

TECHNICAL SPECIALIST MEMO - HUNUA QUARRY DEVELOPMENT

To:

Emma Chandler – Lead Planner (Resource consents)
Warwick Pascoe – Premium Project Lead (Resource consents)

From:

Andrew David Miller – Consultant Parks Planner (Parks and Community Facilities)

Qualifications
& Relevant
Experience:

I am a consultant planner at CoLab Planning Limited acting for Parks and Community Facilities at Auckland Council. I hold the qualification of Bachelor of Planning (Hons) and have 11 years of experience in planning practice. I am an intermediate member of the New Zealand Planning Institute. I have experience in preparing technical assessments and providing expert evidence for complex resource consent applications and plan changes, including other Fast-track applications. I have appeared as an expert witness in various Council hearings and to a lesser extent in Environment Court proceedings.

Preparation in
Accordance
with the Code
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Date:

27 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:

Hunua Quarry Development

Fast-Track application number:

FTAA-2603-1185 (Council Reference BUN60464053)

Site address:

489 Hunua Road, Hunua, Auckland

2.0 DOCUMENTS REVIEWED AND INPUT OBTAINED

I have reviewed the following documents:

Application material:

- AEE by Boffa Miskell dated 30 March 2026
- Consultation Summary Report dated 30 March 2026
- Section 30 letter from Auckland Council dated 24 March 2026
- Records of Title
- Engagement Report dated 30 March 2026
- Location Survey Plans by CKL
- Location Plans by Boffa Miskell
- Subdivision plans – dated June 2026
- Stream Realignment Management Plan dated 30 March 2026
- Written approvals
- Compliance Tables by Boffa Miskell
- Letter and attachments from Boffa Miskell to Fast Track panel dated 22 June 2026
- Joint Memorandum by Winstone Aggregates and Auckland Council dated 22 June 2026
- Conditions set dated 14 July 2026

Other material:

- Minutes 1-3 by the expert panel
- Updated scheme plan dated 24 July 2026

I have obtained input from the following technical experts when forming my view on the proposal:

- David Barker - Parks and Places Specialist
- Miranda Bennett - Principal Ranger - Environment
- Andrew Rossaak – Ecologist

For completeness, it is noted that Miranda Bennett is a signatory on a written approval supplied by Winstone Aggregates dated 23 March 2026 in her capacity as representing a landowner/asset manager for the Hunua Ranges Regional Park.

3.0 SPECIALIST ASSESSMENT

There are no direct impacts on any existing parks, open space zoned land, or land administered by Parks and Community Facilities because of the quarry expansion itself. The proposal engages parks interests in two respects: the proposed biodiversity offsetting and compensation within the Hunua Ranges Regional Park, and a boundary adjustment which potentially triggers the esplanade reserve provisions of the Resource Management Act 1991 ('RMA').

Biodiversity offsetting and compensation

The proposal involves the removal of substantial areas of existing vegetation, including wetlands, and a stream realignment to enable the expanded quarry footprint. The applicant proposes a large offset and

compensation package in response, and several of the candidate recipient sites are located within the Hunua Ranges Regional Park (refer Appendix B12.11). The adequacy of the quantum of offsetting and compensation is an ecological matter under review by the Council's technical ecologists and is not addressed further in this memo.

The applicant has consulted with the Regional Parks team, and an in-principle written approval has been provided. Miranda Bennett and Trent Taylor from the Regional Parks team have met with the applicant and its ecologist, including on site, to identify suitable restoration and enhancement opportunities, including pest plant control, restoration planting, riparian and wetland restoration, and lizard release sites. Regional Parks advise that these projects would greatly benefit the regional park, enabling restoration of riparian, wetland and forest areas beyond the team's current capacity and funding. On the basis of that input, the offsetting and compensation directed to the regional park is supported and would be broadly consistent with the Regional Parks Management Plan 2022.

The in-principle approval does not itself authorise the works in the park. Should the Panel be minded to grant consent, formal third-party landowner agreements will need to be concluded with the Regional Parks team, addressing operational matters as set out in the recommended Condition 140 advice note (refer section 5). Moreover, Regional Parks, as land manager and approver, will require the review and approval of site-specific delivery plans for any works within the park, including pest plant and animal control, planting plans, and kauri dieback management. For completeness, I note that the proposed conditions set includes conditions/management plans which seek to give effect to similar matters, such as:

- Ecological Management Plan (EcMP) – conditions 56-57
- Lizard Management Plan (LMP) - conditions 60-61
- Pest Management Plan (PMP) – condition 62-63

If consent is granted, the conditions of consent will require finalised management plans to be prepared by the applicant. In my view, those plans and any plans required by Parks in its capacity as landowner should be one and the same or, at a minimum, fully consistent to avoid conflicting requirements or expectations. An advice note on the management plan conditions is recommended (refer section 5).

Boundary adjustment and esplanade reserves

In the AEE report, the applicant states that the proposal includes a “boundary adjustment” between the subject site and 163 Middleton Road. The applicant's stated reasons for the “adjustment” are that the expanded quarry footprint must be accommodated within the quarry's legal landholdings, and that a suitable buffer is required to manage reverse sensitivity and stability effects on that neighbour.

The lodged scheme plan showed the adjustment in an atypical way, by creating a new allotment (proposed Lot 2, 3.56ha) which is then to be amalgamated via a condition with Lot 2 DP 115598 (part of the existing quarry landholdings). The creation of an allotment of less than 4ha triggers s230 of the RMA, under which an esplanade reserve 20m in width is to be set aside from that allotment along the bank of any river whose bed has an average width of 3m or more, unless the requirement is reduced or waived by a rule in the district plan or by resource consent.

Following feedback from the Council, the applicant provided an updated scheme plan (A25424 Drawing 1600, Revision) dated 24 July 2026 by CKL Consulting. At the time of writing this memo, it is understood that this updated scheme plan has not been formally provided to the Panel, and so confirmation from the applicant should be obtained in this regard. On the basis that the 24 July 2026 scheme plan is adopted as

part of the proposal, both proposed lots in question would be greater than 4ha in size meaning that s230 of the RMA would not be triggered.

4.0 RECOMMENDATION

As noted above, there are no direct impacts on any existing parks or open space zoned land as a result of the proposed quarry expansion.

The proposed biodiversity offsetting and compensation within the Hunua Ranges Regional Park is supported from a parks' perspective. That support is subject to formal third-party landowner agreements being concluded with the Regional Parks team should consent be granted. Advice notes on the management plan conditions are recommended (refer section 5).

It is recommended that the Panel confirm with the applicant that they seek to proceed with the new scheme plan dated 24 July 2026, and potentially requesting this confirmation under s67 of the Fast-track Approvals Act 2024. If the applicant does not proceed with the revised scheme plan, the applicant should clarify how the boundary adjustment is to be undertaken and whether the esplanade reserve requirements of s230 of the RMA are triggered. Should those requirements be triggered, an esplanade reserve or strip at this location will require an assessment for Parks to form an opinion on the outcome.

5.0 PROPOSED CONDITIONS, COMMENTS AND SUGGESTIONS

CONDITION

No changes are recommended to the wording of the proposed conditions. It is recommended that advice notes be added to the following effect:

Condition 24	Advice notes: <i>Any management plans prepared under these conditions that relate to works within the Hunua Ranges Regional Park should be one and the same as, or consistent with, the management plans required by Auckland Council (Parks and Community Facilities) in its capacity as landowner. Early and ongoing engagement with the Regional Parks team on the adequacy of those plans is recommended. Note that one set of management plans does not override the other, and the consent holder will be responsible for ensuring that they remain compliant with their conditions of the resource consent as well as any requirements of Parks and Community Facilities.</i>
Condition 140	Advice notes: <i>The written approval provided by Auckland Council (Parks and Community Facilities) is an in-principle landowner approval only and does not itself authorise offsetting or compensation works within the Hunua Ranges Regional Park. Prior to carrying out any such works within the park, the Consent Holder must conclude a separate landowner agreement with Auckland Council's Regional Parks team addressing operational matters, including (but not limited to) access arrangements, health and safety requirements, staging and methodology of works, maintenance and monitoring obligations, long-term management responsibilities, and any cost recovery or funding arrangements.</i>

Condition 141	Advice notes: <i>No ongoing legal protection is identified in Table 2 for the offset and compensation sites within the Hunua Ranges Regional Park, as the park is already legally protected in its status as a regional park. For clarity, Auckland Council will not accept covenants or other legal instruments being registered on the records of title for its regional park land.</i>
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Prepared by:

Agency Lead / Manager Release:



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Parks and Community Facilities
Date: 27 July 2026



Hester Gerber
Manager Parks Planning
Parks Planning
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Date: 27 July 2026