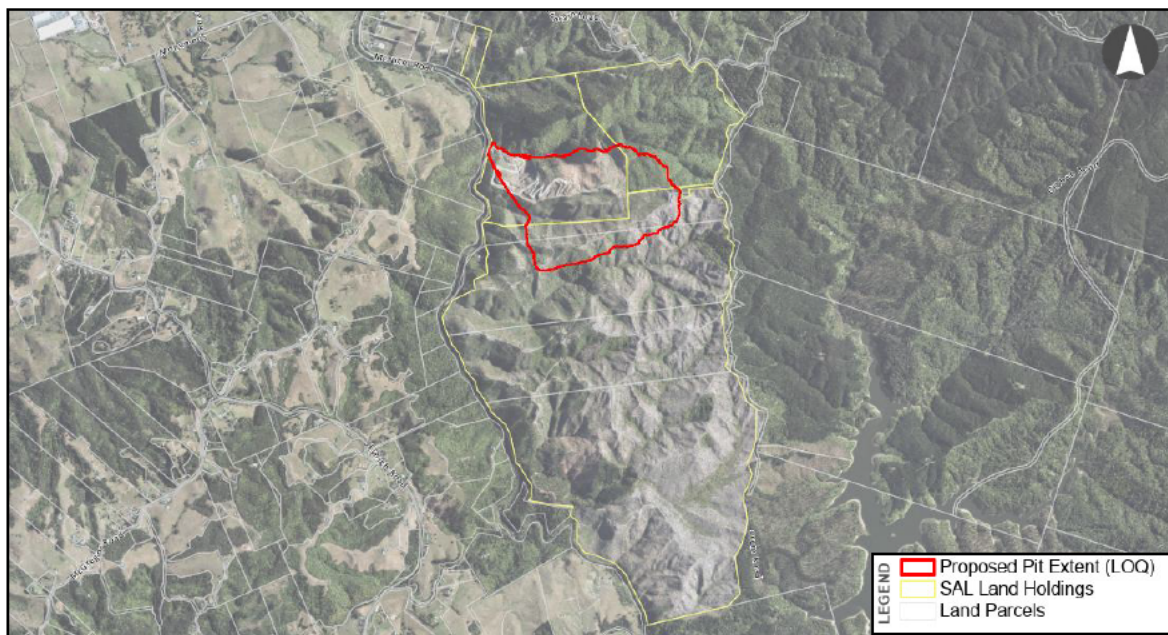


Figure 2.2: Proposed LoQ, within the wider SAL landholdings.

2.3 Existing land use and zoning

The existing quarry activities include mineral extraction activities (aggregate extraction and processing), supported by FoH activities including site offices, wheel washing, stockpiling and further processing. In addition to quarrying activities, existing land types/uses within the wider SAL landholdings include plantation forestry (recently felled and replanted), areas of native vegetation, and streams. Streams located within and in proximity to the proposed LoQ extent include the Northern Tributary (Stream 1), Southern Tributary (Stream 2), Stream 2a to the southwest and Stream 3 directly south (shown in Figure 6, Appendix C). These streams all discharge to the Wairoa River, located to the west of the site.

The zoning of the LoQ extent under the AUP comprises approximately 59 ha (around 80%) within the SPQZ, with the remaining approximately 16 ha (around 20%) within the Rural Production Zone (RPZ) (Figure 2.3, below). The northeastern portion of the proposed expansion will slightly extend into a Significant Ecological Area Overlay (SEA) (SEA_T_5588) around Year 10 (indicative Stage 2), with the majority of expansion into this SEA occurring around Year 30 (indicative Stage 4). The SEA is predominantly mapped over land zoned RPZ. For completeness, it is noted that the AUP maps show a very small overlap of SEA_T_5588 into the SPQZ at the northeastern edge of the LoQ⁹.

⁹ The AUP maps show a very small encroachment of the SEA_T_5588 into the SPQZ in the northeastern boundary of the LoQ extent. This is considered likely to be a mapping anomaly given Plan Change 89 rezoned a portion of land in this area from SPQZ to RPZ (see Section 2.4). Nevertheless, the small, mapped overlap has been considered for completeness and on a conservative basis.

Outside the proposed quarry extent, the SAL landholdings are predominantly zoned RPZ. The SAL landholdings in the northeast are primarily covered by the extent of SEA_T_5588. An ONF adjoins the SPQZ to the west. A Natural Stream Management Area (NSMA) also applies to a small portion of the northern part of 546 McNicol Road. A Wetland Management Areas Overlay – 588 Orams Road Wetland, is located within the southeastern portion of 646 McNicol Road. Both the NSMA and the Wetland Management Areas Overlay are located well outside the Clevedon Quarry Expansion LoQ footprint.

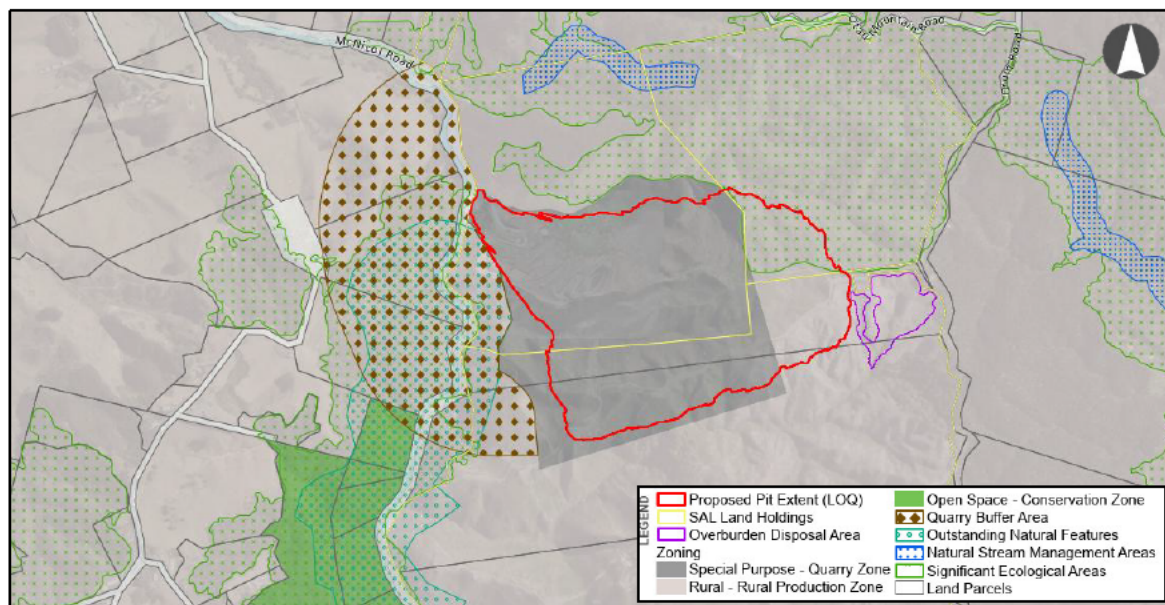


Figure 2.3: AUP zoning and overlays.

2.4 Existing environment

SAL hold several resource consents relating to the operation of the existing Clevedon Quarry that form part of the existing environment. The relevant consents to this application are discussed in Section 3.2 and 3.3, below.

Separately, Plan Change 89 (PC89) was approved in 2024 and resulted in a rezoning to alter the extent of the SPQZ from the northern part of the site to the south and eastern direction of the current quarry. This reflects the preferred direction of expansion and helped to avoid the SEA and NSMA areas, and to provide a visual and acoustic barrier between the majority of neighbouring properties. PC89 reflects the significance of the in situ aggregate resources within the SAL landholdings, which have historically been earmarked for quarrying activities and were better optimised for development by this plan change.

2.5 Ineligible activity

The criteria of ineligible activities have been assessed in the relevant section of the application form¹⁰. The project, when assessed against the criteria is not deemed to be an (or involve any) ineligible activity.

¹⁰ Application form, section 2.3; FTAA, s 5 and 13(4)(c).

3 Project description

3.1 Expansion overview

The proposal involves expanding the quarry in stages, across an area of approximately 75 ha, designed to secure a reliable, long-term aggregate supply for Auckland's future growth. Specifically, the proposal is expected to ensure access to approximately 150 MT of aggregate across five stages, over approximately 50 years. The floor will remain unchanged from RL 20 m for each stage. The maximum annual extraction rate will remain limited to 3 MT per year.

The proposed quarry expansion will involve the staged development and ongoing operational activities associated with mineral extraction, which will continue through to final quarry closure and site rehabilitation, including:

- Removal of overburden material.
- Construction of an Overburden Disposal Area outside of the quarry footprint.
- Vegetation removal.
- Establishment of internal haul roads.
- Aggregate extraction.
- Aggregate processing (crushing and processing of rock) higher up on the quarry benches.
- Operational earthworks.
- Stream reclamation.
- Operational stormwater, dust, erosion and sediment control management.
- Construction stormwater, dust and erosion and sediment control management.
- Environmental mitigation activities, including enhancement planting and pest control; and
- Other ancillary activities.

3.1.1 Life of Quarry design

The LoQ quarry extent has been designed to construct a larger, more efficient and operationally workable design than the 2018 consented pit, in order to optimise recovery of the critical in situ aggregate resource and deliver additional aggregate supply enabled by the proposed alternative staged expansion. In practical terms, the expansion has been shaped to provide a constructible and safe operating geometry that better aligns with the site's steep topography and supports a reliable staging and extraction sequence. The 2018 consented footprint and staging do not enable the refined sequencing and extraction methodology now required to (i) recover a materially greater volume of in situ aggregate, (ii) optimise the overall Life of Quarry within the existing SAL landholdings, and (iii) maintain constructability and continuous operations across the staged development. The updated design and quarry footprint are underpinned by a more detailed geologic and geotechnical model, which has materially informed the Life of Quarry design, staging and extraction approach to improve operational efficiency and resilience. While the LoQ has been designed to maximise use of the site's SPQZ, achieving this improved design necessitates a limited extension beyond the SPQZ boundary. Confining the LoQ entirely within the SPQZ would significantly constrain extraction, reduce available supply, and compromise the safe operational efficiency sought by the alternative design. Accordingly, the LoQ will expand into the adjoining RPZ by approximately 16 ha (around 20 % of the proposed LoQ) and by approximately 6.7 ha into the SEA_T_5588 overlay during indicative Stage 4 (after around Year 30).

3.1.2 Access and on-site vehicle movement

The existing entrance from McNicol Road will remain unchanged. The primary haul road will be progressively developed as the quarry expands, and internal traffic movements will be contained within the quarry expansion area. The existing haul road through the ONF will be utilised as a secondary access to the quarry.

Access to the Overburden Disposal Area located to the east of the existing quarry will be established during indicative Stage 1 through the middle of the proposed expansion, primarily utilising an existing access that will be upgraded as required.

3.1.3 Water management

To manage surface water runoff, a staged treatment-train approach is proposed to control and treat surface water flows. Runoff from the quarry will be directed to a sump at the base of the quarry floor, which will provide storage to attenuate flows and allow sediment to settle before water is conveyed in a controlled manner to a constructed wetland near the site entrance. The constructed wetland is proposed to be progressively developed as the quarry expands. Together, the sump and constructed wetland are proposed to attenuate peak flows for storm events up to and including the 100-year ARI (including climate change allowances), and to manage sediment and peak flows so that post-development runoff does not increase flood risk or degrade downstream water quality.

Other Erosion and Sediment Control measures will be put in place to manage construction related sediment discharges in accordance with Auckland Council GD05¹¹.

3.1.4 Overburden Disposal Area

The initial excavation of material is classed as overburden. Overburden consists of topsoil, followed by residual greywacke soils and highly weathered rock. The aggregate extraction process involves stripping, transporting, and removing topsoil and organic materials using conventional quarry hydraulic excavators and six-wheeled dump trucks (or scrapers).

An Overburden Disposal Area will be established in the east of the site during indicative Stage 1. The area is expected to be approximately 4.6 ha and sits outside the SPQZ, within the RPZ but immediately adjacent to the SPQZ (see Figure 3, Appendix C). The Overburden Disposal Area is designed to take approximately 660,000 m³ of fill.

It is intended that the Overburden Disposal Area will receive overburden within approximately the first 10 years of the project (indicative Stage 1). Any overburden generated after this period is expected to be either stockpiled onsite or transported off site and sold as fill (the latter being dependent on market demand).

Once the Overburden Disposal Area is complete, it is proposed to be planted as part of the terrestrial ecological offset package, helping to create an ecological corridor that connects with the existing SEA (SEA_T_5588) to the north.

3.1.5 Indicative staging

The proposed indicative expansion staging is shown in Figure 5, Appendix C and summarised in Table 3.1. Approximately 150 MT of aggregate will be obtained over the 5 stages.

¹¹ Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region* (GD05).

Table 3.1: Summary of proposed indicative expansion staging

Indicative stage	Approx. timeframe	Comment
Stage 1	~0-10 years	Indicative Stage 1 involves constructing access to the Overburden Disposal Area in the east, which will also be established at this time. Then, overburden removal and expansion of quarrying activities will commence within the SPQZ. Internal roads will be constructed as the quarry expands.
Stage 2	~10-20 years	Around the second stage of works is proposed to be a further expansion of the interim quarry boundary. Expansion of the quarry extent will be incremental, widening as resource is extracted. As above, internal roads will be constructed as the quarry expands. Blasting and excavation, followed by processing of rock with mobile plants will occur within the excavated extent. Processed rock will then be transported via the haul road.
Stage 3	~20-30 years	Indicative Stage 3 involves expansion of the interim quarry boundary, likely involving the partial reclamation of Stream 2 (Southern Tributary) and 2a. The works associated with rock extraction involved in indicative Stage 3 will generally include the same activities as indicative Stage 2 above.
Stage 4	~30-40 years	Around approximately 30 years, the quarry will be expanding beyond the boundary of the SPQZ. As with indicative Stages 2 and 3, expansion of the quarry will be incremental, widening as resource is extracted. Internal roads will be constructed as the quarry expands.
Stage 5	~40-50 years	The fifth and final indicative stage reflects the quarry over an approximate 50-year period. The final footprint of the quarry is expected to be approximately 75 ha, comprising of approximately 59 ha (around 80%), within the SPQZ and approximately 16 ha (around 20%) within RPZ (inclusive of the removal of approximately 6.7 ha of SEA_T_5588). As with indicative Stage 4, expansion will be incremental, widening as resource is extracted, with internal roads being constructed as expansion occurs towards the east.

3.2 2018 consent¹²

3.2.1 Front of house – land use consent

On 25 June 2018, Fulton Hogan¹³ obtained resource consent in the Environment Court for an expansion to increase annual production of up to approximately 3 MT per year, totalling 60 MT of aggregate and overburden across six stages (approximately 16 ha). In addition to a Land Use consent, the approval included a Groundwater Permit for take and use with a daily maximum of 2,500 m³ or annual 912,500 m³ and an Air Discharge permit for mineral extraction activities at a rate exceeding 200 tonnes/hour from any one quarrying process in a low air quality – dust and odour area.

This FTAA application seeks approval for a substantially larger quarry expansion with different development staging and larger LoQ footprint. As a result, the 2018 consents (both the land use consent and associated regional permits) are not fit for purpose.

Accordingly, as part of this application, SAL is seeking to vary the 2018 Land Use consent¹⁴ to reduce its scope so that it becomes a standalone FoH consent, limited to authorising the ongoing operation of the consented ancillary activities (such as the weighbridge, wheel wash, offices, processing and stockpiling) at the base of the expansion area. Accordingly, a new drawing showing the updated FoH area will also form part of this consent variation, and the “general accordance” condition will be amended to reference that updated plan, ensuring the consent clearly identifies the area covered by the FoH footprint.

Similar to the existing 2018 consent, the internal layout of the site’s FoH area is expected to be driven by the operating and production needs of quarrying activities. Because the FoH area will service a larger quarry, a larger portion of the base of the quarry will be utilised as a FoH area to support the mineral extraction activities.

No changes are proposed to the existing operational parameters such as truck movements or hours of operation. Therefore, the relevant conditions from the 2018 consent for FoH ancillary activities will be retained. This approach aims to avoid the complexity of operating under two condition sets for the expansion works and supports effective monitoring and compliance. Conditions not relevant to the FoH activities would be deleted.

Subject to exercising new groundwater and air discharge permits, the existing Groundwater take and diversion (WAT60302444) and Air discharge (DIS60302443) Permits granted as part of the 2018 consent process would be surrendered. This would ensure the relevant regional permits align with the proposed expansion and the updated suite of consents for ongoing operations.

This variation is sought as part of this application and would otherwise be applied for under the Resource Management Act 1991 (RMA)¹⁵.

¹² FTAA, s 42(4)(b).

¹³ Fulton Hogan purchased Clevedon Quarry in April 2016. It was later transferred to Fulton Hogan’s subsidiary, SAL in 2019.

¹⁴ Consent reference LUC60291842.

¹⁵ FTAA, s 42(4)(b).

3.2.1.1 Processing Plant(s)

No changes are proposed to the aggregate crushing methods granted under the 2018 consent¹⁶. Aggregate crushing will likely involve both mobile and fixed plant. Mobile processing plant(s) will remain the primary processing facilities utilised on-site. The mobile plant(s) will be located within the active excavation area, nearby recently blasted rock. The rock will be fed into a crusher using a 40 – 50 tonne excavator for processing. The blasted rock will then be stockpiled in the designated areas or transported via the haul roads.

Processing and stockpiling will predominantly take place at the quarry floor but may also occur on higher benches.

3.2.1.2 Hours of operation

No changes are proposed to the existing hours granted under the 2018 consent¹⁷. The hours of operation for on-site mineral extraction activities shall be 24 hours per day seven days a week.

Removal of rock from the quarry working face requires blasting, which is undertaken as required, usually on average of twice per fortnight. Blasting at Clevedon Quarry is currently completed between the hours of 9 am and 5 pm Monday to Saturday.

3.2.1.3 Off-site truck movements

No changes are proposed to the limitations on truck movements granted under the 2018 consent¹⁸. Specifically, quarry truck movements to and from Clevedon Quarry Expansion will not exceed an hourly maximum of 90 truck movements (Monday to Saturday), or exceed an average of 900 truck movements per day (Monday to Saturday) measured on a 12-month rolling basis. The timings of these movements are summarised in Table 3.2.

Additionally, no changes are proposed to the temporary limit on truck movements and hours of operation set by the 2018 consent¹⁹. Quarry truck movements shall also be limited to a maximum of 45 per hour until the sealing of the unsealed section and all of the road widening works (described in condition 60(a)-(f) have been completed on McNicol Road.

Therefore, the proposed expansion is not expected to result in any additional off-site traffic effects.

Table 3.2: Hours of off-site truck movement²⁰

Activity	Hours/ days
Truck movements	Monday – Friday: 6.30 am – 6 pm Monday – Thursday: 6 pm – 9 pm <i>(for a maximum of 60 days during a calendar year or for deliveries of aggregate required by emergency works)</i> Saturday (excluding public holidays): 6.30 am – 1 pm

¹⁶ Refer to conditions 21 to 27 of [2018] NZEnvC 96.

¹⁷ Refer to condition 20 of [2018] NZEnvC 96.

¹⁸ Refer to conditions 21 to 27 of [2018] NZEnvC 96.

¹⁹ Refer to condition 28 of [2018] NZEnvC 96.

²⁰ Consistent with [2018] NZEnvC 96.

3.3 LUC60361560 consent variation²¹

3.3.1 ONF Planting Areas – land use consent

As part of this FTAA application, SAL is seeking to vary LUC60361560 which approved widening an existing haul road within the ONF. To enable the expansion of Clevedon Quarry, several Planting Areas required by this consent, including A, B, C and E²² need to be relocated (see Figure 3.1, below). Completed Planting Areas A and C are proposed to be cleared and relocated. Planting Areas B and E, which are not yet planted, will be relocated and established in alternative planting locations.

This variation is sought as part of this application and would otherwise be applied for under the RMA²³.



Figure 3.1: LUC60361560 approved resource consent plan for planting overlays dated 08/03/2021.

²¹ FTAA, s 42(4)(b).

²² Required under Condition 4 of LUC60361560.

²³ FTAA, s 42(4)(b).

4 Appropriateness for Fast-track approvals process

4.1 Significant regional and national benefits of the project²⁴

4.1.1 Overview

The purpose of the FTAA is to '*facilitate the delivery of infrastructure and development projects with significant regional or national benefits*'²⁵. An essential component of assessing a referral application is to determine whether the project is an infrastructure or development project that would have significant regional or national *benefits*. Overall, referring the project would:

- 1 Align with the purpose of the FTAA and referral application criteria as a quarry development project that has significant regional benefits²⁶ (detailed in Section 4.1.2 - 4.1.3 below).
- 2 Enable the project to be processed in a more timely and cost-effective manner under the FTAA²⁷ (in contrast with standard consenting processes²⁸), as detailed in Section 4.2.1.
- 3 Unlikely affect the efficient operation of the FTAA process, as detailed in Section 4.2.2²⁹.

4.1.2 Significant regional benefits³⁰

4.1.2.1 Role of quarries and aggregate use

Broadly, quarries play a vital role in supporting infrastructure and urban growth throughout New Zealand by providing a steady and essential supply of raw materials for construction. Quarries are primary sources for extracting a variety of natural resources such as rock, limestone, sand, and other minerals. Mineral extraction can only take place where the resource is found naturally in situ and where the overlying land use has not sterilised that resource.

Rock aggregate is a foundation and building product and a fundamental component of concrete. It plays a critical role in various construction and civil engineering applications. Some of the primary uses of rock aggregate include:

- Concrete production.
- Asphalt mixtures.
- Road construction (used as a base material to build road foundations).
- Railroad ballast (used as a base material to support railway tracks).
- Drainage systems, including stormwater management and construction water and wastewater networks.
- Building foundations.
- Concrete blocks and pavers used for construction purposes.
- Industrial processes.
- Erosion Control (i.e. riprap); and
- Landscaping.

²⁴ FTAA, s 22(1).

²⁵ FTAA, s 3.

²⁶ FTAA, s 22(1)(a).

²⁷ FTAA, s 22(1)(b)(i).

²⁸ RMA.

²⁹ FTAA, s 22(1)(b)(ii).

³⁰ FTAA, s 22(1)(a).

On average, each new house requires approximately 250 tonnes of aggregate. Construction of 1 km of a two-lane highway requires approximately 14,000 tonnes of construction aggregate (500 truck and trailer loads)³¹.

Given these numerous applications and volume requirements, aggregate resources are critical for the Auckland region.

4.1.2.2 Regional context

As set out in the Economic Assessment (**Appendix D**), Auckland faces a well-documented shortfall in local aggregate supply, meaning demand often exceeds what can be produced locally. Based on available information, production levels in 2022 in Auckland reached near parity with demand. However, this relied on a significant uplift in 2022, where Auckland supply rose by 28% from the year before, which may not be sustained. Under a medium growth demand scenario, the output gap in 2055 would require supply to increase by up to 54% meet demand³². According to the Infrastructure Commission's Infrastructure Pipeline³³, there are several large³⁴ projects planned³⁵ across Auckland.

The Government named eight quarry projects on its FTAA list, four of which are in Auckland, and all of them are expansions of existing quarries. Two of the applications have been approved to-date (Sutton Block and Kings Quarry - Stage 2). These recently granted expansions, as well as Brookby Quarry³⁶ will contribute additional aggregate to the market annually. There are also other (non-fast tracked) consent applications currently being prepared in the northern parts of the Auckland region. However, the Economic Assessment determines that these expansions are not expected to address Auckland's current deficit. Approval of the Clevedon Quarry Expansion would secure access to approximately 150 MT of aggregate in the Auckland market, ensuring supply for up to 50 years. The Clevedon Quarry Expansion would provide much-needed certainty to the infrastructure and development sectors that a reliable, locally sourced aggregate supply will continue to support Auckland's long-term growth.

Aggregate is also a high-volume, low value³⁷ product which is expensive to transport. This means that for aggregate extraction to be economical and more sustainable (reducing other indirect effects like emissions and social costs³⁸), it should be located proximate to the areas it is required, and closest to the areas with predicted highest demand. Therefore, regardless of additions to production, the growth in and around south and east Auckland necessitates additional aggregate capacity to be available closer to those areas. Alternatively, aggregate may be imported from other areas/regions, increasing costs for both purchasers and society more broadly.

Overall, a consistent, readily available local aggregate supply is essential to support Auckland's economic growth and meet the infrastructure needs of its rapidly expanding population and economy.

4.1.2.3 Significant regional benefits of this project

Based on the context provided in Sections 4.1.2.1 and 4.1.2.2 above, the proposed Clevedon Quarry Expansion will provide significant regional benefits.

³¹ The Aggregate & Quarry Association of NZ, dated 2023, Fact Files | [Aggregate & Quarry Association \(aqa.org.nz\)](https://www.aqa.org.nz/)

³² Under the worst-case supply scenario, where listed projects are not granted consent.

³³ [The Pipeline | Te Waihangā](#)

³⁴ Expected cost range of \$100 million+.

³⁵ In early planning, planning or procurement stage.

³⁶ Recently granted resource consent under the Covid-19 Recovery (Fast-track Consenting) Act 2020.

³⁷ Aggregate is low value relative to its weight.

³⁸ Social costs linked to injuries and fatalities due to changes in distance travelled.

The 2018 consent enables extraction of up to 60 MT of material cumulatively, at an extraction rate³⁹ of 3 MT per annum. The proposed expansion could extend the life of the quarry to a total period of up to 50 years, ensuring access to approximately 150 MT of aggregate. This would provide greater certainty of supply for South and East Auckland, including local investors.

Clevedon Quarry is also located in close proximity to areas of projected future growth in South Auckland and through to the Waikato (i.e., Papakura down to Mercer) and East Auckland. While Hunua, Brookby, and Drury quarries are also situated within the same general locality, this reflects the in-situ nature of aggregate resources, which can only be extracted where the material naturally occurs, specifically the Hunua Greywacke within the wider Hunua Ranges. Moreover, the Drury Quarry rock source is entering a phase in which it will predominantly produce high-grade aggregates suitable for concrete, asphalt, and other high-specification construction applications. Within a few years, it is expected that Drury's contribution to supplying materials for the low-grade aggregate market will significantly reduce. Clevedon Quarry Expansion will therefore serve as a complementary source to Drury Quarry. During the first 5-10 years of the proposed expansion, Clevedon Quarry will primarily target the low-grade aggregate market, reflecting the nature of its initial development stage. The substantial greywacke resource at Clevedon Quarry is also comparatively well-exposed with very low stripping and overburden ratios. Accordingly, the expansion of Clevedon Quarry will benefit the region by securing a locally sourced aggregate supply to ensure the cost of aggregate remains affordable and facilitate regional growth.

4.1.3 Economic benefits⁴⁰

The Clevedon Quarry Expansion is a valuable regional and national resource that is of strategic importance to the future growth of Auckland considering its proximity to upcoming large-scale projects and substantial aggregate resource. If granted, the consents package will secure additional mineral resources to provide for the on-going supply of aggregate to the Auckland market for an estimated 50 years.

The Economic Assessment (Appendix D) estimates the transport, emissions and social costs associated with Clevedon's current annual aggregate production over the past three years as well as consented levels and compares them against the cost of delivering the aggregate through the Smythes Quarry (Waikato) and Maungaturoto Quarry (Northland) alternatives. These quarries were selected as the closest out-of-region greywacke alternatives and are used to represent an "at least" (minimum-case) position i.e., if Clevedon Quarry cannot supply the market, the cost impacts modelled assume aggregate can be sourced from the nearest neighbouring regions, even though in practice supply may need to come from further afield. The report adopts out-of-region comparators because other Auckland quarries are considered unlikely to meet the market shortfall in the short term due to capacity or expansion constraints or differences in material quality/type; accordingly, Waikato and Northland are used as the main points of comparison. The findings are summarised below.

³⁹ Actual extraction will be subject to demand, up to the consented maximum.

⁴⁰ FTAA, s 22(a)(iv).

Delivering 300,000 tonnes of aggregate per year from Clevedon Quarry results in total costs of \$7.6 million per annum. However, if the same quantity of aggregate was delivered from more distant sources, costs could be substantially higher due to the increased distance. For example, on an annual basis, the additional costs for the comparator quarries are +\$4.2 million (Smythes, Waikato) and +\$13.2 million (Maungaturoto, Northland). At the maximum consented production level of 3 MT per annum, the report indicates the annual cost-savings from sourcing aggregate from Clevedon (relative to the comparator quarries) could be between \$38.6 million and \$119.8 million per annum. Transport makes up the largest share of the total cost of aggregate. It is highly likely that these costs are passed on to end-users through higher aggregate prices, affecting consumption costs for stakeholders, which include local councils, developers, households (homeowners/buyers) and businesses. The increased costs faced by intermediate or end users, for the same product, points to systemic inefficiencies. Therefore, enabling the quarry expansion to deliver aggregate to the local market avoids this additional transport cost and will yield a cost-saving (benefit).

Environmental costs relate specifically to emissions and are calculated by combining travel distances with emission factors and costs. Based on the modelling in the Economic Assessment, the estimated annual cost of emissions is \$1.6 million for aggregate sourced from Clevedon Quarry, compared to \$3 million from Smythes and \$4.7 million from Maungaturoto. This suggests granting the consent would avoid emissions costs of between \$1.4 million and \$3.1 million, annually.

Social costs affect the wider community, even if only a small proportion of people are involved in road accidents. The annual social costs are estimated at \$365,000 for aggregate sourced from Clevedon Quarry, compared to \$915,000 from Smythes and \$2.3 million from Maungaturoto. This suggests, enabling the expansion to the Clevedon Quarry will avoid social costs ranging from \$550,000 to \$1.9 million per year, based on the Waikato and Northland alternatives, respectively.

When considered over the lifetime of the Clevedon Quarry Expansion, the Economic Assessment determines that the Clevedon Quarry extension would generate significant long-term cost savings (benefits) relative to sourcing aggregate from more distant locations. The results suggest that the Clevedon Quarry extension would contribute to a more cost-effective supply of aggregate to the market, reducing overall transport-related expenditure and associated environmental and social impacts over the approximate 50-year extraction period.

In terms of opportunity costs, the values indicate that, while the proposed expansion will result in some opportunity costs from foregone alternative land uses, the impact is relatively small when assessed over the life of the consent. Further, when compared to the avoided costs (benefit), the opportunity cost is relatively small.

Overall, the results suggest the cost savings if consent for expansion of Clevedon Quarry is granted, could represent a substantial economic benefit to Auckland's economy, and ultimately to households. It is noted that the estimates are viewed as being conservative, however, they are based on current market conditions and today's distribution of demand and growth patterns.

4.2 Efficiency of the Fast-track approvals process

4.2.1 Facilitation of the project under the FTAA

Large-scale infrastructure projects often require a suite of regional and district consents and generally involve more complex environmental matters such as stream reclamation or the removal of SEA vegetation. As a result, they typically face lengthy and costly approval processes for both applicants and councils.

Under a standard consenting pathway, applicants may need to participate in council hearings and then respond to subsequent appeals in the Environment Court. This multi-stage structure often results in duplicated effort, extended timeframes, and increased costs. The fast-track process avoids these inefficiencies by consolidating decision making into a single pathway with strict statutory timeframes.

While Clevedon Quarry holds an existing resource consent granted in 2018 through a protracted Environment Court process, that consent does not align with the current expanded quarry configuration and staging now proposed. It cannot be relied upon to authorise the proposed expansion, and if a new consent is obtained, the 2018 consent would be varied so it can only be relied on for the FoH activities described in Section 3.2. The proposed expansion design is required to enable extraction of a materially greater volume of in situ aggregate to meet forecast demand and support regional economic growth. Accordingly, the expansion proposal requires a new, integrated consent package that would otherwise be subject to a multi-stage process (including potential hearings and appeals), with associated delay, duplicated effort, and cost.

Given the scale and complexity of the Clevedon Quarry Expansion proposal, it is a clear example of a project that would otherwise face protracted timeframes and significant costs. It therefore meets the purpose of this legislative test, as the fast-track process offers a more efficient and more certain path to a decision.

This procedural certainty also makes the project more commercially viable, enabling effective planning and cost efficiencies. Furthermore, from a strategic perspective, referring the Clevedon Quarry Expansion recognises the role of the project in securing supply of construction materials, which is fundamental to meeting regional growth and infrastructure goals.

4.2.2 Likelihood of the efficient operation of the Fast-track approvals process being materially affected by referring this project

Referring the Clevedon Quarry Expansion project to the Fast-track approvals process is unlikely to materially affect the efficient operation of the Fast-track approvals process for the following reasons:

- Relevant experts have been engaged to provide preliminary advice and assess potential adverse effects on the environment, as detailed in Section 6. Based on the project proposal to-date, with suggested mitigation in place, there are no specific concerns on the proposal from technical experts.
- Consultation has been undertaken to date, as detailed in **Appendix E**, and will be ongoing. Feedback from this process will be used to inform and refine mitigation measures proposed as part of the project.
- SAL has engaged a project team comprising of planners and technical specialists, with appropriate legal support, to progress the substantive application so it can be lodged promptly if the referral application is accepted to ensure the efficient operation of the Fast-track process.
- The project does not affect any of the Māori related considerations which are required to be considered and addressed. Consultation with the relevant Māori groups who have interests in the proposal has been undertaken with the feedback included in Appendix E.

4.3 Addressing significant environmental issues

Preliminary assessment and advice from a team of independent technical experts has been undertaken to identify and assess potential environmental issues associated with the project. This preliminary advice is summarised in Section 6 below. Based on the current understanding of the project, no significant environmental issues have been identified that have not been addressed, or that cannot be appropriately managed through management plans and mitigation measures.

4.4 Consistency with local or regional planning documents

The Clevedon Quarry Expansion is consistent with the following local and regional planning documents:

- **AUP Chapter B Regional Policy Statement:**
 - **Chapter B2 Urban Growth and form:**
 - o The Project will extend the life of the quarry to up to 50 years, and will ensure access to approximately 150 MT of aggregate to the market over that time, helping to address the regional supply deficit detailed in Section 4.1.2.
 - o The Economic Assessment (Appendix D) indicates that under a medium growth scenario nearly 81,000 dwellings are needed in the southern and eastern parts of Auckland over the next 30 years⁴¹. Clevedon Quarry Expansion enables the provision of aggregate in close proximity to these projected future growth areas. While other quarry expansions have recently been consented (such as, Drury Quarry – Sutton Block and Brookby), the Economic Assessment indicates that Auckland is expected to remain in aggregate deficit over the medium to long term even when recently consented quarry expansions are included, meaning Clevedon Quarry Expansion is still needed to help meet demand close to these growth areas. Given this proximity to key growth areas, the Clevedon Quarry expansion offers a cost-effective source of supply, minimising transport-related expenditure and supporting urban development over the estimated 50-year extraction horizon.
 - o The AUP also acknowledges in B2.2.2(2)(k), that aggregate can only be sourced from where it is naturally found in situ such as within the SAL landholdings, stating urban growth areas should avoid locating where commercially viable mineral resources are located. This is further supported by the SPQZ applying to the site, which specifically identifies and provides for quarrying at this location and signals that the resource is to be protected from incompatible development.
 - **Chapter B3 Infrastructure and Chapter B7 Natural resources:**
 - o Ensuring the seamless provision of infrastructure is vital for a resilient and well-functioning city and society. While the project is not considered infrastructure in itself, quarries are defined as ‘infrastructure supporting activities’ under the National Policy Statement for Infrastructure 2025 (NPS-I). This definition reflects that a large part of the need for continued aggregate supply is to support the maintenance and development of infrastructure. Without this aggregate supply, it is likely that the provision of infrastructure would be compromised.
 - o Due to its accessibility and proximity to projected future growth areas in South and East Auckland, the project is also expected to save costs on transport compared to other sources.

⁴¹ <https://www.knowledgeauckland.org.nz/publications/housing-and-business-development-capacity-assessment-for-the-auckland-region-national-policy-statement-on-urban-development-2020/>

- o Over its first 5–10 years, Clevedon will concentrate on the low-grade market (refer to 4.1.2.3). This complements nearby sources such as Drury, where the low-grade aggregate supply will be tapering off. Different qualities of aggregate are needed to support efficient development and infrastructure upgrades.
- **Chapter B6 Mana Whenua:**
 - o SAL recognise and acknowledge the relationship that Mana Whenua have with the land and their cultural heritage. This is reflected in the engagement and consultation undertaken by SAL to-date, as detailed in Appendix E. It is also noted that no archaeological features or deposits were observed at the Site and historic aerial imagery and research, site survey results, and LiDAR results indicate that none are expected to be present.
- **Chapter B9 Rural Environment:**
 - o The AUP aims to enable and support the use of rural areas for a range of associated activities. However, aggregate can only be sourced from where it is naturally found in situ. This is acknowledged in Policy B9.2.2 (c), which seeks to protect commercially viable aggregate from subdivision and development that would result in incompatible uses or sensitive activities being introduced into areas containing mineral resources for future extraction.
 - o The LoQ extent has been designed to maximise the use of the site's SPQZ and to make efficient use of a critical in situ aggregate resource. Given the straight eastern boundary of the SPQZ and the steep topography of the site, achieving a curved and operationally workable quarry entirely within the SPQZ would significantly constrain extraction and reduce available supply. To ensure safe operating slopes, optimise recovery of the mineral resource, and secure sufficient aggregate to meet Auckland's forecast demand, the LoQ is required to extend beyond the SPQZ boundary. Specifically, the Clevedon Quarry expansion is proposed to extend into the adjacent RPZ by approximately 16 ha (20% of the proposed LoQ extent).
- **AUP Regional Chapters**
 - **Chapter E1 Water quality and integrated management and Chapter E8 Stormwater – Discharge and diversion:**
 - o Quarrying activities will be managed in a way that helps protect the water quality of the surrounding area, including from potential increased sediment loads. This will be through the implementation of appropriate operational practices and water management as outlined in Section 6.1.4 below and any relevant resource consent conditions. Notably, the quarry operation captures all site water within the pit sump and diverted to a constructed wetland proposed to attenuate peak flows for storm events up to and including the 100-year ARI to manage sediment and peak flows so that post-development runoff does not increase flood risk or degrade downstream water quality.
 - **E2 Water quantity, allocation and use**
 - o The groundwater take and diversion is required to enable mineral extraction activities. The groundwater take and diversion will not cause or exacerbate any flooding or is it proposed to be taken from an over allocated or high-use aquifer. The take and use of the groundwater is considered an efficient use of the available resource that will not result in any drawdown effects on nearby bore users.

- **Chapter E3 Lakes, rivers, streams and wetlands:**
 - o The AUP does not require that loss of freshwater systems be avoided in their entirety. While there is a strong theme on protection of freshwater, the provisions also run in partnership with those relating to mineral extraction, which enable the development and operation of quarries, despite the sometimes-unavoidable adverse effects of it on the environment, including freshwater systems.
 - o Most of the proposed Clevedon Quarry footprint is zoned SPQZ, which anticipates and provides for quarrying activity. Approximately 90% of the proposed stream loss occurs within the SPQZ. Given the proposed LoQ footprint is located within this zone as far as practicable, such effects are largely unavoidable and are anticipated by the zone. These provisions recognise that in some locations, including the SPQZ, it is not always practicable to avoid all effects on freshwater systems, and that loss of freshwater systems may be necessary if the activity has a functional need to locate in that environment and that the effects are managed using the effects management hierarchy.
 - o In this instance, there is a clear functional need for quarrying to occur in the proposed location because that is where the aggregate resource is located in situ. Further in keeping with the relevant objectives and policies, notably Policy 18, the effects of the activity are managed by applying the effects management hierarchy. For example, a buffer is provided between the Northern Tributary (Stream 1) and the edge of the LoQ expansion. Mitigation and offset measures have otherwise been proposed and will be captured in the conditions of consent.
- Chapter E11 Land disturbance - Regional:
 - o Proposed expansion will require earthworks, including encroachment into a SEA, and other natural features, such as streams that could not be practicably avoided in their entirety. If erosion and sediment are not appropriately managed, the works could result in adverse effects on water quality. Where avoidance is not possible, mitigation is proposed. Notably, an Erosion and Sediment Control Plan (ESCP) will set out the erosion and sediment control methodology for the quarry expansion, which will be designed in accordance with best practice and the principles outlined in Auckland Council GD05⁴². This approach reflects the objectives of the AUP land disturbance provisions, which recognise that land disturbance is sometimes necessary (including for mineral extraction) and that, while best-practice controls can significantly reduce sediment generation and discharges, it is not possible to prevent all sediment entering receiving environments. Additional management measures, including offsetting and/or compensation (as required), will be detailed as part of the substantive application and will be encapsulated through proposed conditions of consent.
- **Chapter E14 Air quality:**
 - o The SPQZ is characterised as a low air quality environment under the AUP, and the RPZ is a medium air quality environment. The provisions of the AUP recognise and provide for the operational requirements of mineral extraction activities, while aiming to manage dust effects from quarrying activities on adjacent sensitive receivers from reaching unreasonable levels. The proposed dust mitigation measures are expected to be able to contain dust within the site.

⁴² Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region* (GD05).

- **E15 Vegetation management and biodiversity:**
 - The AUP seeks to preserve as much native vegetation as possible, while also providing for clearance of vegetation where necessary to enable mineral extraction activities.
 - In total approximately 6.7 ha of indigenous vegetation and fauna habitat will be removed to accommodate the expansion and associated quarry infrastructure. Where possible, adverse effects will be avoided through design. Impacts on native fauna will be addressed through the preparation and implementation of fauna management plans. Where possible, king ferns will be transplanted. Any residual effects will be addressed through an offset and/or compensation package aimed at restoring native ecosystems within the site.
- **AUP District Chapters**
 - **Chapter E12 Land disturbance - District:**
 - o The quarry will be developed and quarried in stages, minimising the area of soil exposed at any one time. Overland flows on the site will be directed into the pit sump that will act as a sedimentation pond prior to being directed to a constructed wetland for treatment prior to discharge.
 - **Chapter E25 Noise and vibration**
 - o While the quarry is predicted to result in noise that is perceived as being louder at most receiver locations (and potentially more audible, depending on the ambient noise level at each location), the noise levels themselves will remain reasonable i.e. compliant with the existing 2018 consent conditions and the relevant AUP limits.
 - o It is predicted that the proposed quarry expansion will continue to have a relatively low requirement for blasting vibration management, however discrete areas of the expansion have been identified as potentially requiring additional controls to maintain compliance with DIN 4150-3 1999 and AUP limits. Controls may include one or more of the following: deck loading, reduced bench heights or smaller hole diameters, combined with good general blast design practices. A Blast Management Plan is also already in place for the current operation, which will be reviewed and updated for the proposed expansion.
 - **Chapter E36 Natural hazards and flooding:**
 - o The quarry has been designed to respond to any natural hazards, in particular, areas of seismic activity and floodplains. Trial batters and wide benches are proposed along with designs that are specific to each material type to manage geological uncertainty. Intermittent geotechnical design reviews are also proposed. This will ensure the potential risks from natural hazards will be managed to the extent practicable.
 - **Chapter H19 Rural zones:**
 - o The AUP Rural Zone policy framework explicitly acknowledges that mineral extraction activities are typical features of the RPZ and that noise, dust, traffic and visual effects associated with mineral extraction activities generally will not give rise to reverse sensitivity issues. This policy position is reflected in the immediately wider surrounding landscape, where three existing quarries operate within wider rural areas, reinforcing the presence of mineral extraction activities within rural areas. Further, notably, much of the encroachment into the Rural Zone is into areas that could not be easily used for rural development due to the topography of the site.

- **Chapter H28 Special Purpose – Quarry Zone:**
 - o The majority of the Clevedon Quarry expansion (approximately 80%) is located within the SPQZ. This zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects. The zone prioritises supply of mineral sources from within Auckland and seeks to ensure that demand for minerals can be met.
 - o The entirety of the project is located within the SAL landholdings and contains significant mineral resource. Furthermore, the existing access to the site and some of the ancillary infrastructure can be utilised during initial project stages, allowing for efficient land use.
 - o The project is compatible with the existing land use within the SPQZ, being Clevedon Quarry. The current wider landscape is already characterised by activities such as forestry.
 - o The expansion has been designed to avoid, remedy or mitigate effects on natural and physical resources and where that is not possible, offsetting is proposed.
- **Plan Change 120:** Plan Change 120 was notified on 3 November 2025. It proposes rezoning residential land for greater intensification, increased building heights and densities (where appropriate) and strengthen management of natural hazard risks. Parts of the plan change took immediate legal effect, including the Flood Plains and Landslide layers (shown in the Plan Change 120 maps), which overlaps with the existing Clevedon Quarry footprint. In relation to these overlays, new objective and policies have been introduced to address the risks from natural hazards to people, property, infrastructure and the environment, while allowing continued use and adaptation of infrastructure to manage these risks. The project includes stormwater and geotechnical management measures to ensure risks are adequately mitigated. Additionally, an Appendix 24 Landslide hazard risk assessment methodology will be undertaken as part of the substantive application.

It is considered that, based on the assessment above, the proposal is consistent with the local and regional planning documents.

5 Project details

In accordance with section 3.1 of the Fast Track Referral Application Form, the approvals required to authorise the proposed works outlined in Section 3, are detailed below.

5.1 Approvals required

5.1.1 Resource Management Act 1991

Based on the current understanding of the proposal approvals are required under the following:⁴³

- Auckland Unitary Plan – Operative in Part (AUP).
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F).

Given the site is partly plantation forestry, regulations under the Resource Management (National Environmental Standards for Commercial Forestry) Amendment Regulations 2023 (NES-CF) were considered but were deemed not to apply. This is because the proposed quarrying will not be undertaken as part of the commercial forestry activity, and the relevant NES-CF quarrying provisions apply only where quarrying is undertaken as part of a commercial forestry activity. Any felling of trees required will be managed through SAL's private lease agreement with the forestry operator and will not form part of this application.

At this stage, we understand consent will be required under the rules listed below. This list is not exhaustive and is based upon the information available to date. Further consent triggers may be identified as the proposal develops.

5.1.1.1 Auckland Unitary Plan – Operative in Part

The requirements for resource consents are determined by the rules in the AUP. The rules which apply are determined by the zoning of the site, any identified notations in the plan and the nature of the activities proposed. The planning notations for the site are included in Table 5.1 below and an assessment of the rules under the AUP are in Table 5.2 below.

Table 5.1: Planning notations

Zoning / Overlay or other planning limitation	Comment
Zone	
Special Purpose – Quarry Zone (SPQZ)	The majority of the Clevedon Quarry LoQ footprint is located within this zone, including the entire extent within 546 and 646 McNicol Road. This zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects.
Rural - Rural Production Zone	The southeastern portion of the Clevedon Quarry LoQ footprint extends into this zone. The purpose of this zone is to provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values. However, the AUP Rural Zone policy framework explicitly acknowledges that mineral extraction activities are typical features of the RPZ, and that

⁴³ Section 13(4)(y)(i).

Zoning / Overlay or other planning limitation	Comment
	noise, dust, traffic and visual effects associated with mineral extraction activities generally will not give rise to reverse sensitivity issues.
Overlays	
Quarry Buffer Area Overlay	This overlay extends along the western boundary of the site. The Quarry Buffer Area Overlay is located around significant mineral extraction activities. The intent of the overlay is to avoid reverse sensitivity effects on quarry operations that can result from subdivision, use and development occurring in close proximity to mineral extraction activities.
Significant Ecological Area Overlay (SEA_T_5588)	The northeastern portion of the proposed LoQ extends into the SEA_T_5588 overlay. SEA overlays protect areas of vegetation which have been identified as having particular characteristics and are afforded a higher level of protection by the AUP.
Outstanding Natural Features Overlay (ID 237, Wairoa River Gorge)	The western portion of the SPQZ adjoins an Outstanding Natural Feature Overlay. The project footprint does not extend into this overlay.
Natural Stream Management Areas Overlay [rp]	This overlay applies to a small portion of the northern part of 546 McNichol Road, well outside the Clevedon Quarry LoQ footprint. The project footprint does not extend into this overlay.
High-Use Aquifer Management Areas Overlay [rp] - Clevedon East Waitemata Aquifer	This aquifer is located to the northwest of 546 McNichol Road. The project footprint does not extend into this overlay. Moreover, the Clevedon East Waitemata Aquifer includes all rocks of the Waitematā Group, but not the underlying greywacke (Waipapa Group) or the overlying Tauranga Group or Kaawa Formation. Accordingly, it is not considered relevant to groundwater abstraction at the site.
Water Supply Management Areas Overlay [rp] - Hunua	The Overlay applies to the east of the SAL landholdings, well outside the LoQ footprint. The project footprint does not extend into this overlay.
Wetland Management Areas Overlay [rp] - 588, Orams Road Wetland	The Overlay applies to the southeastern area of 646 McNicol Road, well outside the LoQ footprint. The project footprint does not extend into this overlay.
Controls	
Macroinvertebrate Community Index	This control impacts the entire site.
Designations	
Water Supply Purposes - Headworks Service Land, Watercare Services Ltd (Designations – 9501)	This designation is located to the east of 646 McNicol Road. The project footprint does not extend into the designation.
Police and emergency services radio and telecommunications, Minister of Police (Designations – 5728)	This designation is within 501 Otau Mountain Road. It is located to the north of 646 McNicol Road, adjacent to the Overburden Disposal Area. The project footprint does not extend into the designation.

Zoning / Overlay or other planning limitation	Comment
Auckland Council GeoMaps and other relevant notations ⁴⁴	
Overland flow paths	Auckland Council GeoMaps shows a number of overland flow paths within the LoQ footprint area and across the SAL landholdings. There are rules for activities within overland flowpaths, which have been assessed in this AEE.
Flood plains	Several Flood Plains are identified from the Auckland Council GeoMaps GIS Viewer within the site, generally following the position of the Overland Flow Paths.
Streams	Several streams are located within the Clevedon Quarry expansion. LoQ footprint.
Flood Hazard Areas: Very High to Low Hazard Areas	Plan Change 120 includes updated Flood Hazard Areas, identifying Very High to Low hazard areas over parts of the Clevedon Quarry LoQ. Generally, the Very High Hazard areas follow the path of Stream 1 and Stream 2. There is also a larger extent of Low to Medium hazard area in the north-west of the site. This area is within the existing quarry footprint and generally focused on the quarry sump and SRP.
Landslides: Shallow and large scale landslide susceptibility	Plan Change 120 includes updated landslide susceptibility. Clevedon Quarry LoQ is mapped as having primarily Very Low susceptibility for large scale landslide susceptibility with areas of Low and one area of High susceptibility. For shallow landslide susceptibility, there are Very Low to Very High areas mapped across the Clevedon Quarry LoQ.
Rural Urban Boundary (RUB)	The site is located outside the RUB.
Land Use classification	The soils within the LoQ expansion are classified as Land Use Classification (LUC) 7 in the west of the LoQ footprint and 6 in the east, on the Maanaki Whenua NZLRI land use classification maps.
Treaty Settlements – Statutory Acknowledgements	The sites are part of the Wairoa River catchment and Statutory Acknowledgement area, which is of significance to Ngāi Tai ki Tāmaki. Deed of Settlement Plan OTS-403-127 'Wairoa River and tributaries' shows Ngāi Tai ki Tāmaki's statutory area, including Wairoa River and tributaries. However, that statutory acknowledgement only applies to riverbed or streambed owned by the Crown and accordingly does not apply to the site ⁴⁵ . The Wairoa Gorge Scenic Reserve (OTS-129-34) is located downstream a short distance away (not within the Project area) from the Quarry and is of significance to Ngati Tamaoho.
Mana Whenua Area of Interest	The site is an area of interest to the following mana whenua groups: • Ngāti Whanaunga. • Te Ākitai Waiohū. • Ngāi Tai ki Tāmaki. • Ngāti Paoa. • Ngāti Tamaterā. • Ngāti Te Ata. • Ngāti Maru; and • Waikato-Tainui.

⁴⁴ It is noted that these are not statutory layers included in the AUP as those above and are provided for context only.

⁴⁵ s 83, Ngāi Tai Ki Tāmaki Claims Settlement Act 2018.

Table 5.2: AUP resource consent requirements

Rule reference	Activity status	Comment
New structures and the associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water		
E3.4.1 (A44) Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23.	Discretionary	Scour management is likely to be required along the stream bank at the proposed discharge location of the constructed wetland and stream diversion outlet. As there is no current design, it is unknown what the scour protection will consist of or the extent, and therefore it has been assumed permitted activity standards cannot be met. Therefore, a precautionary approach has been taken to seek consent for this activity. Accordingly, consent is sought as a discretionary activity under Rule A44.
Reclamation and drainage and associated structures, bed disturbance or depositing any substance, diversion of water, incidental temporary damming of water, and discharges arising from the piping of a reclaimed waterbody associated with the following		
E3.4.1 (A49) – New reclamation or drainage, including filling over a piped stream.	Non-complying	Permanent loss and modification of approximately 2.3 km intermittent and permanent stream habitat is proposed. The relevant streams are described in Section 2.3 and shown in Figure 6, Appendix C. Accordingly, consent is sought as a non-complying activity under Rule A49.
Take and use of groundwater		
E7.4.1 (A26) – Take and use of groundwater not meeting the permitted activity or restricted discretionary activity standards or not otherwise listed.	Discretionary	A maximum groundwater take of approximately 388 m ³ /day (~141,620 m ³ /year) is proposed around Stage 5 of the LoQ. Accordingly, consent is sought as a discretionary activity under Rule A26.
Diversion of groundwater		
E.7.4.1 (A28) - The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed.	Restricted discretionary	Consent is sought for the diversion of groundwater associated with the proposed excavations that does not meet the relevant permitted activity standards. Accordingly, consent is sought as a restricted discretionary activity under Rule A28.
Diversion and discharge of stormwater runoff from impervious areas onto or into land or into water or to the coastal marine area pursuant to sections 14 and 15 of the Resource Management Act 1991		
E8.4.1 (A10) – All other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for.	Discretionary	Stormwater within the Clevedon Quarry catchment will be diverted to the pit sump before being directed to the constructed wetland or diversion channel prior to discharge. Accordingly, consent is sought as a discretionary activity under Rule A10.
Land disturbance - Regional		

Rule reference	Activity status	Comment
E11.4.1 (A9) – Earthworks greater than 2,500 m ² within the Sediment Control Protection Area.	Restricted discretionary	The Clevedon Quarry expansion requires excavations which exceed 75 ha in area, the majority of which is located within the SPQZ as shown in Appendix C. Given the number of streams located within the proposed LoQ footprint, land disturbance within the Sediment Control Protection Area is proposed and will exceed 2,500 m ² . Accordingly, consent is sought as a restricted discretionary activity under Rule A9.
E11.4.3 (A28) – Land disturbance in the SEA not otherwise listed – Greater than 5 m ²	Restricted discretionary	Primarily within the RPZ, earthworks will encroach into SEA_T_5588 in the northeastern portion of the Clevedon Quarry expansion at around Stage 2 (after around 10 years). As shown in Appendix C, earthworks will occur in the SEA across an area of approximately 6.7 ha and up to a maximum excavation level of RL 20 m. Accordingly, consent is sought as a restricted discretionary activity under Rule A28 and A30.
E11.4.3 (A30) - Land disturbance in the SEA not otherwise listed – Greater than 5 m ³ .	Restricted discretionary	
Air quality		
E14.4.1 (A91) - Mineral extraction activities at a rate exceeding 200 tonnes/ hour from any one quarrying process within the Low air quality – dust and odour area (Quarry).	Controlled	The Clevedon Quarry expansion involves the establishment of mineral extraction activities within the SPQZ, including associated generation of dust emissions. Accordingly, consent is sought for air discharge as a controlled activity under Rule A91.
E14.4.1 (A91) - Mineral extraction activities at a rate exceeding 200 tonnes/ hour from any one quarrying process within the Medium air quality - dust and odour rural area (Rural).	Discretionary	Approximately 16 ha or 20% of the LoQ footprint is located within RPZ. Accordingly, consent is sought for air discharge activities a discretionary activity under Rule A91.
Vegetation management and biodiversity		
E15.4.1 (A10) - Vegetation alteration or removal, including cumulative removal on a site over a 10-year period, of greater than 250 m ² of indigenous vegetation that: (a) is contiguous vegetation on a site or sites existing on 30 September 2013; and (b) is outside the rural urban boundary.	Restricted discretionary	The site is outside of the Rural Urban Boundary. Approximately 6.7 ha of indigenous vegetation is proposed to be removed, comprised of Regenerating tree fern-broadleaf forest. While not all contiguous, and over an approximate 50-year period (LoQ), it is anticipated that the area of vegetation cleared will exceed 250 m ² for each 10-year period. Accordingly, consent is sought as a restricted discretionary activity under Rule A10.
E15.4.1 (A17) – Vegetation alteration or removal within 10 m of rural streams in the Rural – Rural Production Zone and Rural – Mixed Rural Zone.	Restricted Discretionary	Vegetation clearance is required along the edges of streams across the project footprint, including in the RPZ. Accordingly, consent is sought as a restricted discretionary activity under Rule A17 and A18.

Rule reference	Activity status	Comment
E15.4.1 (A18) – Vegetation alteration or removal within 20 m of a natural wetland, in the bed of a river or stream (permanent or intermittent), or lake.	Restricted discretionary	
E15.4.2 (A43) – Any vegetation alteration or removal not otherwise provided for.	Discretionary	The proposed vegetation works includes clearance of approximately 6.7 ha from SEA_T_5588, which is mostly located within the RPZ. Vegetation clearance of SEAs within the RPZ for the purpose of mineral extraction has not been otherwise provided for in the rules. Accordingly, consent is sought as a discretionary activity under Rule A43.
E15.4.2 (A44) – Any vegetation alteration or removal within a Quarry Zone and within a Significant Ecological Area.	Restricted discretionary	The AUP maps show a very small amount of encroachment of the SEA_T_5588 into the SPQZ in the northeast. This is likely to be a mapping error given Plan Change 89 rezoned a portion of land (from the north of the site) from SPQZ to RPZ and the other portion land (to the south and east of the site) from RPZ to SPQZ - essentially a “zone swap”. However, for completeness, consent is sought as a restricted discretionary activity under A44.
Natural hazards and flooding		
E36.4.1A (A92) – Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas	Restricted discretionary	Stormwater management devices are proposed within the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas. Accordingly, consent is sought as a restricted discretionary activity under Rule A92.
E36.4.1A (A102) – Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	Restricted discretionary	A number of overland flow paths are identified within the proposed LoQ footprint. These will be diverted or filled as the LoQ footprint expands. The pre-development overland flow paths are shown in the drawing set attached as Appendix C. Accordingly, consent is sought as a restricted discretionary activity under Rule A102.
E36.4.1A (A107) – All other infrastructure in flood and coastal hazard areas not otherwise provided for	Restricted discretionary	As the Clevedon Quarry footprint expands to LoQ, haul roads and access roads are considered to be infrastructure but are not otherwise provided for in the rules. Both will cross and divert numerous overland flow paths. The pre-development overland flow paths are shown in the drawing set attached in Appendix C. Accordingly, consent is sought as a restricted discretionary activity under Rule A107.
Rural Zone – land use		
H19.8.1 (A60) – Mineral extraction activities in the Rural – Rural Production Zone.	Discretionary	As indicated above, approximately 16 ha or 20% of the LoQ footprint is located within the RPZ. Accordingly, consent is sought to establish mineral extraction activities which includes accessory activities and accessory buildings and structures as a discretionary activity under Rule A60.

Rule reference	Activity status	Comment
Special Purpose – Quarry Zone – land use		
H28.4.1 (A7) – Mineral extraction activities.	Controlled	The Clevedon Quarry expansion involves the establishment of mineral extraction activities, including accessory activities and accessory buildings and structures within the SPQZ. Accordingly, consent is sought as a controlled activity under Rule A7.
H28.4.1 (A14) Land disturbance – District, greater than 2500 m ² .	Controlled	The Clevedon Quarry expansion involves land disturbance across approximately 59 ha within the SPQZ. To access the underlying rock, excavation of overburden material will be required before extraction activities can commence. Overburden removal will occur progressively and in stages to minimise the extent of exposed areas. Accordingly, consent is sought as a controlled activity under Rules A14 and A15.
H28.4.1 (A15) Land disturbance – District, greater than 2500 m ³ .	Controlled	
H28.4.2 (A16) Land disturbance – Regional, greater than 10,000 m ² where land has a slope less than 10 degrees and is outside the Sediment Control Protection Area.	Controlled	There are extents within the SPQZ that have a slope of less than 10 degrees and are outside the Sediment Control Protection Area of the site's streams. Given the scale of land disturbance proposed, the threshold of 10,000 m ² of land disturbance may be exceeded in these areas. Accordingly, consent is sought as a controlled activity under Rule A16.
H28.4.2 (A17) Land disturbance – Regional, greater than 2,500 m ² where the land has a slope equal to or greater than 10 degrees.	Controlled	There are valley systems within the SPQZ that have a slope of equal to or greater than 10 degrees. Given the scale of land disturbance proposed, the threshold of 2,500 m ² of land disturbance will be exceeded within these areas. Accordingly, consent is sought as a controlled activity under Rule A17.
H28.4.1 (A18) – Land disturbance Greater than 2,500 m ² within the Sediment Control Protection Area.	Controlled	A number of streams are located within the LoQ footprint, with earthworks occurring within the Sediment Control Protection Area of those streams and wetlands. Accordingly, consent is sought as a controlled activity under Rule A18.

Overall, the proposal requires resource consent as a **Non-complying activity** under the AUP.

5.1.2 National Environmental Standards (s13(4)(y)(i) and clause 2 of Schedule 5)

Table 5.3: NES-F Regulations⁴⁶

Rule reference / description	Activity status	Comment
Regulation 57 (1) - Reclamation of the bed of any river is a discretionary activity.	Discretionary	The reclamation of the bed of several rivers is proposed for the purpose of constructing the Clevedon Quarry expansion. Aggregate is a natural material that is determined by geology and can

⁴⁶ It is unknown at this stage whether there is a hydrological connection between any natural inland wetlands or whether the works will result in partial drainage of these. Therefore, the NES-F has been conservatively assessed for this referral application.

Rule reference / description	Activity status	Comment
		therefore only be sourced from where it is naturally found in situ. Given aggregate is located at Clevedon Quarry, it is considered that there is a functional need for the proposed reclamation in order to be able to extract the aggregate from this particular location. Accordingly, consent is sought as a discretionary activity under Regulation 57.

5.2 Section 127 variations

As part of this application, SAL seeks variations to two existing consents⁴⁷ that would otherwise be applied for under the RMA as set out under s42(4)(b) of the FTAA.

5.3 Other approvals sought

5.3.1 Wildlife Act permits

Wildlife Act approval is sought under section 42(4)(h) of the FTAA for the potential salvage and relocation of protected species (frogs) as a result of the project works. A package will be prepared as part of the substantive application to seek a Wildlife approval.

5.4 Project stages

Refer to Section 3.1.5 and drawings attached in Appendix C for the nature and timing of the indicative project stages. One substantive application will be lodged for all the five indicative stages (approximate 50-year period).

5.5 Alternative project

No part of this project is proposed as an alternative project for the purposes of section 13(4)(g) of the FTAA.

⁴⁷ LUC60291842 and LUC60361560

6 Adverse effects

The following section describes the anticipated and known adverse effects of the proposed Clevedon Quarry expansion on the environment and, in accordance with section 13(4)(h) as amended, evaluates the significance of those effects based on the preliminary information currently available. The assessment is based on the LoQ footprint, which represents the full spatial extent of the quarry and enables consideration of the maximum potential extent of effects.

SAL has engaged independent, suitably qualified specialists to undertake preliminary investigations and assessments to inform this evaluation. As the design of the quarry expansion is refined and further modelling and monitoring are completed, these specialists will prepare detailed technical reports to support the identification and assessment of potential adverse effects (including their significance). The reports will also recommend appropriate measures to avoid, remedy, mitigate, or, where necessary, offset/compensate those effects. The wider project team includes the following experts:

- Economist
- Geotechnical engineer / engineering geologist
- Air quality specialist
- Surface water / stormwater engineer
- Hydrogeologist / groundwater specialist
- Erosion and sediment control specialist
- Terrestrial ecologist
- Freshwater ecologist / aquatic ecologist
- Landscape architect
- Acoustics consultant
- Blasting specialist
- Traffic engineer
- Archaeologist
- Planner
- Lawyer

6.1 Quarry expansion

6.1.1 Archaeology

No archaeological sites are recorded by the New Zealand Archaeological Association (NZAA) within the LoQ expansion extent, but there are several in the wider Clevedon area. To assess the potential for identifying unrecorded sites during the Clevedon Quarry expansion, a field survey of the Site was undertaken by CFG Heritage on 3 November 2025, which focused on the accessible ridge lines and any flat areas. The Site and immediate surrounds were confirmed as being modified by the current quarry operations and by successive forestry harvests. No archaeological features or deposits were observed. Furthermore, based on a desktop review of historic aerial imagery and research⁴⁸, site survey results, and LiDAR results, no archaeological features are expected to be present. The steep and rocky nature of the landscape also means it is highly unlikely that any heritage sites are located within the Site.

Overall, there is no reasonable case to suspect that the proposed extension of the Clevedon Quarry will affect potential previously unrecorded archaeology. In the event that suspected archaeological remains are exposed during land disturbance, the Archaeological Accidental Discovery Rule set out in Chapter E11.6.1 of the AUP will be followed.

6.1.2 Air quality

The proposed expansion of the quarry footprint, including expanded extraction areas and internal haul roads, along with the extended duration of quarry operations, are relevant to the consideration of air quality effects. Due to the nature of quarrying activity, likely air quality effects are limited to the generation of dust emissions. Dust emissions can result in potentially adverse amenity, human health and ecological effects associated with dust. An initial assessment of likely dust effects from the proposed quarry expansion indicates that the potential effects of the expansion will be negligible at nearby off-site receptor locations. In summary:

- SAL will maintain its established dust mitigation and management measures for the proposed quarry expansion that, when effectively implemented, minimise dust emissions and limit impacts to within 50 to 100 m of the generation sources (sensitive receptors are setback from the Quarry by greater than 300 m). In particular, the application of water to dry surfaces and potentially dusty surfaces is a key dust mitigation measure. A water demand and water supply model prepared for the proposed quarry expansion demonstrates that sufficient water is available on site to maintain effective dust suppression.
- In addition to the implementation of mitigation measures on-site, all identified sensitive receptors are set back from the proposed quarry by greater than 300 m, with the nearest high sensitivity receptors, located to the west and north-west of the quarry at approximately 340 m and 420 m from the nearest point of the final Stage 5 quarry footprint. These receptors are not frequently exposed to high-risk wind conditions blowing from the quarry. Based on the meteorological data for the area, these receptors will not be significantly affected by dust from the proposed quarrying activities when dust mitigation measures are employed.
- Based on the likely silica concentration in the quarried rock, and the monitoring data from comparable quarries, it is not considered that there is any material risk for people currently living near the expanded Clevedon Quarry to be exposed to elevated concentrations of respirable crystalline silica; any health risks associated with RCS exposure are expected to be negligible.

⁴⁸ Including but not limited to the New Zealand Archaeological Association Site Recording Scheme, records of previous archaeological investigations near the Site from the HNZPT digital library, the HNZPT New Zealand Heritage List / Rangangi Korero, Auckland Council Cultural Heritage Inventory.

- The concentrations of PM₁₀ in areas surrounding the Clevedon Quarry will remain well below the relevant Ambient Air Quality Standard of the NESAQ or WHO Air Quality Guidelines.
- With the implementation of appropriate management measures to minimise dust effects, ecologically sensitive vegetation and streams located in the surrounding environment, are not likely to be affected due to dust discharges from the expanded quarry operations.

6.1.3 Geotechnical – slope stability

The underlying geology is a key consideration for quarry expansion. The proposed expansion area is primarily underlain by Waipapa Group greywacke (the target rock resource), with localised Tauranga Group and East Coast Bays Formation deposits. The geotechnical feasibility assessment concludes the proposed extension is achievable within the footprint sought, with overall geotechnical risk considered low, subject to ongoing design refinement as exposures and ground conditions are confirmed during excavation. The proposed Overburden Disposal Area has also been assessed as feasible from a geotechnical perspective, with negligible potential for geotechnical off-site environmental effects.

Quarry development and operation require safe, efficient working areas with stable slopes. Slope instability can cause a range of potential adverse effects, including back-break and uncontrolled sediment discharges. Slope stability will be managed through fit-for-purpose quarry floor and bench design, including bench/batter geometry tailored to material type. Geological uncertainty will be managed through intermittent geotechnical review and monitoring as quarry faces are developed, to confirm design assumptions and adjust slope design where required. Overall, potential slope instability risks and associated effects are expected to be able to be appropriately managed through the design and operational management process.

6.1.4 Surface water and flooding effects

The proposed quarry expansion will increase the contributing upper surface water catchment area. Without mitigation, it could increase peak flows leaving the site, resulting in potential downstream flooding and water quality effects. To manage these potential effects, it is proposed to attenuate quarry flows for all storm events up to and including the 100-year ARI (including climate change allowances), so that post-development flows are controlled and do not increase flood risk or degrade downstream water quality.

To manage stormwater runoff, a treatment train approach is proposed. All surface water will be directed to the sump at the base of the quarry floor where storage will be provided to retain runoff and allow sediment to settle before water is pumped out in a controlled manner. For events up to the 20-year ARI, the sump is intended to capture and store runoff and then discharge it at (approximately) the pre-development 95th percentile peak flow rate, to a constructed wetland to remove any remaining suspended solids and other contaminants, with an overall treatment-train target of up to 90% total suspended solids (TSS) removal prior to discharge. The constructed wetland would be designed in accordance with GD01. Flows in excess of the 20-ARI event are proposed to bypass the wetland and be attenuated in the main sump and diverted to a channel which is likely to be sized to convey the 100-year ARI rainfall event. The channel and constructed wetland would discharge to an adjoining stream at an existing discharge location.

Overall, the treatment train approach will manage sediment and peak flows so that downstream stream stability and water quality, existing culvert capacity, and flood risk would be managed.

6.1.5 Groundwater

The Clevedon Quarry is located within the Hunua Wairoa Greywacke aquifer and is not located within a High Use Aquifer Management Area.

Expansion of the quarry will require the taking, diversion and drawdown of groundwater to enable aggregate extraction to approximately RL 20 m, as excavations will extend below the groundwater table to this depth. The maximum groundwater diversion rate sought is approximately 388 m³/day (equivalent to approximately 4.5 L/s). Initial groundwater modelling indicates drawdown is expected to remain localised within the quarry catchment and does not extend beyond the Wairoa River (zone of influence is approximately 0.25 m); therefore, no bore drawdown interference effects on neighbouring groundwater users are anticipated. In addition, the proposed maximum groundwater diversion rate is not anticipated to result in ground settlement effects.

6.1.6 Stream depletion effects

The proposed quarry dewatering is likely to result in stream depletion effects through reduced baseflow contributions, primarily due to removal of contributing aquifer area (reduced groundwater discharge). Potential stream depletion effects associated with quarry dewatering are limited to three streams (and their associated tributaries) that drain to the Wairoa River and are located within close proximity to the site. The predicted worst-case stream depletion effects are up to 2.0 L/s (169 m³/day) for Stream 1, 0.6 L/s (54 m³/day) for Stream 2, and 1.5 L/s (128 m³/day) for Stream 3. Initial groundwater modelling indicates that groundwater inflow to the proposed quarry sump, exceeds the predicted baseflow reductions and therefore provides the potential for stream augmentation as a practical mitigation measure for offsetting predicted stream baseflow reductions to maintain downstream flow.

6.1.7 Landscape, visual and natural character

The proposed quarry expansion will result in changes to landscape attributes and values, character and visual amenity (i.e. viewing audiences and their outlook), and natural character associated with on-site waterbodies. These are outlined below.

6.1.7.1 Landscape effects

The quarry expansion will progressively impact several streams and tributaries within the quarry footprint, resulting in changes to channel form, hydrology and riparian vegetation. However, the potential effects need to be considered in the context of existing stream conditions and the underlying SPQZ zoning where quarry activities, and corresponding landscape change is anticipated. Impacts on these streams will broadly begin in the northern portion of the Site, moving south and then east as extraction activities progress in latter stages. Likely effects are summarised as follows (refer to Figure 6, Appendix C for the location of the streams discussed below):

- The quarry expansion will result in the removal of a short section of SEA Tributary and Tributary 1 of Stream 1, (both have high natural character), resulting in the potential for moderate–high adverse effects on this discrete section of the landscape only. Other upper tributaries of Stream 1 are located within the approved quarry extent and exhibit moderate natural character. These tributaries will likely experience low–moderate adverse effects, while the modified lower reaches will likely be subject to low adverse effects.
- Streams 2 and 2a have low-moderate natural character due to forestry modification and are largely within the SPQZ. The removal of the upper reaches of these streams will likely result in low adverse effects on the natural character of these streams.

- The quarry expansion will require the removal of some sections of intermittent tributaries in the mid and upper reaches of Stream 3, with some located within the SPQZ. Where outside the SPQZ, the impacted tributaries are modified by the existing pine forestry and have a lower level of natural character. A comprehensive offset or compensation package likely to be undertaken along the length of Stream 3, focusing on riparian enhancement, slope revegetation and improved ecological connectivity. This is anticipated to strengthen the hydrological, ecological and experiential qualities of Stream 3, resulting in an overall beneficial natural character outcome. In addition, staged planting across the wider Site (including riparian margins and adjoining slopes, and ultimately on mid to upper quarry benches) will progressively naturalise the landscape setting and soften the engineered quarry landform, so that while a level of adverse effects occur during operations, these are expected to reduce as planting becomes established.

6.1.7.2 Natural character effects

The Project will progressively reshape the foothill landform into a stepped quarry profile, creating a noticeable but locally contained change that remains largely consistent with the zoning and existing quarry context. Overall effects on landform are moderate adverse. Vegetation removal will mainly affect exotic forestry, though the loss of approximately 6 ha of native SEA vegetation results in moderate adverse effects during operation. However, extensive offset and riparian planting will, over time, reconnect indigenous vegetation and help naturalise the post-quarry landform, ultimately reducing effects to low–moderate. Several streams and tributaries will be removed or modified, with moderate to moderate-high effects on higher-value waterways and low effects on more modified streams. Riparian enhancement in the Stream 3 catchment will provide broader landscape benefits. Overall, the shift from plantation forestry to quarrying will alter the Site’s character, but this occurs within an existing extraction landscape and SPQZ, resulting in low–moderate adverse landscape character effects.

6.1.7.3 Visual effects

The visual effects assessment considers how the Project will change the outlook and views experienced by identified viewing audiences within the surrounding landscape. While visual change will occur progressively over approximately a 50-year period as the quarry expands through the stages, this assessment focuses on the Stage 5 (full LoQ) scenario as the maximum visual change case.

Visual effects will likely be most pronounced for viewing audiences in close proximity to the Site and where there is limited screening from intervening landform and vegetation in some locations. As the quarry develops, visual effects are expected to increase progressively as more of the quarry face and benches become exposed, reaching their maximum extent at Stage 5 when the full quarry extent is established. At Stage 5, the expansion extends into the upper eastern slopes, including areas outside the SPQZ on visually sensitive upper slopes that form part of the foothills’ skyline, resulting in higher levels of visual change. Following completion of quarry operations, mitigation planting on the mid to upper quarry benches will soften the engineered landform and reduce visual effects.

6.1.8 Blasting

Blasting will be required to expand the quarry footprint and access aggregate. Blasting will only commence once excavation has reached rock of such strength where efficient excavation becomes challenging.

Vibration and noise generated from quarrying activities (being Mineral Extraction Activity that requires blasting) must not exceed the limits set out in German Standard DIN 4150-3 1999: Structural vibration – Part 3 Effects on vibration on structures (DIN4150 standard) when measured at or within the notional boundary of any dwelling, or on the dwelling itself (not including the source site). The blast vibration and noise levels must be measured according to AS2187.2:2006.

An initial assessment of vibration effects on surrounding receivers from blasting during quarry operations indicates that vibration will comply with the relevant limits set out in the DIN4150 standard for dwellings and buildings of similar design (a PPV limit of 5 mm/s with a frequency range of 1-10 Hz).

As per the current consent conditions for the quarry, production blasting activities will only operate between the hours of 9:00 am and 5:00 pm, Monday to Saturday.

6.1.9 Erosion and sediment control

Earthworks and on-site activities associated with the proposed quarry expansion (including enabling, establishment and operational phase activities) have the potential to increase the risk of sediment loads in the surrounding waterways. An Erosion and Sediment Control Plan (ESCP) will set out the erosion and sediment control methodology for the quarry expansion, which will be designed in accordance with best practice and the principles outlined in Auckland Council GD05⁴⁹. It is noted that only the enabling works to establish the new constructed wetland (refer to Section 6.1.4) and the establishment and operations of the overburden area are considered “general earthworks” that will be treated via GD05 principles and controls. All quarry expansion runoff will be controlled via the quarry sump and directed to the constructed wetland for treatment prior to discharge.

The ESC approach will be based on staged quarry and overburden development to minimise exposed areas at any one time (thereby reducing erosion and sediment discharge risk), implementation of best-practice erosion and sediment controls, diversion of runoff from operational areas to the quarry sump for controlled management through the quarry wetland treatment system, and progressive stabilisation of disturbed areas. ESC measures will focus on:

- The diversion of clean water runoff away from the active quarry works area as far as practicable, thus reducing the contributing catchment to the exposed working areas.
- Intercept, divert and impound any sediment laden runoff from exposed working areas to either prevent site discharge to the receiving environment (via the quarry floor) or as a minimum, provide treatment via sediment control devices prior to discharging into the downstream environment.

All erosion and sediment control measures and methodologies will be monitored and maintained during the works in accordance with GD05. Monitoring will be undertaken before and immediately after rain events as well as during heavy rainfall events. Any required maintenance or improvements to control measures will be undertaken immediately, as soon as practically safe to do so.

6.1.10 Noise

Quarry operations generate a number of potential noise sources including earthworks, the operation of heavy machinery and vehicles and stationary plant, such as crushers and screens to process the excavated material. Excessive noise can have adverse effects on surrounding residents’ amenity.

⁴⁹ Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region* (GD05).

Noise generated from the expanded quarry operations will likely increase and be more audible for most receivers around the quarry (mainly located to the north and north-west of the Site). Initial noise modelling of the proposed expansion indicates that noise levels will comply with the relevant AUP noise limits.

The predicted noise from the proposed expansion will likely be more audible at some dwellings, depending on their ambient noise level and the wind direction. This may change the character of their sound environment. For example some receivers may hear a general broadband noise from quarrying, and intermittent engine noise from particular mobile plant, which will move around the quarry and be shielded to a greater or lesser degree. SAL will prepare a Noise Management Plan that sets out how noise from the quarry operation will be mitigated in order to reduce potential noise effects on surrounding receivers.

6.1.11 Traffic

The proposed quarry expansion will not change the scale or intensity of traffic movements authorised by the existing 2018 consent. Truck volumes, traffic intensity, operating hours and approved transport routes will remain unchanged, and all quarry-related traffic will continue to operate in accordance with the existing consented limits and route restrictions. Accordingly, the proposal will not result in any additional off-site traffic effects, and because the application does not seek any change to the consented traffic volumes, hours or routes, traffic effects are not within the scope of this application. The proposed expansion would extend the availability of raw material (rock) to supply the already consented FoH processing facilities. Quarry production, and therefore truck movements, is constrained by the on-site processing plant and associated facilities (e.g., the weighbridge), which effectively sets an upper limit on the volume of aggregate that can be processed and transported off-site. The existing 2018 consent conditions cap the maximum traffic generation associated with the quarry.

6.1.12 Freshwater Ecology

The main potential freshwater ecological effects include permanent and irreversible loss of approximately 2.3 km of stream habitat, disturbance of freshwater fauna including potential direct mortality during works (if fauna is not relocated), reduced baseflow/stream depletion effects, and sediment and water quality effects in downstream receiving environments. Desktop and field assessment undertaken to date found the ecological function values of the potentially affected catchments, range from high to moderate, while fauna/species values range from very high to low, reflecting the presence of nationally and/or regionally Threatened or At-Risk species. Freshwater fauna recorded across the catchments includes torrentfish, longfin eel, redfin bully, banded kōkopu, and inanga, as well as shortfin eel, kōura (freshwater crayfish), and introduced rainbow trout in some lower reaches. Overall, most identified freshwater effects are expected to be managed to a very low, low or moderate level; however, permanent stream habitat loss/modification is expected to result in a high to very high overall level of effect and will require offset and/or compensation to achieve a no net loss outcome.

Freshwater ecological effects will be managed by avoiding or minimising impacts through design and applying best-practice erosion and sediment controls during enabling works, earthworks, and overburden disposal activities to reduce sediment discharge and deposition risk. During operations, site water will be managed through a water management/treatment system (including a constructed water quality wetland) designed to achieve up to 90% removal of TSS prior to discharge. Direct effects on freshwater fauna will be reduced by implementing fish recovery/relocation protocols through a Native Freshwater Fish Relocation Plan (NFFRP). To address stream flow changes from groundwater drawdown and catchment loss, baseflow augmentation will be used where practicable, informed by a Baseflow Monitoring Program that will establish baseline conditions and set triggers for augmentation and related responses (e.g., water-quality monitoring and treatment). Where effects cannot be mitigated, including permanent loss/modification (reclamation) of stream habitat and flow loss in reaches where augmentation is not practicable, residual effects will be addressed through a comprehensive offset and/or compensation package that will likely include riparian planting/restoration of degraded stream channels, with a focus on catchment-wide restoration across multiple tributaries of the proposed offset stream. All offset and/or compensation measures should be able to be undertaken within the Clevedon Quarry landholdings, ensuring ecological benefits are achieved close to the site of impact and to produce positive biodiversity gains.

6.1.13 Terrestrial Ecology

The proposed quarry expansion would involve vegetation clearance and earthworks, which would result in the loss of vegetation and habitat, and potential effects on native flora and fauna. Vegetation within and around the footprint includes high-value regenerating tree fern–broadleaf forest (with approximately 6.7 ha potentially removed), alongside negligible-value cutover pine and riparian margins; high-value mature broadleaf forest and moderate-value broadleaf treeland occur in the adjacent potential offset area. Fauna surveys found no native lizards (considered very unlikely to be present) and no “At Risk” or “Threatened” native birds were recorded. Long-tailed bats use the area for foraging/commuting but no current roost habitat was identified in the impact area. Hochstetter’s frogs were detected by eDNA in Stream 1. Proposed works may affect small tributaries in the upper catchment of Stream 1 where potential frog habitat is present, and there is potential for both direct effects (disturbance or mortality during expansion) and indirect effects on frog habitat through groundwater drawdown and associated changes to stream baseflows. Key potential terrestrial ecology effects are loss of native vegetation (including high-value regenerating tree fern–broadleaf forest), loss of habitat for birds and bats, direct and indirect effects on frog habitat and populations, and injury/mortality or disturbance of fauna during clearance and operations. Overall, post-mitigation effects are anticipated to be very low-low for fauna injury/mortality/disturbance, while effects on Hochstetter’s frogs are expected to be low where appropriate avoidance and mitigation measures are implemented, recognising their sensitivity to changes in flow and habitat condition. The loss of approximately 6.7 ha of high-value native vegetation remains a high residual effect requiring offsetting; loss of king fern is expected to be low where translocation is possible. Management will focus on avoidance where practicable through design (including minimising effects on headwater tributaries), stream augmentation, fauna management plans to manage clearance-related risks, translocation of king fern where practicable, and offset/compensation measures to address residual effects, including riparian and terrestrial restoration (planting, pest plant control, and long-term protection) and pest mammal control across restoration areas, with an emphasis on strengthening ecological connectivity between the Wairoa River and the Hunua Ranges.

6.2 Section 127 – variation to 2018 land use consent⁵⁰

The potential effects of the proposed variation to the existing 2018 land use consent conditions are limited to the proposed change and any cancellations of consent conditions, and the effects of that change (rather than the consent as a whole). Given the consent variation seeks to reduce the scope so it only applies to the FoH area, enabling ongoing operation of the consented ancillary activities (such as the weighbridge, wheel wash, offices, processing and stockpiling), while the variation will change the nature and scope of the activities authorised, the adverse effects arising from the activity after the variation will either be unchanged or will be less. The variation does not change consented traffic limits, and truck movements will remain constrained by the existing on-site processing capacity (e.g., the weighbridge). A transport engineer has assessed the local transport network and considers there have been no material changes since 2018; therefore, the existing 2018 consent traffic conditions remain relevant and effective to manage transport effects. To ensure the consent remains clear, it is also proposed to amend the “general accordance” condition to reference an updated plan identifying the area to be covered by the consent, clearly illustrating the extent of the FoH area.

Similar to the existing 2018 consent, the internal layout of the site’s FoH area is expected to be driven by the operating and production needs of quarrying activities. Because the FoH area will service a proposed larger quarry, a larger portion of the base of the quarry will be utilised as a FoH area to support the mineral extraction activities. The rate of extraction (up to 3 MT per annum) will not increase. Therefore, the potential effects associated with this are limited to visual noise and dust effects associated with the expansion of the FoH footprint. The FoH activities will continue to operate in accordance with the existing consent noise conditions, and the AUP permitted activity standards for mineral extraction activities within the SPQZ. No increase in off-site dust effects is proposed by the change in the FoH layout. The dust management measures set out in the Quarry Management Plan will continue to be implemented to mitigate potential dust effects. The visual effects of the entire quarry, including changes to the FoH, is discussed in Section 6.1.7.3 above.

6.2.1 Section 127 – variation to ONF consent

The potential effects of the proposed variation to the ONF land use consent are limited to landscape effects. The consent approved widening an existing haul road within the ONF, with conditions requiring mitigation planting. As detailed in Section 3.3.1, this mitigation planting is to be relocated to enable the proposed quarry expansion. The package of mitigation planting proposed for the quarry expansion will adequately mitigate the potential effects of the relocation of the haul road mitigation planting.

6.2.2 Overall effects conclusion

Overall, based on preliminary technical assessments, the quarry expansion’s adverse effects are anticipated to be largely avoided, remedied or mitigated through design refinement and standard quarry management (including erosion and sediment controls, stormwater attenuation/treatment, dust and noise management, blasting controls, and monitoring), such that off-site effects are generally expected to remain low and within relevant standards. Groundwater take/diversion and drawdown is predicted to remain localised, with no bore interference or settlement effects anticipated, and stream depletion/baseflow reduction effects to be managed through monitoring and, where practicable, baseflow augmentation.

⁵⁰ LUC60291842

Notwithstanding this, there is likely to be locally notable landscape/visual change (moderate to moderate-high in some locations) and significant residual ecological effects where stream habitat and native vegetation are permanently lost or modified. These residual effects will be addressed through staged rehabilitation and planting across the wider Site (riparian margins, adjoining slopes and ultimately mid–upper quarry benches) to progressively soften and naturalise the landform, and through an integrated offset/compensation package delivering measurable ecological benefits close to the impact area, including positive biodiversity gains over time.

Based on the current proposal, effects under each of the above relevant technical areas are anticipated to be appropriately managed to not result in significant adverse effects, following implementation of the proposed mitigation and, where necessary, offset/compensation measures⁵¹.

6.3 Persons affected

The FTAA does not include a specific definition of affected parties, but notes a list of those likely to be affected to include:

- i Relevant local authorities.
- ii Iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements.
- iii Other relevant iwi authorities.
- iv Relevant Treaty settlement entities.
- v Relevant protected customary rights groups and customary marine title groups.
- vi 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.
- vii Relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011.
- viii Persons with a registered interest in land that may need to be acquired under the Public Works Act 1981.

The persons likely to be affected by the project have been listed and described below:

- Auckland Council as the local authority.
- Department of Conservation.
- Relevant mana whenua groups.

6.3.1 Consultation

A summary of the consultation undertaken and how it has informed the Project is included in Appendix E.

6.4 Other statutory matters

6.4.1 National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM seeks to manage the natural and physical resources in a way that prioritises: firstly, the health and well-being of water bodies and freshwater ecosystems; secondly, the health needs of people; and thirdly, the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future. The NPS-FM has particular relevance to the proposal as the project involves stream reclamation in order to enable the expansion within the existing SAL landholdings.

⁵¹ FTAA, s 13(4)(h).

It is considered that the Clevedon Quarry expansion is consistent with the relevant objective and policies of the NPS-FM for the following reasons:

- There is a clear functional need for the quarrying to occur in the location of the Clevedon Quarry expansion as that is where the aggregate resource is located in situ. This is supported by the majority of the site being zoned specifically for this purpose through the AUP.
- Stream reclamation is largely confined to Stream 2, which lies centrally within the LoQ expansion footprint (within the SPQZ), and could not practicably be avoided.
- Avoidance and minimisation have been applied where practicable. For example, a buffer is maintained between the Northern Tributary (Stream 1) and the LoQ expansion boundary, and stream augmentation is proposed where stream depletion effects are anticipated and augmentation is feasible. Mitigation and offset measures have otherwise been proposed and will be captured in the conditions of consent.
- Stormwater will be managed using a treatment-train approach that applies best-practice erosion and sediment controls and an operational water management system (including a constructed wetland) to manage sediment and water-quality effects from construction and quarry operations, with adaptive monitoring and response where required. These measures will appropriately manage discharges in a way that gives effect to Te Mana o te Wai, protecting habitats for freshwater macroinvertebrate and native fish species.
- The proposed groundwater take and use is not from a high-use aquifer. There is sufficient water available to provide efficient allocation of water for the proposed expansion. The groundwater will be re-used within the quarry floor for purposes of dust suppression and stream supplementation, which is considered an efficient use of water.

Based on the above assessment, it is considered that the Clevedon Quarry expansion is consistent with the objective and policies of the NPS-FM.

6.4.2 National Policy Statement for Infrastructure 2025 (NPS-I)

The NPS-I sets out the objectives and policies for infrastructure under the RMA and came into force on 15 January 2026. Under the NPS-I, quarrying activities are considered ‘infrastructure supporting activities’, as they’re needed to directly support other infrastructure. Notably, Policy 5 is of particular relevance to the Clevedon Quarry expansion, as it requires decision-makers to recognise and provide for the role of infrastructure supporting activities, including by:

- a recognising the importance of infrastructure supporting activities to enable the benefits of infrastructure activities to be realised.
- b recognising the operational need or functional need of some infrastructure supporting activities, including supporting quarrying activities to operate in, be located in, or traverse particular environments and locations; and
- c enabling the timely delivery of infrastructure supporting activities.

Broadly, the NPS-I reinforces that quarrying activities are of importance to development of infrastructure, but there are locational requirements. Notably, there is a functional need for quarrying to occur in areas of identified aggregate resource. Further, there is no practicable alternative locations for the proposed extension due to the existing FoH facilities that will be used to process the aggregate from Clevedon Quarry.

6.4.3 National Policy Statement for Natural Hazards (NPS-NH)

The National Policy Statement for Natural Hazards (NPS-NH) 2025 was notified in the New Zealand Gazette on 18 December 2025 and came into force on 15 January 2026. This NPS manages natural hazard risk and applies to all activities managed under the Act, except for infrastructure⁵² and primary production. As detailed in Section 6.1.3 and 6.1.4, the quarry has been designed to respond to natural hazards, in particular slope stability (i.e., potential for landslips) and flooding.

With regard to landslips, trial batters and wide benches are proposed along with designs that are specific to each material type to manage geological uncertainty. The geotechnical feasibility assessment concludes the proposed extension is achievable within the footprint sought, with overall geotechnical risk considered low, subject to ongoing design refinement as exposures and ground conditions are confirmed during excavation. The proposed Overburden Disposal Area has also been assessed as feasible from a geotechnical perspective, with negligible potential for geotechnical off-site environmental effects.

To manage the potential effects of increasing the upper surface water catchment area, it is proposed to attenuate quarry flows for all storm events up to and including the 100-year ARI (including climate change allowances), so that post-development flows are controlled and do not increase flood risk or degrade downstream water quality. Additionally, the treatment train approach will manage sediment and peak flows so that downstream stream stability and water quality, existing culvert capacity, and flood risk will be managed.

6.4.4 National Policy Statement for Indigenous Biodiversity (NPS-IB)

The National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) came into force on 4 August 2023. It provides increased clarity and direction to councils on their roles and responsibilities for identifying, protecting and maintaining indigenous biodiversity under the RMA 1991.

Clause 3.10 specifies how adverse effects on significant natural areas (SNA) will be managed for new subdivisions, use and development. However, the NPS-IB also specifically sets out a list of exceptions under clause 3.11, including for aggregate extraction. This exception provides context to the consideration and assessment of quarrying activities under the NPS-IB. It reinforces the position that quarrying activities are likely to result in some adverse effects or loss of biodiversity due to their locational requirements. As outlined above, there is a functional need for the quarrying to occur in the proposed location due to the presence of the aggregate, and there are no practicable alternative locations for the proposed expansion due to the existing FoH facilities.

In total approximately 6.7 ha of scheduled SEA areas within the AUP will be removed to accommodate the expansion. Where possible, vegetation of significance has been retained through design, while still enabling extraction of aggregate which is important to the functioning and growth of the region. Where effects have not been able to be avoided or mitigated, the project proposes to offset for vegetation loss (refer to Section 6.1.13) to achieve positive biodiversity gains within close proximity to the point of impact.

⁵² As defined by the RMA.

7 Applicability

This report has been prepared for the exclusive use of our client Stevenson Aggregates Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that this report will be submitted to the Environmental Protection Authority in support of a referral application under the Fast-track Approvals Act 2024 for the works described herein, and that the Environmental Protection Authority will use this report for the purpose of assessing that application.

Tonkin & Taylor Ltd
Environmental and Engineering Consultants

Report prepared by:



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Zoe Anderson
Planner

Reviewed by:



.....
Jessica Urquhart
Principal Planner

Authorised for Tonkin & Taylor Ltd by:



.....
Andrea Brabant
Project Director

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Appendix A Approval to submit on behalf of SAL

Appendix B Records of Title

Appendix C Drawings

Appendix D Economics Assessment

Appendix E Consultation
