

DRAFT Resource Consent Conditions – Drury Quarry: Sutton Block Expansion

[DRAFT released pursuant to sections 70 and 72 of the Fast-track Approvals Act 2024]

Updated by Applicant 4 December 2025

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Commented [SAL1]: Panel comment: The Panel notes some potential inconsistencies in the use of the terms "quarry", "site" and "pit", with the first of these not being defined. We query whether there is a need to define the quarry as the Sutton Block quarry, and / or to exclude the existing Drury Quarry in some manner. We note that there is a possibility for confusion as some conditions have been volunteered to apply to the existing Drury Quarry as well as the Sutton Block quarry.

Commented [SAL 2R1]: The Applicant has reviewed these terms and made a number of changes throughout the condition set

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GENERAL CONDITIONS

PART A - DEFINITIONS

The table below defines the acronyms and terms used in the conditions. Defined terms are capitalised throughout the conditions.

| Abbreviation/term | Meaning/definition |
|------------------------------|--|
| AS2187.2:2006 | Australian Standard AS2187.2:2006 Explosives – Storage and Use, Part 2: Use of Explosives |
| Annual Monitoring Report | Means the Report required under condition 85 |
| Application | Means the application and assessment of environmental effects lodged with the Environmental Protection Authority on 10 April 2025 and includes the information referenced in condition 1 |
| ARMP | Augmentation Regime Management Plan |
| AUP | The Auckland Unitary Plan – Operative in Part (as at [11 December 2025]) |
| BCM | Biodiversity Compensation Model |
| BMP | Bat Management Plan |
| BlaMP | Blast Management Plan |
| BOAM | Biodiversity Offset and Accounting Model |
| CLG | Community Liaison Group |
| CNVMP | Construction Noise and Vibration Management Plan |
| Consent Holder | SAL, its successor(s) or any other person(s) acting under the prior written approval of SAL or its successor |
| COTMP | Chemical or Organic Treatment Management Plan |
| Commencement of Construction | Means the day of the pre-start meeting required by condition 88 |
| Consents | Includes all consents that are specific to the Project |
| Construction Works | Those works required on Site prior to the extraction of aggregate as part of the Operational Phase and the subsequent removal of the Northern Bund. The work includes but is not limited to construction of haul roads, construction of any required bunds, construction of erosion and sediment control measures, development of stream diversions and associated removal of vegetation and materials to stockpiles |
| Council | Auckland Council |
| CSMP | Contaminated Soils Management Plan |
| CTMP | Chemical Treatment Management Plan |
| dB | Decibel |
| DEB | Decanting Earth Bund |
| DMP | Dust Management Plan |
| DSI | Detailed Site Investigation |

| Abbreviation/term | Meaning/definition |
|--|---|
| Drury Quarry | Is the existing Drury Quarry pit operated by Stevenson since 1938. |
| EEMP | Edge Effects Management Plan |
| EMP | Ecological Management Plan |
| ESC | Erosion and Sediment Controls |
| ESCP | Erosion and Sediment Control Plan |
| FEMP | Forest Enhancement Management Plan |
| FTAA | Fast-track Approvals Act 2024 |
| GD05 | Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Guideline Document 2016/005 Incorporating Amendment 2 |
| GMP | Groundwater Monitoring Plan |
| ISV | Interim Seasonal Variation |
| LMP | Lizard Management Plan |
| MALF | Mean Annual Low Flow |
| Mineral Extraction Activity / Activities | As defined in the AUP |
| NAMP | Native Avifauna Management Plan |
| NFFMP | Native Freshwater Fauna Management Plan |
| NGDP:PP | Net Gain Delivery Plan: Planting Plan |
| NGDP:PWC | Net Gain Delivery Plan: Pest and Weed Control |
| NGDP:RP | Net Gain Delivery Plan: Riparian Planting |
| NGDP:WP | Net Gain Delivery Plan: Wetland Planting |
| Operational Phase | On-going day to day work that occurs at the Project quarry post the Construction Works |
| Pit | The excavated Project quarrying area within the Site |
| Project | Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock and sand), the stripping and deposition of overburden material, rehabilitation, landscaping and cleanfilling of the Project quarry, the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the Project quarry, the construction and use of internal roads, and all ancillary activities described in the Application such as the removal of streams, the take and diversion of water and groundwater, the removal of vegetation, and the restoration and enhancement of vegetation within the Site |
| PSI | Preliminary Site Investigation |
| QMP | Quarry Management Plan |
| RAP | Remedial Action Plan |
| REAR-TE | Residual Effects Analysis Report-Terrestrial Ecology |

Commented [SAL 4R3]: The Applicant has carefully considered this request. Unlike some projects, quarrying activities involve different aspects of site set-up (Operational Phase and Construction Works) throughout the activities. In many instances, these activities will occur concurrently and there will not be a clear delineation between the two. The Applicant does not agree that Operational Phase and Construction Works should be included in the definition of 'Project'. The Applicant has taken a deliberate approach to not distinguish between these phases in the Project definition. As far as we are aware, the only effect where there would be a material difference between these two phases is noise. In this case, the noise conditions address this by referring to different noise limits for construction and operational activities to ensure appropriate noise management. Significant reworking the condition set would be required if the two phases were included within the 'Project' definition.

Commented [SAL3]: Panel Comment: We note also the absence of reference to Operational Phase and Construction Works within the definition of "Project". Ideally these should be included.

| Abbreviation/term | Meaning/definition |
|-------------------|---|
| RMA | Resource Management Act 1991 |
| RMP | Rainfall Monitoring Plan |
| SAL | Stevenson Aggregates Limited |
| SDEP | Sutton Block - Stream Diversion and Enhancement Plan |
| SEA | Significant Ecological Area |
| SESCP | Specific Erosion and Sediment Control Plan |
| SEV | Stream Ecological Valuation |
| Site | Is the land identified as the "Sutton Block" in drawing 'Site Location – Wider Land Holdings' – Figure 1 dated 25 March 2025 prepared by Boffa Miskell Limited. |
| SQEP | Suitably Qualified and Experienced Person |
| SRP | Sediment Retention Pond |
| SRPP | Sutton Riparian Planting Plan |
| SSMP | Slope Stability Management Plan |
| StMP | Streamworks Management Plan |
| Working day | Working days are as defined under the RMA |
| WQMMP | Water Quality Monitoring and Management Plan |
| ZOI | Zone of Influence |

PART B - CONDITIONS APPLYING TO ALL CONSENTS

- Except as provided for in the conditions below, the Project must be undertaken in general accordance with (a) the information submitted with the Application, (b) the applicant's responses to section 67 FTAA requests for further information dated 8 September, 17 September, 1 October, 5 November and 11 November 2025, and (c) responses to section 51 reports and comments received in relation to the Project dated 1 October 2025, all as referenced by the Council under consents reference number BUN60449474 and comprised of the following information (being documents, plans, drawings and reports):

| Report title and reference | Author | Rev | Dated |
|---|------------------------|-----|------------|
| Sutton Block Assessment of Environmental Effects | Tonkin & Taylor Ltd - | | 31/03/2025 |
| Drury Quarry - Sutton Block Assessment of Noise Effects | Marshall Day Acoustics | R10 | 25/09/2025 |

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|---|---------------------------------|-----|------------|
| Sutton Block Expansion Landscape Effects Assessment | Boffa Miskell | 4 | 24/03/2025 |
| Sutton Block – Air Quality Assessment | Pattle Delamore Partners Ltd | 3 | 18/03/2025 |
| Geotechnical Assessment Sutton Block Extension, Drury Quarry, Drury | Riley | 2.0 | 14/01/2025 |
| Proposed Sutton Block Expansion Groundwater & Surface Water Effects Assessment | Pattle Delamore Partners Ltd | 3 | 23/03/2025 |
| Updated – Sutton Block Extension to Drury Quarry – Preliminary Site Investigation | Pattle Delamore Partners Ltd | - | 12/01/2024 |
| Updated – Sutton Block Extension to Drury Quarry – Detailed Site Investigation | Pattle Delamore Partners Ltd | - | 12/01/2024 |
| Updated – Sutton Block Extension to Drury Quarry – Soil Characterisation Investigation | Pattle Delamore Partners Ltd | - | 12/01/2024 |
| Updated – Sutton Block Extension to Drury Quarry – Contaminated Site Management Plan and Remedial Action Plan | Pattle Delamore Partners Ltd | 3 | 09/01/2024 |
| Erosion and Sediment Control Assessment Report Drury Quarry – Sutton Block | SouthernSkies Environmental Ltd | A | 7/03/2025 |
| Drury Quarry Extension Economic Impact Assessment | Market Economics Limited | - | 23/10/2025 |
| Drury Quarry Extension, Sutton Project, Drury, Auckland: Archaeological Assessment | Clough & Associates | - | March 2025 |
| Archaeological Management Plan: Drury Quarry Extension, Sutton project, Drury Auckland | Clough & Associates | | March 2025 |
| Proposed Sutton Block Expansion Integrated Transportation Assessment | Don McKenzie Consulting Ltd, | 7 | March 2025 |
| Stevenson Aggregates - Drury Quarry Expansion Blast Vibration and Noise Study | Orica New Zealand Limited | - | 13/12/2023 |
| Ecological Impact Assessment: Proposed Sutton Block, Drury Quarry | Bioresearches & JS Ecology | 3 | 23/03/2025 |

| | | | |
|--|---------------------------------------|---|-------------------|
| Residual Effects Analysis Report: Terrestrial Ecology. Drury Quarry - Sutton Block | Bioresearches & JS Ecology | 2 | 11/02/2025 |
| Residual Effects Analysis Report: Stream and Wetland Offset. Drury Quarry - Sutton Block | Bioresearches & JS Ecology | 8 | 26/03/2025 |
| Net Gain Delivery Plan: Planting Plan. Drury Quarry - Sutton Block | JS Ecology | 3 | 19/03/2025 |
| Net Gain Delivery Plan: Pest and Weed Control. Drury Quarry - Sutton Block | JS Ecology | - | March 2025 |
| Net Gain Delivery Plan: Wetland Planting. Drury Quarry - Sutton Block Extension | Bioresearches | 2 | 28/03/2025 |
| Net Gain Delivery Plan: Riparian Planting. Drury Quarry - Sutton Block Extension | Bioresearches | 2 | 20/01/2025 |
| E3:9 Ecological Management Plan | Bioresearches & JS Ecology | | 31/10/2025 |
| Draft Quarry Management Plan | Stevenson | 3 | 22/09/2025 |
| Dust Management Plan Drury Quarry | Stevenson | | December 2023 |
| Recommended Groundwater Monitoring Bores and Trigger Levels Table | Pattle Delamore Partners Ltd | - | 05/11/2025 |

Commented [SAL5]: Panel comment: There appear to be two EMPs referenced in condition 1 (as noted in the DOC comments). The Panel assumes that the reference to the 17 January 2025 EMP is an error, but seeks confirmation of this.

Commented [SAL 6R5]: The Applicant has updated the date reference to this document

Advice note: Land Use Consent LUC60449475 overrides and replaces land disturbance consent R/LUC/2015/2419 and R/REG/2015/2420 that applies to the Site. For the avoidance of doubt, all earthworks within the Site must be undertaken in accordance with these general conditions and the specific conditions applying to LUC60449475.

Inconsistency between information

2. Where there is inconsistency between:

- The information (being documents, plans, drawings and reports) listed in condition 1 above and the requirements of these conditions, these conditions must prevail;
- The information lodged with the Application and any further information provided post lodgement, the most recent information must prevail; and
- The draft management plans lodged with the Application and the Management or Monitoring Plans certified under these conditions, the requirements of the certified Management or certified Monitoring Plans must prevail.

Information to be available

3. A copy of these resource consents and any certified Management or certified Monitoring Plans must be kept onsite at all times that the works authorised by these consents are being undertaken, and must be produced without unreasonable delay upon request from a servant or agent of the Council.

Access to site

4. Access to the relevant parts of the Site must be maintained and be available at all reasonable times to enable the servants or agents of the Council to carry out inspections, surveys, investigations, tests, measurements or take samples whilst adhering to the Consent Holder's health and safety policy and safety management plans.

Lapse

5. Under section 125 of the RMA, these consents lapse five years after they are granted unless:
 - (a) The consents are given effect to; or
 - (b) The Council extends the period after which the consents lapse.

Monitoring charges and payment of Auckland Council costs

6. The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$3,000 inclusive of GST. The Consent Holder must then pay all subsequent charges relating to the recovery of cost for the administration, monitoring and supervision of these consents fixed by the Council under section 36 of the RMA.

Cultural values and Cultural Management Plan

7. In recognition of cultural values the Consent Holder must:
 - (a) At least 6 months prior to the Commencement of Construction, invite mana whenua to prepare a Cultural Management Plan in conjunction with the Consent Holder that will record the preferred engagement and partnership protocols going forward for mana whenua. The purpose of the Cultural Management Plan is to inform operational and management measures for Drury Quarry and the Site;
 - (b) Seek engagement with mana whenua to develop cultural monitoring procedures to be undertaken at the Commencement of Construction works, to be implemented during topsoil removal, and that will specify steps to be taken in the event of any accidental discovery of tāonga or koiwi;
 - (c) Provide the opportunity for mana whenua to take and use any native trees felled as part of the Project;
 - (d) Provide the opportunity for mana whenua to comment on draft Management Plans prior to the submission of those plans for certification;
 - (e) Provide copies of the annual freshwater monitoring data to mana whenua upon request;

- (f) Provide the opportunity for access to Kaarearea Paa subject to health and safety requirements across the Site; and
- (g) Consult with mana whenua regarding whether pre- and post-blasting condition surveys of the features present at Kaarearea Pā are culturally appropriate and/or considered necessary by mana whenua, and if so, outline the process proposed for these surveys in accordance with condition 48(d) of the Blast Management Plan.

Community Liaison Group

8. The Consent Holder shall invite the groups listed below in condition 9 to form a Community Liaison Group (CLG). The purpose of the CLG is to discuss matters relevant to Drury Quarry and the Site, including, but not limited to:

- (a) Concerns and complaints and ways of alleviating them; and
- (b) Dissemination of information to the CLG about Drury Quarry and the Project, including the presentation of the Quarry Management Plan and amendments, up and coming Drury Quarry and Site operations, and any future proposals for the Drury Quarry and the Site; and
- (c) Relevant monitoring information.

For the avoidance of doubt, the CLG may, by majority resolution at a meeting, seek a formal written response from the Consent Holder on a matter relevantly and reasonably raised. The Consent Holder must within 10 working days provide a written response responding to the matter raised by the CLG, including any steps to be taken.

9. Subject to the following groups agreeing to participate, the CLG shall comprise an independent chair, and two representatives of the residents from each of the following areas (being six representatives in total):
- (a) MacWhinney Drive/Drury Hills Road;
 - (b) Ponga Road, Sonja Drive and Laurie Drive; and
 - (c) Peach Hill Road / Davies Road.
10. The CLG shall comprise no fewer than 4 and no more than 7 representatives (including the chair). If fewer than 4 representatives from the above areas (a) to (c) agree to participate, the Consent Holder does not need to issue invitations for CLG meetings but must use its reasonable endeavours to find such representatives. The Consent Holder shall otherwise invite the CLG to meet every 4 months (or less frequently as determined by the CLG), with meeting minutes taken and distributed to members of the CLG. The Consent Holder will cover the costs of the meeting venue and the independent chair.

Complaints Register

11. At all times, a record of any complaints received by the Consent Holder about the Project must be maintained as a written Complaints Register. The Complaints Register must include:
- (a) The date, time and nature of the complaint;

Commented [SAL7]: Panel comment: The Panel is considering the most appropriate way to respond to the comments received from Te Ākitai Waiohū Settlement Trust. In doing so, we have noted that condition 7 does not identify any specific mana whenua groups. We query whether it would be appropriate to include, necessarily on a without limitation basis, a reference to at least the groups that have provided Cultural Impact Assessments (particularly as those Assessments, and other application documents, noted the Applicant's agreement that on-going engagement would occur, including through the Cultural Management Plan process).

Commented [SAL 8R7]: The Applicant has consulted with all Mana Whenua with an interest in the site. This is a long-term project and the Applicant is committed to working with all Mana Whenua groups for the term of the consent. The Applicant is reluctant for the consent conditions to prefer one Mana Whenua group over another.

The Applicant looks forward to engaging with Mana Whenua in a manner that is in accordance with their tikanga.

- (b) The name, phone number and address of the complainant (unless the complainant wishes to remain anonymous);
- (c) Measures taken to respond to the complaint (including a record of the response provided to the complainant) or confirmation of no action if deemed appropriate;
- (d) The outcome of the investigation of the complaint;
- (e) Weather conditions at the time of the concern or complaint, including wind direction and cloud cover if the complaint relates to noise, dust or air quality; and
- (f) Any other activity in the area, unrelated to the Project that may have contributed to the complaint, such as construction works, fires or unusually dusty conditions generally.

A copy of the Complaints Register required by this condition must be made available to the Council upon request, and within five working days after the request has been made.

Management and Monitoring Plans

Certification process

- 12. Any Management or Monitoring Plan developed in accordance with the conditions of these consents may be submitted in parts or in stages to address specific aspects of the Project works (e.g. construction or design) or to address specific activities authorised by these consents.
- 13. Any Management or Monitoring Plan must:
 - (a) Be prepared and implemented in accordance with the relevant Management or Monitoring Plan condition(s);
 - (b) Be prepared by a SQEP;
 - (c) Include sufficient detail relating to the management of effects associated with the relevant activities or stage of work to which it relates;
 - (d) Be in general accordance with the information set out in condition 1. Where there is any discrepancy between the information referenced in condition 1 and the relevant Management or Monitoring Plan condition(s), the requirements of the condition(s) will prevail; and
 - (e) Summarise comments received from mana whenua and any other identified stakeholder as required by the relevant Management or Monitoring Plan condition, along with a summary of where comments have been incorporated, and where not incorporated, the reasons why.
- 14. Any Management or Monitoring Plan must be submitted to the Council for certification in accordance with Table 1 below.

If the Council's response to a lodged Management or Monitoring Plan raises discrete issues that are of minor consequence for the management of effects, the Consent Holder may request that the Council partially certify the plan with any residual issues subsequently addressed through certification of those outstanding issues.

Commented [SAL9]: Panel comment: The Panel is comfortable that the plan details are provided in the existing documentation, and that the conditions of consent require reference back to these, for example through condition 13(d). We query whether that condition might helpfully be explained further, for example adding to the end of (d) *"Without limitation, a Management or Monitoring Plan must adopt the outcomes, targets, thresholds, standards and metrics (for example, areas, maximums and minimums) provided in the information set out in condition 1, and may adopt provisions that seek, require or propose improvements to these"* or words to like effect.

Commented [SAL 10R9]: The Applicant does not consider the proposed amendments are appropriate. The accompanying plan conditions set out whether outcomes, targets, thresholds or metrics need to be set, with reference to the supporting technical documents. The Applicant considers this is the appropriate approach.

Advice note: The Council may decide, following a request from the Consent Holder and acting reasonably, whether or not a matter raises discrete issues of minor consequence for the management of effects, allowing for partial certification of a management or monitoring plan. Unresolved certification matters that would require construction to be delayed are expected to be rare. These would need to relate to significant issues impacting on the construction methodology or design and which could not be 'reversed' or otherwise addressed if construction has commenced.

Table 1: Management and Monitoring Plan certification timeframes

| Management or Monitoring Plan | Condition reference | Submission timeframe to Council for certification |
|--|---------------------|---|
| Construction Noise and Vibration Management Plan | 25-26 | 20 working days prior to Commencement of Construction |
| NT1-1 (Stream 4) Water Quality Monitoring and Management Plan (Construction Phase) | 27-28 | 20 working days prior to Commencement of Construction |
| Sutton Block Stream Diversion and Enhancement Plan | 29-30 | 20 working days prior to commencement of stream diversion and enhancement works |
| Streamworks Management Plan | 31-32 | 20 working days prior to commencement of stream diversion and enhancement works |
| Specific Erosion and Sediment Control Plan(s) | 35-36 | 20 working days prior to Commencement of Construction |
| Rainfall Monitoring Plan | 37-38 | 20 working days prior to Commencement of Construction |
| Chemical or Organic Treatment Management Plan | 39-40 | 20 working days prior to Commencement of Construction |
| Dust Management Plan | 41-42 | 20 working days prior to Commencement of Construction |
| Groundwater Monitoring Plan | 43-44 | 20 working days prior to Commencement of Construction |
| Slope Stability Management Plan | 45-46 | 20 working days prior to commencement of construction |
| Blast Management Plan | 47-48 | 20 working days prior to Commencement of Construction |

| Management or Monitoring Plan | Condition reference | Submission timeframe to Council for certification |
|---|---------------------|--|
| Landscape and Visual Effects Mitigation and Management Plan | 49-50 | 20 working days prior to vegetation clearance |
| Ecological Management Plan | 51-54 | 20 working days prior to Commencement of Construction |
| Lizard Management Plan | 55-57 | 20 working days prior to Commencement of Construction |
| Native Avifauna Management Plan | 58-59 | 20 working days prior to Commencement of Construction |
| Bat Management Plan | 60-61 | 20 working days prior to Commencement of Construction |
| Native Freshwater Fauna Management Plan | 62-63 | 20 working days prior to commencement of instream works |
| Edge Effects Management Plan | 64-66 | 20 working days prior to vegetation clearance |
| Sutton Block Riparian Planting Plan | 67-68 | 20 working days prior to vegetation clearance |
| Net Gain Delivery Plan: Pest and Weed Control | 69-70 | 20 working days prior to Commencement of Construction |
| Net Gain Delivery Plan: Planting Plan | 71-74 | 20 working days prior to commencement of planting |
| Net Gain Delivery Plan: Riparian Planting | 75-76 | 20 working days prior to commencement of planting |
| Net Gain Delivery Plan: Wetland Planting | 77-78 | 20 working days prior to commencement of planting |
| Augmentation Regime Management Plan | 79-82 | 20 working days prior to the times and rates set out in condition 78 |
| Quarry Management Plan | 83-84 | 20 working days prior to Commencement of Construction |
| <u>Freshwater Quality Management Plan</u> | <u>183</u> | <u>5 working days after the thresholds have been exceeded for a period of more than three weeks.</u> |

15. Where any condition(s) require the Consent Holder to submit a Management or Monitoring Plan to the Council for "certification" (including full or partial certification in accordance with condition 14, and amended plans in accordance with condition 24) it must mean the process set out in the following paragraphs (a) to (c) and the terms "certify" and "certified" have the equivalent meanings:

- (a) The Consent Holder submits the Management or Monitoring Plan to the Council, and the Council assesses the documentation submitted;
 - (b) The certification process must be confined to confirming that the Management or Monitoring Plan gives effect to its objective, complies with the information requirements, will achieve any performance standards specified in these condition(s);
 - (c) The Management or Monitoring Plan is otherwise in accordance with conditions 1 and 13; and
 - (d) A Management or Monitoring Plan cannot be subject to a third-party approval. The Council, in deciding whether to certify the Management or Monitoring Plan, however, may obtain advice from other suitable qualified person(s).
16. The Consent Holder must not commence any works or activities associated with a specific Project phase until the corresponding Management or Monitoring Plan for that phase, as specified in Table 1 and the relevant conditions, has been certified by the Council (or provided to the Council for information, where required).
17. The Consent Holder must comply with the certified Management or Monitoring Plan for the duration of Construction Works, and throughout the Operational Phase, in accordance with the relevant conditions for that Plan.

Duration and application of Management and Monitoring Plans

18. Certified management or monitoring plans must be in place for the duration period for any works undertaken in accordance with this consent. However, because there may be different management and monitoring plans required for each stage, Each certified Management or Monitoring Plan must specify:

- (a) The period of phase of the Project during which the Plan applies; and
- (b) The duration for which the measures within the Plan remain operative.

Advice note: *The duration provisions are intended to provide clarity on when a Management or Monitoring Plan commences, ceases, or is superseded, and to ensure continuous management coverage across all Project phases.*

Management and monitoring plan amendments and revisions

19. The Consent Holder may make amendments to a certified Management or Monitoring Plan, that may change how an adverse effect is managed, at any time before the relevant works are undertaken, subject to the further certification of the Council prior to the change taking effect.
20. If an amendment to any certified Management or Monitoring Plan is required, the Consent Holder must re-certify the Management or Monitoring Plan in accordance with the process in conditions 13 and 15.
21. Without limiting condition 20 above, the amendment to the certified Management or Monitoring Plan shall be consistent with the objectives and performance requirements of the Plan and any limits or requirements set within these consent conditions.

Commented [SAL11]: Condition amended in response to Minute 12. At this stage, it is not possible to specify the duration of each management or monitoring plan, as the construction programme and staging are not yet confirmed. Given the nature of the Project, various management and monitoring plans will be required at different stages of the works, may not be needed for certain periods, and will then be reinstated as necessary

Commented [SAL12]: Panel comment: New condition 18 in the Applicant's amended conditions is not accepted by the Panel. We seek that the duration of the management and monitoring plans be specified in the conditions, not in the plans themselves. This may ideally sit within the table under condition 14. The need for specification of the time over which a plan must be complied with arises from condition 17, which states that the plans apply for the duration of construction works and throughout the operational phase "in accordance with the relevant conditions for the Plan" – despite many of the plan conditions not in fact specifying any term.

Commented [SAL 13R12]: The Applicant has made some further amendments to Condition 18 following the Panel's comments on the basis that the construction methodology and proposed timings is not yet known.

22. In the event of an amendment to a certified Management or Monitoring Plan under condition 19, the Consent Holder must submit, in writing, the amendment to the Council for certification that the amendment meets the objectives and performance requirements of the Plan, at least 20 working days before the commencement of the relevant works.

23. Should the Council decline to certify the amendment or request the incorporation of changes to the amendment, the Consent Holder may then resubmit a revised amendment to the Plan.

24. If the Council's response to the resubmitted Management or Monitoring Plan raises discrete issues that are of minor consequence for the management of effects, the Consent Holder may request that the Council partially certify the Plan, with any residual issues subsequently addressed through certification of those outstanding matters.

Advice note: The Council may decide, following a request from the Consent Holder and acting reasonably, whether or not a matter raises discrete issues of minor consequence for the management of effects, allowing for partial certification of a resubmitted management plan.

~~25. Any amendments to any certified Management or Monitoring Plan must be submitted to the Council at least 10 working days before the relevant works (or relevant portion of works) are undertaken, and are subject to certification prior to those works commencing. Any such amendments must also comply with condition 13.~~

Construction Noise and Vibration Management Plan

25. The objective of the Construction Noise Vibration Management Plan (CNVMP) is to define the procedures to be followed to ensure that the construction noise and vibration standards in AUP Rules E25.6.27 and E25.6.30 are being met during Construction Works.

26. The CNVMP must include:

- (a) Construction noise and vibration criteria and the applicable times of day that apply (as per AUP Rules E25.6.27 and E25.6.30);
- (b) Identification of the most affected premises where there exists the potential for noise and vibration effects;
- (c) Description and duration of the works, anticipated equipment and the processes to be undertaken;
- (d) Hours of operation, including specific times and days when construction activities would occur;
- (e) Mitigation options where noise and vibration levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise mitigation measures must be implemented which may include, but not be limited to, acoustic screening, time management procedures and alternative construction methodologies;
- (f) The erection of temporary construction noise barriers where appropriate; and
- (g) Methods for monitoring and reporting on construction noise and vibration where appropriate.

Commented [SAL14]: Panel comment: Conditions 22 and 25 (Applicant's amended conditions numbering) seem to be a double-up and have inconsistent time periods referenced.

Commented [SAL 15R14]: Condition 25 has been deleted due to duplication.

Commented [SAL16]: Panel comment: Conditions 22 and 25 (Applicant's amended conditions numbering) seem to be a double-up and have inconsistent time periods referenced.

Commented [SAL 17R16]: Deleted due to duplication.

NT1-1 (Stream 4) Stream Water Quality Monitoring and Management Plan (Construction Phase)

27. The objectives of the NT1-1 (Stream 4) Stream Water Quality Monitoring and Management Plan (WQMMP) are to (a) outline the water quality monitoring requirements for the NT1-1 (Stream 4) Stream during the Construction Works that are required to provide site access, (b) to assess potential effects on water quality, and (c) enable appropriate management responses.
28. The WQMMP must include:
- (a) A drawing showing the monitoring locations upstream and downstream of Construction Works activities;
 - (b) Details of the methodology for undertaking water quality monitoring;
 - (c) The frequency of water quality monitoring for the duration of Construction Works in close proximity to the NT1-1 Stream (Stream 4);
 - (d) The monitoring parameters to be tested, which must include turbidity (NTU), pH, and total suspended solids (mg/L); and
 - (e) Details of the response actions to be implemented where downstream monitoring results indicate deviations in turbidity, pH, or TSS relative to upstream results that can be attributed to the Construction Works.

Sutton Block Stream Diversion and Enhancement Plan

29. The objective of the Sutton Block Stream Diversion and Enhancement Plan (SDEP) is to detail the design, construction and riparian planting of the approximately 115m stream diversion (of the NT1-1 Stream 4) within the Site. The diversion shall, as far as practicable, replicate the form and function of the restored reach upstream, and the natural stream downstream.
30. The SDEP must include details of the stream diversion described above, including:
- (a) Construction methods and timing;
 - (b) Design drawings, with profiles illustrating:
 - (i) The location and flow path, including low flow channel and meanders;
 - (ii) Ecological enhancements, such as riffles, pools and boulders to increase hydrologic variation;
 - (iii) The culvert design, which must be a stream simulation culvert that includes the natural streambed, and is sized to provide for natural hydraulic and ecological processes, including fish passage; and
 - (c) Riparian planting, in accordance with the Sutton Block Riparian Planting Plan (SRPP) (conditions 67 and 68).

Commented [SAL18]: Doug Fletcher - I consider that condition 33 is intended to sit within the SDEP conditions (conditions 29-30) I also agree that an equivalent condition should be created to sit within the StMP condition – or update existing wording of condition 33 to reference StMP rather than SDEP.

No changes made.

The Applicant considers that the SDEP conditions are more designed- focused to ensure that the design of the stream diversion replicates the form and function of the natural stream downstream. The StMP is more focused on construction methods and management measures for managing water quality. This condition was intended to ensure that any construction method or timing set out in the SDEP was reflected in the StMP. We don't think a similar condition is required in the SEDP conditions as this is a general requirement under conditions 17 and 19.

SAL spoke to Doug Fletcher on 4 Dec and Doug confirms he agrees in principle with the Applicant. No changes to Conditions 29-32 required.

Streamworks Management Plan

31. The objective of the Streamworks Management Plan (StMP) is to set out the finalised construction methodology and management measures for the stream diversion works (NT1-1 Stream 4), to ensure streamworks are undertaken in accordance with best practice and integrated with the SDEP and SESCPs.
32. The StMP must include:
- (a) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment laden water entering the stream in accordance with best practice;
 - (b) Management of contaminants to water (e.g. hydrocarbons, construction materials);
 - (c) Methodology for diverting upstream flows during the streamworks, including how sufficient flow will be maintained at all times below the site of the works to maintain in-stream biota;
 - (d) A detailed methodology for the stream disturbance and diversion, prepared in accordance with the construction methods and timing required under condition 30(a) of the SDEP; and
 - (e) ~~Details on sStream Mmonitoring Plan details prepared~~ prepared in accordance with the WQMMP prepared under conditions 27 and 28.
33. All streamworks must be undertaken in accordance with the certified SDEP and measures identified within the SDEP must be implemented and maintained throughout the streamworks activity.
34. All pumps used to dewater the stream(s) and pond(s) must have a 3mm mesh screen to prevent fish from entering the pump.

Specific Erosion and Sediment Control Plan

35. The objective of the Specific Erosion and Sediment Control Plans (SESCPs) is to set out the measures to be implemented in accordance with *Auckland Council Guideline Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (2016)* (GD05), to minimise erosion and sediment discharges from the Project beyond the Site.
36. The SESCPs must include:
- (a) Drawings showing location and quantities of earthworks, contour information, catchment boundaries and erosion and sediment controls (location, dimensions, capacity);
 - (b) Supporting calculations for erosion and sediment controls;
 - (c) Details of construction methods to be employed, including timing and duration;
 - (d) Dewatering and pumping methodology;
 - (e) Details of the proposed water treatment devices;

Commented [SAL19]: Doug Fletcher - I consider that condition 33 is intended to sit within the SDEP conditions (conditions 29-30) I also agree that an equivalent condition should be created to sit within the StMP condition – or update existing wording of condition 33 to reference StMP rather than SDEP.

No changes made.

The Applicant considers that the SDEP conditions are more designed- focused to ensure that the design of the stream diversion replicates the form and function of the natural stream downstream. The StMP is more focused on construction methods and management measures for managing water quality. This condition was intended to ensure that any construction method or timing set out in the SDEP was reflected in the StMP. We don't think a similar condition is required in the SEDP conditions as this is a general requirement under conditions 17 and 19.

The Applicant spoke to Doug Fletcher, Auckland Council, on 4 Dec and Doug confirms he agrees in principle with the Applicant. No changes to Conditions 29-32 required.

- (f) A programme for managing exposed areas, including progressive stabilisation considerations;
- (g) Roles and responsibilities under the SESCOs and identification of those holding roles, including the suitably qualified person;
- (h) Monitoring, maintenance and record-keeping requirements; and
- (i) The requirement that the Consent Holder keep records detailing:
 - (i) The monitoring undertaken;
 - (ii) The erosion and sediment controls that require maintenance; and
 - (iii) The time when the maintenance was completed.

Rainfall Monitoring Plan

- 37. The objective of the Rainfall Monitoring Plan (RMP) is to ensure rainfall events are accurately recorded and that timely inspections and maintenance of erosion and sediment controls are undertaken, in accordance with GD05, to minimise sediment discharges during Construction Works.
- 38. The RMP must include:
 - (a) Details of what rain gauge will be used to accurately measure rainfall events onsite (i.e. onsite rain gauge or Auckland Council monitoring reference site);
 - (b) Details of the chosen contractor and personnel responsible for monitoring the rain gauge and undertaking rainfall response monitoring;
 - (c) A regime for rainfall response monitoring that includes the following:
 - (i) Within 12 hours following a rainfall event of 25mm+ over 24 hours, the Consent Holder / contractor must undertake a full assessment of all erosion and sediment control measures, photograph devices (including key sections of diversion channels / bunds and the associated discharge points to the receiving environment), and identify any maintenance and / or repair required for the devices;
 - (ii) The Consent Holder / contractor must undertake all maintenance / repairs as soon as possible after the rain event;
 - (iii) The details of the site inspection, including notes, photos and evidence confirming completion of maintenance and repairs must be submitted in the form of a written report to the Council within five working days of the rain event occurring;
 - (iv) Notification to the Council within 24 hours of any untreated/unmanaged discharge beyond the site boundary due to a breach of perimeter controls; and

- (v) The rainfall monitoring and maintenance activities must be implemented for the duration of the earthworks activity during Construction Works in accordance with the certified RMP.

Chemical or Organic Treatment Management Plan

- 39. The objective of the Chemical or Organic Treatment Management Plan (COTMP) is to detail the treatment of Sediment Retention Ponds (SRP) and Decanting Earth Bunds (DEB) during the Construction Works at the Site to enhance sediment retention efficiency, in accordance with GD05.
- 40. The COTMP must include:
 - (a) Specific design details of the chemical treatment system for the Project's SRP and DEB;
 - (b) A monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - (c) Bench testing results, including testing and analysis of both chemical and organic flocculants;
 - (d) Details of optimum dosage (including assumptions);
 - (e) Results of initial chemical or organic treatment trial;
 - (f) A spill contingency plan; and
 - (g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Dust Management Plan

- 41. The objective of the Dust Management Plan (DMP) is to minimise the risk of offensive or objectionable dust emissions occurring beyond the boundary of the Site.
- 42. The DMP must include:
 - (a) Identification of all fugitive and point sources for discharges of contaminants into air, including a map showing the location of each source;
 - (b) Details of the type and location of the meteorological site to be installed and maintained in the vicinity of the Site required by condition 166;
 - (c) Details of the number, type and locations of dust monitoring sites to be installed and maintained in the vicinity of the Site required by condition 167;
 - (d) Procedures to minimise discharges of contaminants into air, including details of the inspection, maintenance, monitoring and contingency procedures in place for all emissions control equipment at the Site;
 - (e) Procedures for the operation, maintenance, and calibration of the meteorological monitor required by condition 166;

- (f) Procedures for the operation, maintenance, and calibration of the ambient dust monitors as required by condition 167;
- (g) Details of management and monitoring practices in place to minimise discharges of dust; including but not limited to:
 - (i) The use of water carts and irrigation systems to dampen dusty surfaces and all other dust mitigation measures required by condition 164;
 - (ii) Stopping all work on areas of the site that are sources of excessive dust, other than dust control activities;
 - (iii) The inclusion of two alert levels of dust generation that trigger firstly additional dust mitigation measures and secondly cessation of certain dust generating activities on site until dust concentrations no longer constitute a significant adverse effect beyond the boundary of the Site. The DMP must provide that the determination of a significant adverse dust effect beyond the boundary of the Consent Holder's property is to be carried out using the guidance included in the Ministry for the Environment's *Good Practice Guide for Assessing and Managing Dust* and in consultation between the Consent Holder and the Council;
 - (iv) Contingency measures to investigate the causes of any exceedances of the dust alert levels and to minimise dust discharges in the event that the investigation identifies on-site dust cause as the cause of an exceedance; and
 - (v) The identification of staff responsibilities.

Groundwater Monitoring Plan

- 43. The objective of the Groundwater Management Plan (GMP) is to set out the practices and procedures to be adopted to monitor groundwater at the Site.
- 44. The GMP must include:
 - (a) A monitoring and reporting schedule which integrates the requirements relating to ~~the Ppit~~ groundwater inflow, ~~quarry Ppit~~ water levels, bore water levels, water quality sampling, surface water flows and monitoring required by these consents;
 - (b) A schedule and plan of all monitoring bores and piezometers for groundwater pressures and / or groundwater level monitoring, giving location, elevation RL, construction details, practices for bore water level monitoring and water quality sampling. This shall include the plans prepared by PDP, being 'Figure 17A: Recommended Monitoring Plan for Sutton Block' dated October 2025 (refer to Appendix 2 to these conditions);
 - (c) Appendix 1 to these conditions, Groundwater Monitoring Bores and Trigger Levels, which sets out the groundwater monitoring bores and trigger levels;
 - (d) A procedure for ~~quarry the Ppit~~ groundwater inflow measurement obtained by pump-out or water level measurements;

Commented [SAL20]: Added as Appendix 2 to this consent as suggested by the Panel in Minute 12.

- (e) A schedule and plan (being the PDP plans identified in (b), above of all stream gauging sites for augmentation flows;
- (f) The definition of seasonal variation (SV) for groundwater levels and / or pressures, the methodology for establishing seasonal variation at each monitoring bore location listed Appendix 1 to these conditions and any revised values of SV to replace the Interim Seasonal Variation (ISV);
- (g) A schedule of frequency of all monitoring requirements, including details of how a baseline condition for groundwater will be established through monitoring undertaken before dewatering occurs;
- (h) Details on bore construction and maintenance requirements;
- (i) Details of all trigger levels established by these consents. Trigger levels established by monitoring required by these consents will be subsequently updated in the GMP;
- (j) Details of the actions to be implemented if bore water trigger levels are exceeded;
- (k) Details of the actions to be implemented in response to any claim of water supply loss or evidence of groundwater drawdown effects on bores, streams, wetlands or springs resulting from dewatering activities associated with the Site or the Project;
- (l) Details of any monitoring and augmentation requirements for Peach Hill Stream upon the cessation of dewatering of the **Drury Quarry Ppit** (this requirement does not need to be included in the GMP until the year prior to planned cessation of dewatering at the Drury Quarry);
- (m) Details of the stream flow monitoring stations requirements for all existing stream flow gauging sites shown on Figure 17A: *Recommended Monitoring Plan for Sutton Block* (Prepared by PDP, dated October 2025) ([refer to Appendix 2](#)) that are reported on as part of the Drury Quarry dewatering consent (this requirement does not need to be included in the GMP until the year prior to planned cessation of dewatering at the Drury Quarry); and
- (n) Details of the Site's management structure and details of personnel responsible for the maintenance of the GMP, and of the related record keeping and reporting requirements.

Slope Stability Management Plan

- 45. The objective of the Slope Stability Management Plan (SSMP) is to outline monitoring and management measures to identify, assess, and mitigate potential safety and stability risks associated with slope instability.
- 46. The SSMP must include:
 - (a) An annual stability review of the **Project** quarry face batters, which must include:
 - (i) A review of trial batters in the Waikato Coal Measures, volcanic materials, and recommended review periods, with findings to be incorporated into the **Ppit** design;

- (ii) A summary of measurements, records, and analysis of defects in both overburden and resource materials, along with an assessment of their potential effects on the excavation and batter stability as the Project quarry expands;
 - (iii) Geotechnical inspection and assessment of blasting trials carried out as excavations approach final batter profiles (prior to the formation of those batters), to minimise structural damage and maintain stability; and
 - (iv) A review of stormwater control measures to ensure effective management of water runoff and stability.
- (b) Identification of any monitoring devices or instruments to be installed, ongoing measurements, collation, and analysis of defect orientations and their potential impacts on excavation;
 - (c) Requirements for the installation of shallow groundwater monitoring piezometers at commencement of Ppit excavation to monitor groundwater connectivity between wetlands adjoining the southern extent of the Ppit and the Project quarry face;
 - (d) Outlines of specific hold points in the Project quarry excavations for review; and
 - (e) A detailed stability assessment that is developed as a 'living document', to be updated as the Project quarry progresses and further excavation occurs.

Blast Management Plan

- 47. The objective of the Blast Management Plan (BlaMP) is to set out the measures to be implemented to manage and mitigate blast vibration and air blast (noise) effects.
- 48. The BlaMP must include:
 - (a) A description of the blasting design and model, including how the blasting model will be updated and calibrated to maintain and improve accuracy in accordance with conditions 119, 120 and 121(c) to (f);
 - (b) The types and quantities of explosives to be used;
 - (c) Details of the mitigation and management measures to be undertaken to manage blast effects on nearby sensitive receivers;
 - (d) Details of any mitigation and management measures that may be required when blasting in proximity to Kaarearea Paa site. These details shall include:
 - (i) Evidence of consultation with mana whenua regarding whether or not pre- and post- blasting condition surveys of the features present are culturally appropriate and / or considered necessary by mana whenua, and if so, to outline the process proposed for these surveys, in accordance with the engagement and consultation processes set out in the CMP required by condition 7; and
 - (ii) If such surveys are acceptable to mana whenua, advice from a SQEP (being an archaeologist with particular experience relating to stone structures) regarding whether or not any particular mitigation or management measures

are necessary to protect the features of the Paa site from potential damage as a result of blasting. The implementation of any such measures must be undertaken in consultation with mana whenua in accordance with the CMP.

- (e) Details on blasting monitoring locations, including how many are required and for what duration, as required by condition 121(a);
- (f) Details on installation and calibration of vibration monitoring equipment to demonstrate compliance with condition 121(b) and standard AS2187.2:2006;
- (g) Post-blast assessment and inspection procedures; and
- (h) Proposed blasting schedule, including indicative dates and times of blasting.

Landscape and Visual Effects Mitigation and Management Plan

- 49. The objective of the Landscape and Visual Effects Mitigation and Management Plan (LVMMP) is to ensure that the ongoing landscape mitigation avoids, remedies or mitigates the actual and potential adverse landscape and visual effects of the Project where practicable.
- 50. The LVMMP must include:
 - (a) Details of the proposed planting types and specific locations to achieve the screening proposed, including identification of relevant staging of mitigation works;
 - (b) Details of the removal of the pine trees located along the western extent of the ~~Pit~~ ~~Project design~~;
 - (c) Details of the buffer planting, approximately 15m wide and to be established along the western extent of the Project design following the removal of pine trees. This buffer planting must consist of a mix of exotic and native tree species consistent with those recommended in the 'Sutton Block Expansion Landscape Effects Assessment' dated 24 March 2025, prepared by Boffa Miskell (LVA), referenced in condition 1;
 - (d) A requirement that a bund must be progressively formed and established along the northern extent of the ~~Ppit~~ during Stage 1 and must remain in place until the commencement of Stage 5. The bund landform is to be graded such that it reflects and integrates with the surrounding contours for the duration of its existence;
 - (e) Buffer planting between the northern toe of the bund and the neighbouring Outstanding Natural Landscape, to be established following the completion of the bund. Buffer planting must consist of suitable exotic species consistent with those recommended in the LVA referenced in condition 1;
 - (f) Buffer planting of indigenous trees to be interplanted near the crest of the newly formed eastern ridge (proximate to the ~~Ppit~~ edge). Buffer planting must consist of suitable indigenous species consistent with those recommended in the LVA referenced in condition 1;
 - (g) Indigenous ecological mitigation planting to the south of ~~the quarry Pp~~ east of Kaarearea Paa should incorporate some quick growing indigenous species to provide screening to views from the south and south west; and

- (h) A requirement that the implemented planting must be monitored and maintained for the duration of the Project in accordance with the certified LVMMMP.

Ecological Management Plan

51. The objectives of the Ecological Management Plan (EMP) are to:
- (a) Identify the ecological values adversely affected by the Project, including vegetation removal, overburden removal and reclamation of streams and wetlands;
 - (b) Minimise the loss of ecological values prior to and during vegetation removal;
 - (c) Minimise the loss of ecological values prior to stream and wetland reclamation;
 - (d) Manage adverse edge effects on adjoining existing vegetation; and
 - (e) Set out best practice actions for minimising the loss of ecological values and how the outcomes of these actions will be monitored, including timeframes as set out in the Ecological Management Plan by Bioresearches dated 17 July 2025 (proposed Application version of the EMP) and referenced in condition 1.
52. The EMP must be based on the proposed Ecological Management Plan by Bioresearches dated 17 July 2025 referenced in condition 1.
53. The EMP must:
- (a) Include as a minimum:
 - (i) A summary of the terrestrial and freshwater ecology and biodiversity values and effects of the Project; and
 - (ii) The sub-plans listed below (conditions 55 to 68):
 - Lizard Management Plan
 - Native Avifauna Management Plan
 - Bat Management Plan
 - Native Freshwater Fauna Management Plan
 - Edge Effects Management Plan
 - Sutton Block Riparian Planting Plan
 - (b) Set out staff induction procedures in respect of ecological requirements.
54. The EMP must describe a timeframe for the effective and efficient implementation of the EMP and included sub-plans and completion monitoring schedule.

Lizard Management Plan

55. The objective of the Lizard Management Plan (LMP) is to set out measures to minimise potential adverse effects on native lizards within the construction footprint by way of (a) capturing and relocating any indigenous lizards prior to and during vegetation removal and (b) providing habitat enhancement and pest control. The LMP shall include the following:

Commented [SAL21]: Panel comment: The Panel is also grateful for the detailed and careful additions proposed to the various management and monitoring plan conditions in the DOC comments. Where these incorporate the 'numbers' or specifics from the application documents and draft plans provided by the Applicant, for example adding in the targets, thresholds, standards, areas (maximums and minimums), etc, it is difficult to disagree with them. However, we do not consider that these are strictly necessary.

The Panel does see assistance being provided by the various DOC proposed amendments to the conditions addressing the objectives of the various plans, which benefit from the further detail and specification suggested by DOC.

Commented [SAL 22R21]: The Applicant has carefully worked through the DoC comments and proposed amendments. The Applicant does not support the requested changes to the Ecological Management Plan (EMP) objective. The proposed additions proposed by DoC introduce unnecessary detail that is already addressed within the EMP required under Condition 1, which will form the basis of the certified plan. This level of detail is more appropriately contained within the technical reports referenced in Condition 1. As previously noted by the Applicant during mediation, including excessive or duplicative information within the conditions leads to unnecessary repetition, reduces clarity, and lengthens the conditions without achieving any improvement in environmental outcomes. These changes are considered to be more onerous than necessary.

In addition, the requests DoC are seeking include offsetting which is covered under the REAR: TE, not the EMP, it has removed reference to freshwater values or habits and matters (c) and (d) (i) repeat themselves.

Commented [SAL23]: Panel comment: The Panel accepts the intent of the DOC comments on condition 51, which is to specify the consented extent of losses. We do not however consider it necessary or appropriate to include the specific areal extent of loss (in ha / m, etc), particularly as there may be some small increases to the areas of these habitats with the passage of time. We query whether a simpler amendment to the condition might be to note that the Project is not to result in the loss of any more of the items (i) to (v) *than those that are present within the LOQ* (with the LOQ added as a definition, and / or as defined on a plan referenced in the condition).

Commented [SAL 24R23]: The Applicant agrees with the Panel that the condition should not specify the aerial extent of losses.

- (a) The population of each species of native lizard present on the site at which vegetation clearance is to occur (impact site) shall be maintained or enhanced, at an appropriate alternative site; and
- (b) The habitat(s) that lizards are transferred to (release site) will support viable populations for all species present pre-clearance.

56. The LMP must include:

- (a) Use of current best practice to capture native lizards;
- (b) Use of current best practice to capture native lizards from vegetation in the footprint prior to and during vegetation clearance and relocating any captured individuals to safe and suitable habitats;
- (c) Use of current best practice to enhance habitats, including in advance of any lizard relocation, and monitor relocated native lizards. Including provision of success criteria and reporting;
- (d) The area to be impacted by the works (including a plan) and the proposed release site for native lizards;
- (e) Credentials and contact information for the project herpetologist;
- (f) Timing of the implementation of the LMP;
- (g) A description of methodology for survey, trapping and relocation of lizards rescued including appropriate salvage protocols;
- (h) Relocation protocols (including method used to identify suitable relocation site(s));
- (i) Nocturnal and diurnal capture protocols;
- (j) Supervised habitat clearance/transfer protocols;
- (k) Appropriate opportunistic relocation protocols;
- (l) Analysis/confirmation of whether a lizard exclusion fence (e.g. a super silt fence) needs to be erected around the boundary of the vegetation removal area during or immediately following removal works occurring, to prevent re-colonisation by native lizards;
- (m) Details of relation sites including:
 - (i) Provision for additional refugia, if required (e.g. depositing salvaged logs, wood or debris, installing tree covers) for captured lizards; and
 - (ii) Any weed and pest management to ensure the relocation site is maintained as an appropriate habitat; and
- (n) A description of the lizard monitoring methodology, including but not limited to:
 - (i) Baseline surveys (as necessary) to identify potential release sites for salvaged lizard populations and lizard monitoring sites;
 - (ii) Ongoing annual surveys to evaluate translocation success;

- (iii) Pre and post -translocation surveys; and
- (iv) Any updates (where necessary) to be consistent with any approval required under section 53 of the Wildlife Act 1953.

Advice note: *The Consent Holder must hold an approval under the Wildlife Act 1953 before capturing and translocating any indigenous lizards. Any capture and relocation of indigenous lizards will need to be undertaken in accordance with the requirements of that approval.*

- 57. The LMP must provide for the monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control, as set out in the draft plans titled “Vegetation to be Enhanced, Figure 1 (dated 27 November 2024)” and “Pest Control Locations, Figure 2 (dated 18 December) of the NGDP:PWC.

Native Avifauna Management Plan

- 58. The objective of the Native Avifauna Management Plan (NAMP) is to avoid or minimise the potential effects on native avifauna from construction works during the breeding season.
- 59. The NAMP must include:
 - (a) Credentials and contact information for the project ecologist or ornithologist;
 - (b) Timing of the implementation of the NAMP;
 - (c) A description of the methodology for bird nest surveys and management around active nests. This must include species-specific details for potentially Threatened and At-Risk species, including but not limited to:
 - (i) Description of potential nest locations;
 - (ii) Duration of the breeding season and incubation, nesting and period of post-fledging parental dependence; and
 - (iii) A minimum exclusion zone (in which no vegetation clearance or construction activity takes place) around active nests of 20m for Not Threatened species and 50m (or greater, as appropriate) for At Risk or Threatened species.
 - (d) Details of ongoing monitoring and reporting requirements.

Bat Management Plan

- 60. The objective of the Bat Management Plan (BMP) is to avoid, minimise and mitigate, where practicable, the potential effects of vegetation removal on long-tailed bat roost habitat.
- 61. The BMP must include:
 - (a) Tree felling protocols to avoid direct mortality to bats during vegetation clearance. The protocols must be in accordance with the Department of Conservation 'Protocols for minimising the risk of felling bat roots' (Version 4, October 2024) for trees that may be used for bat roosting;

- (b) Details of a method(s) for identifying any bat roosting trees in advance of vegetation clearance such as additional acoustic monitoring, observation and/or use of thermal imaging camera to be supervised by a SQEP in bat ecology;
- (c) The measures to be implemented in the event an active bat roost tree is identified within 50m of Construction Works, including setback areas for activities creating noise, vibration, and/or artificial lighting;
- (d) Details of record keeping and reporting on any bat roosts identified and/or felled;
- (e) Where bat roosting trees are identified within an area of vegetation removal, or otherwise as necessary, set out an approach to habitat replacement and pest control, consistent with the Department of Conservation Bat Recovery Group Advice Note – New Zealand Bat Recovery Group Advice Note – The Use of Artificial Bat Roosts (dated September 2025);
- (f) Require annual monitoring and reporting for any activities undertaken under the BMP, including any:
 - (i) Tree felling protocols;
 - (ii) Artificial roost provision and monitoring;
 - (iii) Tree band provision;
 - (iv) Setbacks from construction areas; and
- (g) Updates, where necessary, to be consistent with any authorisation given by the Director-General of Conservation under section 53 of the Wildlife Act 1953 where any such authorisation is required.

Native Freshwater Fauna Management Plan

- 62. The objective of the Native Freshwater Fauna Management Plan (NFFMP) is to mitigate adverse effects on native fish, kōura and kākahi through recovery and relocation in the sections of streams affected by dewatering or instream works, prior to dewatering, diversion or general instream works commencing.
- 63. The NFFMP must include:
 - (a) Identification of any sections(s) of a stream:
 - (i) That supports a population of native freshwater fauna at the time of preparing the NFFMP; and
 - (ii) Where any dewatering, diversion or general instream works are proposed;
 - (b) Timing of capture and relocation;
 - (c) Methods to capture fish;
 - (d) Methods to recover kōura and kākahi;
 - (e) Details on fishing effort;
 - (f) Details on relocation site(s);

- (g) Storage and transport measures including best practice for prevention of predation and death during capture;
- (h) Measures to be implemented to prevent fish from re-entering reaches of stream relocation capture has occurred; and
- (i) Euthanasia methods for diseased or pest fish species.

64. A SQEP must supervise the recovery and relocation of native fauna in accordance with the NFFMP.

Commented [SAL25]: New condition added as requested by DoC.

Edge Effects Management Plan

65. The objective of the Edge Effects Management Plan (EEMP) is to provide details on how any adverse effects on the indigenous vegetation that remains following vegetation clearance around the Sutton-Pit edge will be minimised through buffer infill planting, including how the buffer infill planting will be protected and maintained or fenced.

66. The EEMP must include:

- (a) Plans showing the location of buffer planting and fencing in accordance with Figure 2 of the Ecological Management Plan by Bioresarches dated 17 July 2025;
- (b) Widths of buffer planting to be provided;
- (c) Plant species, including the proposed planting schedules, plant spacing, density and layout, plant size and planting methods;
- (d) Details on fencing type, extent and maintenance; and
- (e) Details of the monitoring and maintenance of planting and fencing to be undertaken; and
- (f) A requirement that maintenance continues until at least 80% canopy closure and a minimum plant survival rate of 90% of the original planting density has been achieved. The maintenance period must be a minimum of five (5) years, or until 80% canopy closure is achieved (whichever occurs first), and must include the replacement of plants that do not survive.

Commented [SAL26]: Wording amended in response to DoC's comment.

Sutton Block Riparian Planting Plan

67. The objective of the SRPP (NT1-1 Stream 4) is to mitigate the potential loss of effects on freshwater volume via expected catchment reductions by planting environments through the proposed planting of riparian margins of the northern tributary and wetland habitat adjacent to the final Ppit.

Commented [SAL27]: Wording amended in response to DoC's comments.

68. The SRPP must include:

- (a) Plans identifying the areas of proposed riparian planting;
- (b) Descriptions of the species mixes, plant spacing, density and layout, plant size and planting methods;
- (c) A description of where plants will be eco-sourced from;
- (d) Description of fencing and stock exclusion;

- (e) A plant pest management programme;
- (f) An animal pest management programme;
- (g) A description of the ongoing maintenance and management required for planted areas, including a requirement that maintenance continues until at least 80% canopy closure and a minimum plant survival rate of 90% of the original planting density has been achieved. The maintenance period must be a minimum of five years, or until 80% canopy closure is achieved (whichever occurs first), and must include the replacement of plants that do not survive; and
- (h) A requirement that the performance and maintenance of riparian planting required under this condition must be included in, and assessed through, the annual audit and reporting required by conditions 126 -129, until the maintenance period set out in condition 68(g) above has been completed, or until the 80% canopy closure is achieved, whichever occurs first.

Net Gain Delivery Plan: Pest and Weed Control

69. The objectives of the Net Gain Delivery Plan: Pest and Weed Control (NGDP:PWC) are to ensure that:
- (a) Sufficient quantity and quality of enhancement actions, as set out in the Residual Effects Analysis Report: Terrestrial Ecology (REAR-TE) and in Table 2 of condition 72 below, is achieved to offset the loss of vegetation and habitats to be removed as a result of the Project;
 - (b) The offset enhancement actions are implemented in the first year of construction, and are maintained and monitored over a 25-year period to achieve an overall net gain in accordance with modelled targets as set by the REAR-TE; and
 - (c) The enhanced forest areas are fenced and legally protected to ensure the permanence of the achieved biodiversity gains.
70. The NGDP:PWC must include:
- (a) Plans identifying the areas of proposed ecological enhancement;
 - (b) A plant pest management programme that describes the ongoing control of pest plant species, including control methods, performance standards and ongoing monitoring;
 - (c) An animal pest management programme that describes the ongoing control of pest predators (possums, rats, mustelids) and ungulate (pigs, goats and deer) species, including control methods, catch targets and ongoing population monitoring;
 - (d) A description of any fencing (location, type and maintenance requirements), stock exclusion, or any other physical works necessary to protect enhanced areas from livestock;
 - (e) A requirement that the offsetting and enhancement activities identified in the NGDP:PWC commence within one year of any vegetation removal within the Project area being commenced;

- (f) A requirement that pest indices be < 5% after completion of 2 years of predator control and remain at this level over the 25 year period of the NGDP:PWC plan;
- (g) Monitoring targets for vegetation condition and contingency measures to follow those set out in Tables 9 – 14 of the NGDP:PWC for each biodiversity type; and
- (h) Provision for re-modelling of the Biodiversity Offset Accounting Models (BOAM) for offset enhancement with updated field data at Year 10 as part of confirming the biodiversity gains accruing from enhancement in advance of vegetation loss and if necessary, adjusting the NGDP:PWC in accordance with the models.

Net Gain Delivery Plan: Planting Plan

71. The objectives of the Net Gain Delivery Plan: Planting Plan (NGDP:PP) are:
- (a) To ensure that 62.32 ha of revegetation planting of sufficient quantity, diversity and quality is achieved within 35 years following commencement of the Project to offset the loss of terrestrial vegetation and habitats to be removed as a result of the Project;
 - (b) To ensure that the offset planting is managed in an appropriate manner to facilitate the on-going survival and development of the recreated and enhanced habitats; and
 - (c) To ensure the offset plantings are maintained, monitored, and suitably protected so as to ensure they achieve an overall net gain in accordance with the modelled targets contained in the REAR-TE.
72. The NGDP:PP must provide for and be implemented in accordance with the offset of the loss of vegetation in the Project area at the following approximate rates in Table 2:

Table 2: Planting ~~rates~~ ~~extents~~ and timing (years) from Commencement of Construction

Commented [SAL28]: Amended in response to DoC's comments.

| Ecosystem type | Area Removed /ha | Timing of removal (years) | Revegetation/ ha | Enhancement all areas from year 1/ ha | Timing of Offset Planting | |
|---|------------------|---------------------------|------------------|---------------------------------------|---------------------------|----------------------------|
| | | | | | Phase 1 (years) | Phase 2 enrichment (years) |
| Rock forest (RF) | 0.65 | 0-5 | 8.32 | 5.35 | 2-3 | 5-9 |
| Broadleaved Podocarp Forest 1 (WF9 1 & 5) | 1.98 | 0-5 | 12 | 23 | 1-5 | 4-8 |
| Broadleaved Podocarp Forest 2, 3 & 4 (WF9 2, 3 & 4) | 5.46 | >30 | 20 | 40 | 6-9 | 9-13 |
| Kānuka forest (VS2) | 8.79 | >30 | 22 | 40 | 10-16 | None |

| | | | | | | |
|-------------------------------------|-----------------------------|------|-----------------|--------|--------|-------|
| Relict native trees amongst pasture | 130 individual native trees | 1-50 | 887 young trees | None | 1 - 16 | None |
| Total | 16.78 | | 62.32 | 108.35 | 62.32 | 40.32 |

73. The NGDP:PP must:

- (a) Require that the planting of pioneer species (as identified in the NGDP:PP referenced in condition 1) commences no later than the first planting season following the commencement of vegetation removal within the Project;
- (b) Require that all pioneer planting (63.32ha) be completed within 16 years from commencement (as outlined in (a) above);
- (c) Identify when the enrichment planting is to be undertaken for each area of pioneer planting (based on the monitoring of the growth of the pioneer planting and which is expected to be within three to five years of the pioneer planting);
- (d) Identify areas (including legal boundaries) where planting is to occur, including staging;
- (e) Describe plant species mixes, plant spacing, density and layout, plant size (at time of planting) and planting methods (including ground preparation, mulching and trials);
- (f) Describe where the plants will be eco-sourced from (including species genetic source and propagation methodology);
- (g) Describe fencing (location and type), stock exclusion, or any other physical works necessary to protect planted areas from livestock;
- (h) Include a plant pest management programme that as a minimum targets species that threaten new or replacement plantings;
- (i) Include an animal pest management programme that as a minimum targets exotic species that threaten new or replacement plantings and indigenous fauna (pest predators);
- (j) Describe the ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% canopy cover is achieved) plants that fail to establish are replaced;
- (k) Require monitoring and reporting on the progress of the planting against the biodiversity offset targets and BOAMs contained in Tables 17 to 21, Tables 22 to 36 and Tables 38 to 48 of the REAR-TE referenced in condition 1;
- (l) Identify adaptive management actions that may be required to be implemented should actual results fall short of modelled Net Present Biodiversity Value outcomes by >10%; and
- (m) Provide for re-modelling of the BOAM for offset planting with updated monitoring data at Year 10 as part of confirming the biodiversity gains (as measured by the modelled Net Present Biodiversity Value outcomes for Biodiversity Components) accruing from

planting in advance of vegetation loss and if necessary, adjusting the amount of further planting required in accordance with the models.

74. Within 6 months of the 150th anniversary of commencement of these consents, the Consent Holder must submit to the Council an assessment of the biodiversity offset that demonstrates whether the modelled targets in the REAR-TE have been met. If the assessment shows that net gain for the offset planting has not been met, the Consent Holder must submit an amended NDGP:PP with the Council demonstrating where any additional planting will occur and how this will result in the modelled targets being achieved.

Net Gain Delivery Plan: Riparian Planting

75. The objective of the Net Gain Delivery Plan: Riparian Planting (NGDP:RP) is to ensure riparian planting of the Peach Hill Road Stream, Davies Road Stream (Drury Site), Tutaenui Stream and West Stream (Tuakau offset site) are undertaken in an appropriate manner to facilitate the on-going survival of those plants and to achieve the long-term enhancement of the watercourse values for the streams to achieve the SEV values in Table 3 of condition 135.
76. The NGDP:RP must include:
- (a) Specific restoration design details, including:
 - (i) Location and flow paths;
 - (ii) Supporting design drawings including profiles (if required);
 - (iii) Details of any proposed ecological enhancements including meander; low flow channel; pools (for example, any culverts or flood gates to be removed or relocated); and
 - (iv) Monitoring and maintenance requirements.
 - (b) Planting plans, including details on:
 - (i) The areas of proposed riparian planting and any in-stream enhancement works;
 - (ii) Plant species mixes, plant spacing, density and layout, and plant size (at time of planting);
 - (iii) Planting methodology, sourcing and schedules;
 - (iv) Physical protection of plants (i.e., fencing or stock exclusion);
 - (v) Planting monitoring targets and maintenance;
 - (vi) Plant disease and pest animal management;
 - (vii) The ongoing maintenance and management of planted areas, including a requirement that maintenance continues until at least 80% canopy closure and a minimum plant survival rate of 90% of the original planting density has been achieved. The maintenance period must be a minimum of 5 years or until 80%

Commented [SAL29]: Panel comment: We note DOC's concerns with condition 73 (adopting numbering as per the DOC comments), and also query whether the reference in that condition to "10 years" may be too early. Perhaps a better condition would reference the table that addresses the staging of planting?

Commented [SAL 30R29]: The Applicant seeks to retain this condition but has amended the timeframe to 15 years from 10 years. This condition was offered by the Applicant once Hingaia Island Planting was removed from the offset package, as landowner approval has not yet been obtained.

This condition requires the Consent Holder to assess the biodiversity offset to determine whether the modelled targets in the REAR-TE have been met. If the assessment shows that the net gain from offset planting has not been achieved within six months of the 10-year anniversary, the Consent Holder must submit an amended NDGP:PP. The amendment must show where additional planting will occur and how the modelled targets will be met.

Condition 73(m) differs in that it allows for re-modelling at Year 10 to account for any unmodelled gains from planting completed before vegetation loss. This enables adjustments to future planting requirements—either increasing or decreasing them—as aligned with the BOAM model.

canopy closure is achieved (whichever occurs first), and must include the replacement of plants that do not survive; and

- (c) The requirement that the performance and maintenance of riparian planting required under this condition must be included in the annual audit and reporting required by conditions 126 -129, until the maintenance period set out in condition 76(b)(vii) above has been completed.

Net Gain Delivery Plan: Wetland Planting

- 77. The objective of the Net Gain Delivery Plan: Wetland Planting (NGDP:WP) is to ensure that approximately 4.047 ha of wetland restoration and planting at the Tuakau offset site is designed and undertaken in an appropriate manner to facilitate the on-going survival of the plants and the wetland, and to achieve the long-term enhancement of the wetland values.
- 78. The NGDP:WP must include:
 - (a) Wetland restoration design details, including:
 - (i) Location and flow paths;
 - (ii) Supporting design drawings including wetland profiles, flow paths and hydrological connection to the stream and river;
 - (iii) Details of construction methods;
 - (iv) Details of ecological enhancements, including depressions and low flow channels; and
 - (v) Monitoring and maintenance requirements.
 - (b) Planting plans, including details on:
 - (i) Plant species mixes, plant spacing, density and layout, and plant size (at time of planting);
 - (ii) Planting methodology, sourcing and schedules;
 - (iii) Physical protection of plants (i.e., fencing or stock exclusion);
 - (iv) Planting monitoring targets and maintenance;
 - (v) Plant disease and pest animal management; and
 - (vi) The ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% ground cover is achieved) plants that fail to establish are replaced.
 - (c) The requirement that the performance and maintenance of wetland planting required under this condition must be included in the annual audit and reporting required by conditions 126 -129, until the maintenance period set out in condition 76(b)(vi) above has been completed.

Augmentation Regime Management Plan

79. Augmentation flows must be provided at the time and rates set out in condition 195, or at the adjusted flow rates determined in accordance with condition 202, and otherwise in accordance with the Augmentation Regime Management Plan (ARMP) required by conditions 80 and 81.
80. The objective of the ARMP is to ensure that stream augmentation is undertaken in a manner that maintains or enhances the hydrological regime, water quality, and ecological function of the receiving environment, avoiding adverse effects such as erosion, water quality degradation, or habitat disturbance.
81. The ARMP must include monitoring, reporting and methods to achieve the objective, including:
 - (a) Record and report the baseline Mean Annual Low Flow (MALF) for Maketu (M5), NT1-8 and the downstream gauging stations along Mangawheau Stream and Hingaia Tributary;
 - (b) Include results and interpretation of the groundwater quality analyses from the sump (or in any augmentation bore) required under condition 198;
 - (c) Identify and report any changes to the annual augmentation rates for all streams listed in condition 191, in accordance with condition 202 and the methodology set out in the GMP. The ARMP must demonstrate how the augmentation rates have been reviewed and modified, if required, based on stream flow data and trend analysis of downstream/upstream specific discharge ratios (MALF versus time), and include the rates to be implemented during the subsequent dry season (1 November – 31 May);
 - (d) Scour protection and flow energy management measures, including maximum discharge velocities and methods for dissipating or distributing flow to prevent streambank erosion;
 - (e) Procedures for testing water quality of the water source proposed to be used for augmentation and the levels for acceptability;
 - (f) Procedures for obtaining baseline ecological measures, and monitoring for ecological function and habitat disturbance; and
 - (g) If required, options for water quality treatment or adjustment to be made to the augmentation water prior to discharge to the stream, such as aeration, re-oxidation or controlled flow variation.
82. The ARMP must be implemented for the duration of stream augmentation activity and updated as necessary to reflect monitoring results and any ecological recommendations. The results of the monitoring, analysis, and reporting required under Condition 81 for the period 1 July – 30 June must be submitted to the Council annually by 30 September, or on another date agreed in writing with the Council.

Quarry Management Plan

83. The objective of the Quarry Management Plan (QMP) is to set out the practices and procedures to be adopted at the Site and for the Project to ensure compliance with key operational requirements. The QMP must be updated every five years, and re-certified in accordance with conditions 13, 20 and 21.
84. The QMP must address:
- (a) The stages of **Project** quarry development;
 - (b) Construction noise and vibration management and monitoring, as required under conditions 25-26;
 - (c) Operational noise management and monitoring as required under conditions 108 - 112;
 - (d) Operational blast vibration and noise management and monitoring, as required under conditions 115-120;
 - (e) Operational SESCOs as described in conditions 35-36 above;
 - (f) The complaints and response procedure required by condition 11; and
 - (g) Closure and rehabilitation plans (only to be included within 5 years of confirmed closure).

Annual Monitoring Report

85. The Consent Holder must provide an Annual Monitoring Report to the Council's Team Leader Environmental Monitoring (monitoring@aucklandcouncil.govt.nz) for the period 1 July – 30 June each year, and must submit this report by 30 September, or on an alternative date as agreed with the Council.
86. The purpose of this report is to provide an overview of the monitoring and reporting work undertaken, and any environmental issues that have arisen during Construction Works or the Operational Phase.
87. As a minimum the Annual Monitoring Report must include:
- (a) All monitoring data required in accordance with the conditions of these consents;
 - (b) Records of response actions required under condition 28(e);
 - (c) Records of inspection and maintenance undertaken required under condition 100;
 - (d) Records of noise measurements required by conditions 110 and 111;
 - (e) Records of vibration from permanent vibration monitoring stations required under condition 121(f);
 - (f) Records of complaints received and the responses to those complaints;
 - (g) Any reasons for non-compliance with the conditions of these consents;
 - (h) Measures taken to address compliance issues; and
 - (i) Recommendations on alterations to any monitoring required.

PART C – SPECIFIC CONDITIONS - LAND USE CONSENT (S9)
LUC60449475, STREAMWORKS CONSENT (S13) LUS60449476 AND
DIVERSION AND DISCHARGE OF STORMWATER PERMIT (S15)
DIS60449510

Duration

88. Pursuant to section 123 of the RMA the regional earthworks, vegetation removal and streamworks consents expire 35 years from the date of their commencement unless they have been surrendered or been cancelled at an earlier date. This expiry does not apply to the land-use consent for Mineral Extraction Activities, which shall continue until surrendered.

Pre-start meeting

89. Prior to the commencement of the Project the Consent Holder must hold a pre-start meeting that:
- (a) Is located on the Site;
 - (b) Is scheduled not less than five working days before the anticipated commencement of vegetation and/or overburden removal;
 - (c) Includes Auckland Council officers; and
 - (d) Includes representation from the contractors / staff who will undertake the vegetation and overburden removal.
90. The purpose of the meeting is to:
- (a) Discuss the erosion and sediment control measures and Management Plan requirements; and
 - (b) Ensure all relevant parties are aware of and familiar with the necessary conditions of these consents.
91. The following information must be made available by the Consent Holder at the pre-start meeting:
- (a) Estimated timeframes for the applicable stages of the works;
 - (b) Resource consent conditions; and
 - (c) All relevant certified Management and Monitoring Plans.

Archaeology

92. The Consent Holder must ensure that:
- (a) The locations and extent of the two recorded archaeological sites included in the Archaeological Assessment, prepared by Clough & Associates, dated March 2025, identified as sites R12/728 and R12/723 are recorded and included in all detailed design drawings for the Project;

- (b) The ~~area~~ extent ~~of area~~ of each of R12/728 and R12/723 must be fenced off prior to the commencement of works to protect those sites from accidental damage. Any earthworks within 10m of that fenced off area must be monitored by an appropriately qualified archaeologist. The monitoring must continue until the natural deposits have been reached (where excavations are continued to this depth), or until it becomes clear that the area has been modified to the point where no archaeology would be expected;
- (c) The topsoil stripping of R12/724 must be supervised by an appropriately qualified archaeologist in order to record any remains or features of the post-1900 domestic/farming activities; and
- (d) All other requirements of the Archaeological Management Plan referenced in condition 1 are complied with.

Accidental Discovery Protocol

- 93. Subject to any specific protocols agreed with mana whenua pursuant to condition 7(b), if any earthworks on the Site result in the identification of any previously unknown archaeological site, including any archaeological artefact, koiwi or taonga, the Land Disturbance – Regional Accidental Discovery Rule E11.6.1 set out in the AUP must be applied.

Contaminated Land

- 94. Earthworks involving contaminated impacted soil must be conducted in accordance with the Updated - Sutton Block Expansion to Drury Quarry – Contaminated Site Management Plan and Remedial Action Plan (T+T, January 2024) (CSMP/RAP). Any variation to the CSMP or RAP must be submitted to the Council for review and certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice note: *If you are demolishing any building that may have asbestos containing materials (ACM) in it you have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM. Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works. If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016. Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz. If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling.*

Erosion and Sediment Controls

- 95. Within 10 working days following the implementation and completion of specific erosion and sediment control works under an SESCP (condition 36), and prior to the commencement of the earthworks activity on the Site, a SQEP must provide written certification confirming that the erosion and sediment control measures have been constructed in accordance with GD05. Written certification must be in the form of a report

or another form acceptable to the Council. Certified controls addressed by the report (or other acceptable form) must include any clean water diversions, dirty water diversions, super silt fences, silt fences, stabilised entranceways, sediment retention ponds, decanting earth bunds, and any other authorised impoundment device. Information supplied, where applicable, must include:

- (a) Details on the contributing catchment area;
- (b) Size of structure;
- (c) Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
- (d) Dimensions and shape of structure;
- (e) Position of inlets/outlets; and
- (f) Stabilisation of the structure.

Advice note: Suitable documentation for certification of erosion and sediment control devices can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 3 (GD05): Erosion and Sediment Control construction quality checklists.

96. All erosion and sediment control measures for the Construction Works must be constructed and maintained in accordance with the certified SESCO. Monitoring must be in accordance with GD05, except where a higher standard is detailed in the documents referred to in these consent conditions, in which case the higher standard must apply throughout the duration of the Construction Works, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and provided to the Council on request.

Advice note: As a guide, maintenance of the erosion and sediment control measures required by condition 95 should seek to ensure that the accumulated sediment be removed from sediment retention devices prior to reaching 20% of total storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the Council should be contacted via email at monitoring@aucklandcouncil.govt.nz.

97. If there is failure of an erosion and sediment control device that results in a discharge to the receiving environment occurring the Consent Holder must:
- (a) Repair the failure (as appropriate);
 - (b) Undertake an immediate visual inspection of affected reaches;

- (c) Notify the project ecologist to undertake an assessment of potential sediment deposition within affected reaches; and
 - (d) Notify the Council's Earthworks and Streamworks Monitoring Office within 24 hours of becoming aware of the failure.
98. Where silt fences are utilised, sediment deposits and/or bulges against the fence that reach 20% of the fence height must be cleared.
99. Sediment must not exceed 20% of the total volume of the sediment retention ponds and decanting earth bunds.

Erosion and Sediment Monitoring

100. The following inspections and responses must be undertaken and recorded:
- (a) Weekly inspection:

Site inspections must be undertaken by the Quarry Manager (or representative) to inspect all ESC measures, identify any maintenance or corrective actions necessary, assign timeframes for completion, and identify any devices that are not performing as anticipated through the ESCPs.
 - (b) Pre-rain event inspection:

Prior to rainfall events of 15mm in 1 hour or 25mm or more in a 24 hour period, inspections must be made of ESC devices, including chemical treatment systems, to ensure that they are fully functioning in preparation for the forecast event. Any maintenance will be documented and must be undertaken immediately.
 - (c) Post-rain event inspection:

Following all rainfall events of 15mm in 1 hour or 25mm or more in a 24 hour period, inspections must be made of all ESC measures to ensure that all controls have performed as expected and to identify any maintenance requirements. All maintenance items must be documented and must be undertaken immediately.
 - (d) Rainfall measurement:

Rainfall measures must be determined using an on-site rain gauge, which must be appropriately maintained.
101. The records of inspections and maintenance undertaken in accordance with the conditions of these consents must be submitted to the Council in the Annual Monitoring Report required under conditions 85-87 including a summary of Site performance for the period covered by the Annual Monitoring Report.
102. During the Construction Works only, conditions 95 -99 of these consents may be reviewed every two years from the date of commencement pursuant to section 128 of the RMA, by giving notice pursuant to section 129 of the RMA, for the following purposes:
- (a) To deal with any significant adverse effect on the environment arising or potentially arising from the exercise of the consent and which was not apparent at the time of granting the consent;

- (b) In the case of earthworks, to alter monitoring requirements as a result of previous monitoring outcomes, and/or in response to changes to the environment and/or hydro-geological knowledge; and
- (c) To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent and in particular effects on: water quality; sediment transport; and functioning of natural ecosystems; through altering or providing specific performance standards.
103. Conditions 95 - 99 of these consents may be reviewed at any time during the Construction Works, only if it is found that the information made available to the decision maker contained inaccuracies which materially are such that it is necessary to apply more appropriate conditions.
104. During the Construction Works, the Site must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water, in accordance with the certified Erosion and Sediment Control Plan.
105. Immediately upon completion or abandonment of earthworks on the Site, all areas of bare earth must be permanently stabilised against erosion and temporary diversions of surface water must be removed.
106. During the Construction Works, all sediment retention ponds, decanting earth bunds and any other impoundment device required by the certified SESCO, must be chemically treated in accordance with the certified COTMP. All measures required by the COTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity during the Construction Works.

Streamworks

107. Streamworks on the Site must not be undertaken between 1 May and 30 September in any year, unless a 'Request for winter works' has been made to and approved by the Council. All requests granted by the Council must be renewed annually prior to the approval expiring, and no works must occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by the Council upon written notice to the Consent Holder.

Advice note: Any request for winter works outside these periods will require information addressing the level of risk, contingency methods to manage the risk, including demonstrating that the selected contractor has established experience and record of compliance with the resource consent conditions. Any request for 'winter works' (excluding any period to protect fish spawning habitat), should include:

- Description of scope of works proposed for the period outside 1 May to 30 September
- Measures to prevent sediment discharge from the specific works, especially during periods of heavy rainfall;

- Details of the area(s) that are already stabilised;
- Amended Stream Management Plan and methodology/ or erosion sediment control plan detailing stabilisation to date and time / staging boundaries with proposed progression of stabilisation / re-vegetation (and integration between any stream Management Plan and erosion sediment control measures);
- Contact details of the contractor who will undertake stabilisation of the site (including dates expected on site);
- Contingencies proposed if contractor above becomes unavailable; and
- Details of site responsibilities, specifically for erosion and sediment controls and stabilisation processes over period.

Operational Noise

108. All activities authorised by these consents must comply with the following noise standards. Noise must be measured and assessed in accordance with New Zealand Standard on Acoustics – Measurement of Environmental Sound (MZS 6801:2008) and New Zealand Standard on Acoustics – Environmental Noise (NZS:6802:2008).

| Times | Noise levels |
|--|--------------------------|
| 7am-9pm Monday to Friday | LAeq 55dB |
| 7am-4pm Saturday | LAeq 55dB |
| All other times and on public holidays | LAeq 45dB LAFmax 75dB |

109. The existing ground levels at RL215.3 and RL217.1 in the northwest corner of the Site, between coordinates 1776965 / 5890479 and 1777028 / 5890528, must be maintained to provide pit edge (terrain) screening for 359 MacWhinney Drive. Refer to the drawing '*Pit Edge (terrain screening) to be Maintained, Figure 16*' prepared by Boffa Miskell and dated 26 March 2025, for the approximate location.

Noise monitoring

110. The Consent Holder must establish a minimum of two noise monitors, including at least one located to the west (i.e. near MacWhinney Drive) and one located to the north-east (i.e. near Sonja or Laurie Drive) of the proposed pit prior to the Commencement of Construction. The purpose of these monitors is to undertake measurements to demonstrate whether the noise levels arising from activities authorised by these consents are compliant with the maximum noise levels permitted by the AUP.
111. The Consent Holder shall engage a SQEP that is an acoustic engineer to visit the Site and carry out attended noise monitoring in accordance with NZ Standards NZS 6801:2016 and NZ 6802:2016 at the following times:
- (a) Within two weeks of commencement of overburden removal; and

- (b) On an annual basis thereafter for the first five years. If the monitoring results over that period confirm that the activity is consistently complying with the relevant noise limits and performing as required, the frequency of monitoring may be reduced to a schedule recommended by the SQEP that is an acoustic engineer and agreed by the Council.

112. The purpose of this monitoring is to:

- (a) Confirm that the activities on the Site and authorised by these consents, and active at that time, comply with the permitted levels;
- (b) Capture noise levels from any additional activities on the Site for the purpose of keeping the computer noise model up to date; and
- (c) Establish the noise level transfer functions between the noise monitors and key residential receivers, to enable regular checks using the noise monitors only.

Lighting

113. Lighting must comply with the relevant permitted standards in Chapter E24 of the AUP. Lighting must be assessed in accordance with E24.6.1. General Standards.

114. The following methods must be adopted:

- (a) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Any calculation undertaken for the purposes of these assessing lighting limits must be based on a maintenance factor of 1.0 (i.e. no depreciation);
- (b) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the artificial lighting cannot be turned off, measurements will be made in areas of a similar nature that are not affected by the artificial lighting; and
- (c) All permanent exterior lighting must be downward facing, with zero upward tilt, emits zero direct upward light and is not located on the ridgelines (unless there is no practicable alternative, or it is required for safety reasons).

Blast Vibration and Noise Levels

115. Vibration and noise generated from [Project](#) 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* when measured at or within the notional boundary of any dwelling, or on the dwelling itself (not including the source site).

116. The blast vibration and noise levels must be measured according to AS2187.2:2006.

117. Production blasting activities must only operate between the hours of 9:00am and 5:00pm, Monday to Saturday.

Blast Vibration Management

118. Prior to the commencement of production blasting, the Consent Holder must complete seed holes once the Site pit has reached the solid rock mass.

119. Following the completion of the seed holes, the blasting model must be updated and calibrated to confirm geological conditions in accordance with condition 121(e).
120. For each blast, the Consent Holder must run vibration estimates to update and calibrate the blasting model to maintain accuracy.

Vibration Monitoring Stations

121. The Consent Holder must;
- (a) Ensure at least one blast monitoring station is on the Site and is located at the closest point to the nearest neighbouring dwelling. A blast monitoring station shall also be located in the vicinity of the Kaarearea Paa, if (i) agreed to by mana whenua (and then in a location determined in consultation with mana whenua), and (ii) considered necessary by a SQEP (being an archaeologist with particular experience relating to stone structures) to assist with protecting the features of the Paa site from potential damage as a result of blasting. Additional monitoring stations may be installed as required by the BlaMP (refer to conditions 47 and 48);
 - (b) Ensure all vibration monitoring equipment is calibrated and complies with standard AS2187.2:2006 as referenced in condition 116;
 - (c) Implement a vibration monitoring and data management system to measure and record blast-induced vibrations;
 - (d) For each blast, run vibration estimates to update and calibrate the blasting model (via comparison of the modelled estimate with monitored actual vibration) to maintain and improve modelling accuracy;
 - (e) Update and calibrate the blasting model to confirm geological conditions following completion of seed holes once the Site's pit has reached the solid rock mass, as required by condition 119; and
 - (f) Ensure that the data collected from the monitoring stations is uploaded at each monitoring location and used for analysis and modelling of future blasts to ensure compliance with these consent conditions.

Ecology

Review of monitoring network prior to third drawdown step

122. At the completion of the second intermediate drawdown step (and prior to groundwater levels being lowered beyond RL ~~9060~~ m, as set out in condition 178), the Consent Holder must engage a SQEP to undertake a technical review of existing groundwater monitoring data and drawdown trends.

- (a) The purpose of this review is to:
- (i) Assess the adequacy and spatial coverage of the existing monitoring bore network;

Commented [SAL31]: PDP spoke to Jon Williamson on 4 December and Joh agrees in principle with Condition 122 with an amendment to RL90m

- (ii) Determine whether any additional deep monitoring bores are required to improve understanding of groundwater level responses and drawdown direction; and
 - (iii) Identify whether any streams might be affected by the groundwater level responses and groundwater drawdown effects identified in (ii) above;
- (b) If the review identifies indications of drawdown effects extending in a direction not adequately covered by the current bore network (described in the plans referenced in condition 44(b)), or the trigger level in MK1 (L or U) is exceeded (as per Table 4 of condition 176), the Consent Holder must install additional monitoring bores in accordance with the methodology and locations recommended by the SQEP;
- (c) Where additional monitoring bores are required under (b) above, the Consent Holder must also engage a SQEP that is a freshwater ecologist to undertake a baseline ecological assessment of any streams identified in (a)(iii) above; and
- (d) For the stream reaches identified in (c) above, the ecological baseline assessment must be carried out in accordance with current best-practice methods and must result in a Stream Baseline Report that is provided to the Council prior to commencement of the third drawdown step.

Hingaia Islands Planting

123. Subject to the Consent Holder receiving landowner approval within 12 months of the consent granted, the Consent Holder must establish and maintain 5 ha of planting on Hingaia Island (as shown in Figure 18, *Hingaia Island Revegetation Plan*, dated 27 February 2025). This planting must be undertaken in accordance with the *Ngā Motu o Hingaia Island 2 Planting Schedule* set out in Table 20 (*Indicative Pioneer and Enrichment Plant Schedules for Ngā Motu o Hingaia Island 2*) in the NGDP:PP prepared by Biosearches, and be completed within five years following receipt of landowner approval. The Consent Holder shall use reasonable endeavours to obtain landowner approval for a period of 12 months following the commencement of consent. If landowner approval is not obtained within 12 months of the commencement of consent, the Consent Holder shall have no further obligation or liability in respect of the Hingaia Island planting requirement, and this condition shall be deemed to be fully satisfied.

Vegetation covenants

124. The Consent Holder shall enter into covenants in favour of the Council. The covenants shall (i) protect from felling, removal, drainage of surface water or other forms of disturbance or destruction, and (ii) maintain fencing to prevent grazing of, in perpetuity, any riparian, wetland and terrestrial planting undertaken on the Site or at the Tuakau site as a requirement of the conditions of these consents and as set out in Table 16 of the draft Application NGDP:PP Plan and Tables 3-7 of the draft Application NGDP:WP. The covenants shall include terms to make it clear that they do not apply to any disturbance that is necessary to:

- (a) Control pest species, invasive plants, or plant diseases that threaten the health and integrity of the protected vegetation or ecosystem;
 - (b) Undertake vegetation management to provide adequate growing space and conditions for natural succession species and forest regeneration;
 - (c) Remove dead, dying, diseased, or structurally unsound trees that pose a safety risk to persons, property, or surrounding vegetation;
 - (d) Remove trees or vegetation that pose an ecological risk to threatened or endangered species, rare ecosystems, or the overall health of the protected areas;
 - (e) Undertake access works or maintenance activities essential for the ongoing protection and monitoring of the covenanted areas; or
 - (f) Provide for the cultural needs of mana whenua.
125. All disturbance activities that are to be permitted under the covenant (see (a) to (f) above) shall be undertaken using methods that minimise impact on surrounding protected vegetation and on native fauna, prevent soil erosion, and maintain the ecological integrity of the protected areas. Any vegetation removal shall be limited to the minimum necessary to achieve the specified management objective. The covenant must:
- (a) Be drafted and submitted to the Council's nominated Solicitor for certification at the Consent Holder's cost;
 - (b) Be registered against the Computer Register(s) (records(s) of title) to the affected land by the Consent Holder at their cost; and
 - (c) Require the landowner to:
 - (i) Be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the covenant; and
 - (ii) Reimburse the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to the covenant.

Annual report on terrestrial planting, wetland planting and riparian planting for Years 1 - 5 (following planting)

126. On or before 1 November each year, a SQEP must undertake an audit and prepare a report on the terrestrial planting, wetland planting and riparian planting undertaken.
127. This report must include:
- (a) A plan of the planting undertaken to date and the period(s) of planting;
 - (b) Description of terrestrial planting (species, numbers, grade and spacing), riparian and wetland planting (species, numbers, grade and spacing) and pest and weed management undertaken during the previous 12 months;
 - (c) Identification of any replacement planting or additional planting required, and the timing of any remedial planting where necessary;

- (d) Identification of any additional weed or pest management required; and
- (e) Recommendations on any changes required to the NGDP:PP, NGDP:RP, NGDP: WP or SRPP.

- 128. This report is to be provided to the Council within three months of the audit being undertaken and can be combined with the Annual Pest and Weed Control Monitoring Reporting required under conditions 130 - 133.
- 129. The auditing of terrestrial planting, wetland planting and riparian planting area must be undertaken annually and continue for a period of five years from when an area of pioneer or riparian planting has been completed.

Annual pest and weed control monitoring and reporting

- 130. Annual monitoring must be undertaken for a period of 25 years to track pest numbers and weed occurrence across the ecological enhancement area (refer to Figures 1 and 2 of the NGDP:PWC). The objective of this monitoring is to assess the effectiveness of the pest and weed control implemented in accordance with the NGDP:PWC and to identify any updates to those plans that are required.
- 131. Monitoring must occur at the beginning of the bird breeding season (October- November) and again at the end (March - April), and results are to be compared with Table 7 of the NGDP:PWC.
- 132. On or before 1 November each year, a SQEP must prepare a report on the effectiveness of the predator and weed control programme based on the monitoring results. This report must include:
 - (a) A plan of the ecological enhancement area;
 - (b) Residual trap catch rates;
 - (c) Bait uptake rates;
 - (d) Tracking tunnel and chew card results;
 - (e) Additional methods as technical innovations in pest monitoring become available;
 - (f) 5 minute bird counts;
 - (g) Pest plant mapping; and
 - (h) Camera trap and browse indexes/faecal pellet counts (Department of Conservation Inventory and monitoring toolbox: DOCDM-323171: Animal pests: faecal pellet counts v1.0) for feral ungulates.
- 133. The report required by condition 132 is to be provided to the Council within three months of the audit being undertaken, and may be combined with the Annual Terrestrial Planting, Wetland Planting and Riparian Planting Monitoring Reporting required under conditions 126 -129.

Long-term stream offset monitoring

134. The Consent Holder must monitor the Stream Ecological Valuation (SEV) of the offset streams at 5 years and then again at 10 years after completion of the instream enhancements and riparian planting, or until the monitoring shows the predicted SEV values have been achieved, whichever time period is the lesser.
135. The predicted SEV values are set out in Table 3 below:

Table 3: Streams predicted SEV values

| Onsite Streams | SEV Predicted |
|-----------------------------------|---------------|
| Tributary 1 (Peach Hill Rd) | 0.69 |
| Tributary 2 (Peach Hill Rd) | 0.69 |
| Tributary 3 (Peach Hill Rd) | 0.69 |
| Davies Road Tributary | 0.72 |
| Tuakau Offset Site Streams | 0.66 |
| Western Stream | 0.6 |
| Tutaenui Stream | 0.58 |

136. Within 2 months of each round of monitoring being completed, the Consent Holder must provide the SEV assessments and associated calculations used for monitoring the sites required to the Council. The 5-year report must include an assessment of likelihood of reaching predicted values at 10 years.
137. If the monitoring concludes that the SEV value of the offset streams is not likely to or has not reached the predicted SEV value within 10 years of completion, a Further Enhancement Works Plan must be prepared and submitted to the Council for certification within 6 months of monitoring and implemented in accordance with the certified timeframe.
138. Following confirmation that the predicted SEV values have been achieved, the Consent Holder must undertake periodic monitoring of the offset streams once every 5 years for a period of 20 years to confirm that SEV gains are being maintained. The results of each monitoring round, along with any maintenance or additional enhancement measures required (if any) to sustain the SEV values, must be provided to the Council within 2 months of completion.

Long term wetland offset monitoring

139. The Consent Holder must monitor the outcomes of the wetland restoration and planting at the Tuakau offset site at 5 years and then again at 10 years after completion of the wetland enhancement and planting actions. The purpose of this monitoring is to assess whether the restoration and planting has achieved the outcomes identified in the NGDP:WP and required under condition 76.

140. Within 2 months of each round of monitoring being completed, the Consent Holder must provide the monitoring results to the Council.
141. If monitoring concludes that the wetland restoration and planting have not achieved the outcomes identified in condition 139 above, a Further Enhancement Works Plan must be prepared and submitted to the Council for certification within 6 months of monitoring, and implemented in accordance with the certified timeframe.
142. Following confirmation that the outcomes identified in condition 139 above have been achieved, the Consent Holder must undertake periodic monitoring of the Tuakau wetland offset site once every 5 years for a period of 20 years to confirm that the outcomes are being maintained. The results of each monitoring round, along with any maintenance or additional enhancement measures required (if any) to sustain the outcomes, must be provided to the Council within 2 months of completion.

Five year baseline report for terrestrial offset planting

143. Within 12 months of the completion of the five years annual monitoring of the planting in each identified planting area, the Consent Holder must submit to the Council a planting establishment report prepared by a SQEP verifying that planting has been completed in accordance with the certified planting plan for the area and all relevant consent conditions.
144. A series of permanently marked Recce plots and photo points are to be established within each planting type (Rock Forest, Taraire, Tawa Podocarp and Kanuka) to collect data on the following biodiversity attributes for comparison with modelled targets as per Tables 42, 45 and 48 of the REAR-TE (referenced in condition 1).
145. The report must provide an assessment against the modelled 5-year monitoring targets for the relevant vegetation type contained in Tables 24, 45 and 48 of the REAR-TE (referenced in condition 1).
146. If planting has not been sufficiently established at the completion of 5-year monitoring, the planting establishment report must recommend any identified contingency actions to ensure that planting achieves modelled offset targets at Year 7.

Long Term Reports on Planting Areas for Years 7 to 30 (following planting)

147. A full review of each planting area must be carried out by a SQEP at Years 7, 10, 15, 20 and 30 following completion of the implementation of the pioneer planting.
148. The objective of each review is to determine whether the biodiversity offset **actions strategies** used to address the ecological effects of the Project are achieving the modelled 10, 20 and 30 Year monitoring targets contained in Tables 42, 45 and 48 of the REAR-TE (referenced in condition 1) and associated certified Management Plans for each area.
149. Permanently marked Recce plots and photo points (as established at Year 5 under previous condition) are to be used within each biodiversity planting type (Rock Forest, Taraire, Tawa Podocarp and Kanuka) to collect data on modelled targets as per Tables 42, 45 and 48 of the REAR-TE (referenced in condition 1).

Commented [SAL32]: Panel comment: In terms of the DOC proposed amendments to reference "progress" (for example, in conditions 143, 144, 148 and 154), while potentially being the more accurate term we are comfortable that the current wording provides for a similar outcome.

Commented [SAL 33R32]: The Applicant also disagrees with DoC's request to amend these conditions from 'modelled targets' to 'progress targets'. While the Applicant acknowledges that the values in the listed Tables were derived from empirical data inputs assessed by the model, the term "modelled targets" is preferred as it more accurately reflects their role as outputs evaluated within the REAR-TE modelling framework to determine ecological equivalence. Using this term maintains consistency with the referenced report and clearly links monitoring to the modelled assessment of offset performance.

Commented [SAL34]: Amended in response to DoC's comments.

Commented [SAL35]: Panel comment: In terms of the DOC proposed amendments to reference "progress" (for example, in conditions 143, 144, 148 and 154), while potentially being the more accurate term we are comfortable that the current wording provides for a similar outcome.

Commented [SAL 36R35]: As set out above

150. The report must compare measured data with modelled monitoring targets found in Table 19 - Table 23 of the REAR-TE and consider whether the progress of the planting to date is likely to result in the achievement of the modelled endpoint target for each biodiversity type.
151. The Consent Holder is to submit an Offset Planting Progress Report to the Council within 12 months of each planting area having reached the 5, 10, 20 and 30 Year anniversaries since planting which ~~may recommend~~ must include any identified required contingency actions.
152. If net present biodiversity component values are greater than 10% below modelled values, additional modelled contingency actions must be presented to the Council for certification. These actions may include increasing the area of planting or other offset measures, as recommended by a SQEP.

Commented [SAL37]: Amended in response to DoC's comments.

Long term vegetation condition monitoring and reporting Years 1 - 25

153. Vegetation condition monitoring must be undertaken over the 25-year effective period at Years 1 (baseline), 2, 5, 10, 15, 20 and 25. Monitoring data is to be collected from permanently marked vegetation plots located as follows:
- (a) Seven representative 20 x 20 m plots within WF9 forest;
 - (b) Three representative 20 x 20 m plots within VS2 forest;
 - (c) Four 10 x 10 permanent Recce plots within RF enhancement areas;
 - (d) Monitoring attributes must include:
 - (i) Total Seedling count per plot;
 - (ii) Sapling count per plot;
 - (iii) Sapling diversity per plot; and
 - (iv) Groundcover (%).

Advice note: In the event that new monitoring technology becomes available which can be used for (a) to (d) above, then this can be utilised without the requirement to modify this consent condition.

154. Monitoring results are to be compared with progress targets found in Tables 9, 11 and 13 of the NGDP:PWC. Where results are equal to or more than 10% below progress targets, the Consent Holder must implement contingency measures set out in Tables 10, 12 and 14 of the NGDP:PWC.
155. The Consent Holder is to submit an Ecological Enhancement Progress Report to the Council within 12 6 months of the required monitoring dates. This is to include an assessment of the measured data against the modelled monitoring targets and must ~~may~~ include additional contingency actions (if needed) as recommended by a SQEP.

Commented [SAL38]: Amended in response to DoC's comments.

Commented [SAL39]: Amended in response to DoC's comments.

Commented [SAL40]: Panel comment: Auckland Council has queried the 12 month period provided in condition 154. The Panel agrees that this seems an unusually long time for the provision of a report. Is there a reason for this term?

Commented [SAL 41R40]: The Applicant has reduced this term to 6 months

Review

156. The conditions of these consents may be reviewed by the Council pursuant to section 128 of the RMA, to consider the adequacy of the conditions to respond to any unforeseen environmental effects of the land use consent at the time the application was considered.

DRAFT

PART D – SPECIFIC CONDITIONS - AIR DISCHARGE PERMIT (S15)

DIS60449511

Duration

157. Pursuant to section 123 of the RMA, this air discharge permit expires 35 years from the date of commencement unless it has been surrendered or cancelled at an earlier date.

Limit conditions

158. All processes must be operated, maintained, supervised, monitored and controlled, including by adhering to the certified DMP, to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.
159. Beyond the boundary of the Site, there must be no dust caused by discharges from the Site which, in the opinion of an enforcement officer when assessed in compliance with the *Good Practice Guide for Assessing and Managing Dust* (Ministry for the Environment 2016), causes noxious, dangerous offensive or objectionable effect.
160. Discharges from any activity occurring on the Site must not give rise to visible emissions, other than water vapour or heat haze, to an extent which, in the opinion of the Council, is the cause of a noxious, dangerous, offensive or objectionable effect.
161. Beyond the boundary of the Site, there must be no hazardous air pollutant caused by discharges from the Site, which is present at a concentration that causes, or is likely to cause adverse effects to human health, ecosystems or property.
162. No crushing activities must occur within 200 m of the existing dwelling at 359 MacWhinney Drive (as at the date this consent is granted), or within 200 m of any future dwellings.
163. The crushers must not be operated without the associated water sprayers being fully operational and functioning correctly. All dust control equipment on the Site must be maintained in good condition.
164. All practicable measures must be undertaken as detailed by the DMP, certified in accordance with the conditions of this consent, to minimise the discharge of dust beyond the boundary of the Site. These measures must include, but not be limited to:
- (a) Frequent watering of unsealed surfaces where discharges of dust are likely to arise;
 - (b) Restricting vehicle speeds around the Site;
 - (c) Maintaining unsealed surfaces of vehicle routes where discharges of dust are likely to arise through grading and rolling to minimise dust, and stabilisation of exits from unsealed surfaces onto sealed roads;
 - (d) The maintenance of wheel washing facilities at the Site exit, utilised by vehicles as required to minimise the tracking of dust-generating material on paved surfaces and public road;
 - (e) Locating and maintaining stockpiles to minimise potential wind-entrainment; and
 - (f) Contouring and re-vegetation of the overburden and managed fill disposal area as soon as practicable.

165. Water supplies must be maintained at such capacity that application of water as a dust control measure is not limited. A log must be kept of pond and dam maintenance and of weekly checks on sediment and water levels in ponds.

Monitoring and reporting conditions

166. Monitoring of meteorology (wind speed, wind direction, temperature, and rainfall) in the vicinity of the Site must be undertaken. The types and location of the meteorological monitoring sites must be in accordance with the certified DMP, and must minimise the potential for obstacles to affect the accuracy of the readings. The monitor must record the wind speed, wind direction, temperature, and rainfall continuously in real time so that the readings are immediately retrievable.
167. Monitoring of dust (total suspended particulate and/or PM10) in ambient air in the vicinity of the Site must be undertaken. The number, type, and location of the monitoring sites must be in accordance with the certified DMP. At least one monitor must be located on the boundary with 359 MacWhinney Drive. These monitors must record ambient dust concentrations continuously in real time so that the readings are immediately retrievable and so that on-site operators are immediately notified of any instance of ambient dust concentrations that exceed the trigger thresholds set by the certified DMP.
168. The Council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:
- (a) Details of the nature of the discharge;
 - (b) An explanation of the cause of the incident; and
 - (c) Details of remediation action taken.
169. All air quality complaints that are received by the Consent Holder must be recorded. The complaint details must include:
- (a) The date, time, location and nature of the complaint;
 - (b) The name, phone number and address of the complainant, unless the complainant elects not to supply these details;
 - (c) Weather conditions, including approximate wind speed and direction, at time of the complaint;
 - (d) Any remedial actions undertaken; and
 - (e) Details of any complaints received must be provided to the Council within one working day of the complaint.

Review

170. The conditions of this consent may be reviewed by the Council pursuant to section 128 of the RMA, to consider the adequacy of the conditions to respond to any unforeseen environmental effects of the air discharge at the time the application was considered.

PART E – SPECIFIC CONDITIONS - GROUNDWATER PERMITS (S14) **WAT60449477, WAT60449478 AND WAT60449479**

Duration

171. Pursuant to section 123 of the RMA, these groundwater take and diversion permits expire 35 years from the date of commencement unless surrendered or cancelled at an earlier date.

Authorised quantities for taking and use

172. The Consent Holder must ensure:
- (a) The daily quantity of groundwater taken and used must not exceed 19,426 cubic metres;
 - (b) The annual quantity of groundwater taken and used over the 12 month period commencing 1 June of any year and ending 31 May of the following year must not exceed 7,090,517 cubic metres; and
 - (c) The groundwater inflow to the Site's quarry Pit must be measured annually by monitoring the volume of water required to be pumped out of the sump in order to maintain a constant water level elevation over at least 5 consecutive days or by another suitable method as described in the certified GMP.

Groundwater levels

173. Groundwater levels within the Site's pit sump must not be drawn down below a reduced level of RL -60 metres below mean sea level.
174. Groundwater levels in the Site's monitoring bores must not be lower than the trigger levels set out in Appendix 1 to these consents and required under the certified GMP (condition 44(c)), unless the procedure in condition 175(d)(ii) is followed and that results in an amendment to the levels in Appendix 1.
175. In the event that groundwater is drawn down as result of the exercise of these groundwater permits in any of the monitoring bores in Appendix 1 to a level that equals or is lower than the trigger levels in Appendix 1, then:
- (a) The Consent Holder must notify the Council in writing and by telephone of the exceedance of trigger levels within 5 working days and immediately cease any further lowering of the sump water level at the Site's pit sump;
 - (b) The notification must specify which monitoring bore trigger(s) have been reduced below the quantum for each bore;
 - (c) The Consent Holder must, in consultation with the Council, engage a SQEP to implement a review of and report on the groundwater drawdown data and the conceptual groundwater model. The report must confirm the cause of the trigger level and assess whether any consequent adverse environmental effects are anticipated. Where the trigger level exceedance occurs in bores west of the Drury Fault, the assessment must include any risk of ground settlement. If any adverse effects are

anticipated the report must identify how such effects must be mitigated. If the review concludes there is a risk of ground settlement, the report must include a programme for monitoring settlement. The report must be provided to the Council for written approval;

(d) The Consent Holder must not recommence further drawdown unless it is demonstrated to the satisfaction of the Council, that either:

- (i) The trigger levels in Appendix 1 to these consents (Monitoring Bore Trigger Values) can be complied with; or
- (ii) The Council approves in writing a change to the trigger level(s) in Appendix 1. Such approval will be based on the Consent Holder's technical review in (c) above; and

(e) The Council may initiate a review of the consent conditions in accordance with section 128 of the RMA, where approval of recommencement of the drawdown under (d) above is not forthcoming.

176. For the easternmost bores MK1L (Deep) and MK1U (Shallow) additional trigger levels are set out in the specified rates in Table 4 below:

Table 4: Trigger Levels

| Site's Project Quarry Stages | MK1L (Deep) | | MK1U (Shallow) | |
|---------------------------------|------------------------|---|------------------------|---|
| | Predicted Drawdown (m) | Trigger Level (m, RL) | Predicted Drawdown (m) | Trigger Level (m, RL) |
| 1 | SV + 2m ¹ | | SV + 2m ¹ | |
| 2 | 23.4 | TBC ² : GW RL – drawdown | SV + 2m ¹ | TBC ² : GW RL – (SV+2) |
| 3 | 53.7 | | SV + 2m ¹ | |
| 4 | 97.6 | | SV + 2m ¹ | |
| 5 | 100 | | SV + 2m ¹ | |

Note:

- 1) Trigger levels for bores with no expected drawdowns. SV shall be defined after two years of groundwater level monitoring.
- 2) Trigger levels (in RL) will be established after identifying the static water levels in the new bores.

177. If monitoring shows drawdowns beyond trigger levels at MK1L (Deep) and MK1U (Shallow), further actions or investigations shall be carried out in accordance with the GMP conditions 43 and 44.

Technical review at intermediate drawdown steps

178. Reduction in regional groundwater levels in the sump must be carried out in three steps:

- (a) The first step must not be lower than RL90m;
- (b) The second step must not be lower than RL60m; and
- (c) The third step must not be lower than RL-60m.

179. At each of the steps, the water level must be held at this level for a minimum of two years.

Commented [SAL42]: AC comment on this condition: As the conditions relate to drawdown and trigger levels associated with drawdown, any changes need to be carefully considered. Therefore, I agree that condition 174(d)(ii) should be rewritten to state "The Council approves a s127 variation for changes to trigger level(s) in Appendix 1. Any s127 application must be informed by the Consent Holders technical review required by (c) above".

No change as per Applicant's response on 27 November 2025:

The proposed trigger levels for monitoring bores MK1L and MK1U cannot yet be defined, as these bores have not been drilled. Once installed, the trigger levels will be established based on measured baseline groundwater levels. The ability under condition 3(d)(ii) to amend the trigger levels does not alter the predicted groundwater drawdowns, nor does it change the consented activity. This mechanism enables refinement of the trigger levels as actual site data become available, ensuring that monitoring remains accurate and representative of existing conditions.

Adjusting trigger levels in this manner reflects updated groundwater level information; it does not affect the scale or nature of the predicted drawdowns or generate new or greater adverse effects. Accordingly, this flexibility does not trigger any requirement for a Section 127 variation. Council has accepted a similar process under other groundwater permits for comparable quarry operations, and it is considered appropriate and robust to retain this approach here.

SAL spoke to Doug Fletcher on 4 Dec and Doug confirms he agrees in principle with the Applicant and that he no longer considers 175(d)(ii) to need to be redrafted and agrees it shouldn't result in a s127.

180. A Technical Review must be undertaken no less than three months and no more than six months prior to commencing the second and third steps of dewatering. The Review must be undertaken by a SQEP and include (a) an analysis of monitoring data, (b) a comparison of actual groundwater level values to predicted values, and (c) an assessment of any implications these results may have for on-going management of any actual or potential adverse effects as a consequence of dewatering.

Freshwater monitoring

Pre-augmentation baseline monitoring

181. A baseline survey must be undertaken:

- (a) Comprising continuous baseline monitoring (one upstream, two downstream and the augmentation source) of water temperature, dissolved oxygen and monthly water chemistry (cations, anions, nutrients, metals pH, and electrical conductivity);
- (b) At a minimum of four locations at each of the following sites (where augmentation is to occur) (refer to Figure 17A: Recommended Monitoring Plan for Sutton Block, prepared by PDP, dated October 2025) [\(refer to Appendix 2\)](#):
 - (i) NT1-1 (Stream 4);
 - (ii) NT1-8 (Southern Tributary);
 - (iii) Mangawheau Stream;
 - (iv) Hingaia Tributary; and
 - (v) Maketu Stream (M5);
- (c) Throughout the period commencing 1 November and ending 31 May, prior to implementing any augmentation programme.

Water temperature and dissolved oxygen

182. The Consent Holder must ensure that no stream-flow augmentation results (after reasonable mixing) in exceedance of the following thresholds:

- (a) A downstream water temperature increase of 3°C or more compared to the temperature immediately upstream of the augmentation discharge point; and / or
- (b) A dissolved oxygen concentration less than 6 milligrams per litre.

Monitoring shall be undertaken on a [monthly continuous](#) basis while any augmentation is being carried out.

183. If the results of the monitoring required in conditions 181 and 182 show an increase trending towards the thresholds caused by the exercise of these consents the Consent Holder must take immediate steps to ensure the thresholds are not exceeded. If the thresholds are exceeded for a period of more than [three eight](#) weeks, the Consent Holder must prepare and submit to the Council for certification a [Freshwater Quality Management mitigation Plan](#) outlining mitigation measures to ensure compliance with the thresholds.

Commented [SAL43]: Panel comment: Condition 182 of the Applicant's amended conditions references monthly rather than continuous monitoring. This does not make sense to the Panel, as a monthly 'spot' result would not provide the data points needed to avoid inadvertent outliers, and does not allow for analysis of trends. Further consideration and explanation is sought.

Commented [SAL 44R43]: The Applicant has amended this to continuous monitoring

Commented [SAL45]: Amended in response to Minute 12.

Commented [SAL46]: Amended in response to AC comments that this plan needs to be added to Table 1 in condition 14 above. Have renamed the plan to make it easier to follow.

The Freshwater Quality Management Plan mitigation plan must be certified prior to implementation.

184. The obligation to measure dissolved oxygen concentration and temperature in accordance with condition 181 may be dispensed with at the Council's discretion, upon the Council receiving technical information from a SQEP which satisfies the Council that the dissolved oxygen concentration below the discharge point has consistently, over the previous two years, been equal to or greater than 6 milligrams per litre and the temperature increase during the same period has consistently been less than 3°C.

Stream flow monitoring sites (gauging stations)

185. Stream flow monitoring gauging sites must be provided at the following co-ordinates:

- (a) NT1-1 (Stream 4): 1776930 / 5889834.
- (b) NT1-Southern Tributary (NT1-8): 1777203 / 5889940.
- (c) Mangawheau Stream Upstream: 1780449.50 / 5889850.52 1782251.88 / 5890666.55.
- (d) Hingaia Tributary Upstream: 1779060.98 / 5886896.16 1777890.62 / 5886344.48.
- (e) Hingaia Tributary Downstream: 1776632.16 / 5886327.15.
- (f) Maketu Stream Upstream (M5): 1778388 / 5889299.

These gauging stations must otherwise be established at the general locations shown in Figure 17A: Recommended Monitoring Plan for Sutton Block, prepared by PDP, dated October 2025 (refer to Appendix 2).

Station NT1-1 and NT1-8 must be established prior to any quarrying below RL170m regional groundwater level. All remaining stations (where not already established) must be established at least three years before the sump water level drops below RL90m.

Advice note: *The selection of the above future gauging stations may include consultation with the Council. The locations of the above new gauging stations are approximate and need to be confirmed following consultation with the landowners. The exact locations of the gauging site must be presented in the GMP.*

186. Stream flow must be measured and recorded on two occasions in separate months during dry weather conditions and on the tail of any stream flow recession at a suitable range of flows, and within the period commencing 1 November and ending 31 May.
187. The stream flow records must include details of the method, dates and times of the gauging procedure employed, all measurements taken, flow calculations and stream flow site catchment area. If stream flows are measured with a current meter, then measurements must be completed at 20 verticals across the stream. All field measurements and procedures must be as in the Hydrologists Field Manual, DSIR 1991, or as agreed in writing with the Council.

Commented [SAL47]: Panel comment: The above amendment flows through to condition 183, and the Applicant's proposed edit there increasing the period from three weeks to eight. The Panel has reservations with this too, in a similar vein to the above notes, and further consideration and explanation is sought.

Commented [SAL 48R47]: The Applicant has amended this to a 3 week period

Commented [SAL49]: Updated coordinates in response to AC comments and Minute 12.

Commented [SAL50]: Added as Appendix 2 to this consent as suggested by the Panel in Minute 12.

Commented [SAL51]: Updated in response to AC reviewers' comments.

Commented [SAL52]: Panel comment: It will be important to respond to the Auckland Council query regarding whether the co-ordinates provided in condition 184 (condition 185 of the Applicant's amended conditions) are accurate. As a related point, the Panel queries whether Figure 17A ought to be included as a schedule / attachment to the conditions, so that future users can quickly locate it (for example, as being relevant to and referenced in conditions 45 and 185).

Commented [SAL 53R52]: The Applicant has updated the coordinates. Figure 17A will be attached to the conditions at Appendix 2

Stream flow maintenance and recommended augmentation programme for Maketu, NT1-8, Mangawheau Streams and Hingaia Tributary

Baseline Mean Annual Low Flow

188. The Consent Holder shall establish a baseline MALF for Maketu (M5), NT1-8 and the downstream gauging stations along Mangawheau Stream and Hingaia Tributary at the locations required under condition 185. This baseline shall be determined from monitoring data that will be collected before the commencement of augmentation. The baseline MALF shall be provided in the ARMP.
189. For Mangawheau Stream and Hingaia Tributary, in addition to the baseline MALF (for the downstream gauging stations required under condition 188), the baseline specific discharge ratio between the downstream and upstream gauging sites must be established.

Advice note: Specific discharge - volume of water flowing through a stream per unit of time, divided by the area of its catchment (expressed as units such as litres per second per square kilometre).

190. MALF must be determined through stream flow gauging and correlation of the results with a reference station with a continuous record and at least 10 years of stream flow data, such as the Mangawheau station (site number 08529) (as shown on Figure 17A: Recommended Monitoring Plan for Sutton Block, prepared by PDP, dated October 2025) (refer to Appendix 2). The baseline MALF must be reported in the ARMP.

Advice note: The stream flow correlation must be used to generate annual synthetic flow record for the gauging sites. This must be reported in the AMR.

Augmentation Schedule

191. Augmentation must be implemented to maintain the stream's MALF, unless the flow reduction carried out if the flow loss can be attributed to the Site's dewatering and is not caused by drought conditions. That augmentation is triggered by:
- (a) For Maketu (M5) (i) the sump water level drops below RL90m or (ii) if the sump level is above RL90 the baseline MALF (based on annual specific discharge measurements) has dropped by more than 5% in both annual gauging rounds; or
 - (b) For NT1-8 (i) when the sump water level drops below RL60m or (ii) if the sump level is above RL60m the baseline MALF (based on annual specific discharge measurements) has dropped by more than 5% in both annual gauging rounds; or
 - (c) For Mangawheau Stream and Hingaia Tributary (i) the sump water level drops below RL60m or (ii) if the sump level is above RL60m the baseline MALF (based on annual specific discharge measurements) for downstream stations has dropped by more than 5% in both annual gauging rounds.
192. Provided that, no augmentation is required under condition 191 when the flow at Mangawheau Station (site number 08529) is above 160 litres per second (200% of the site MALF).

Commented [SAL54]: Advice note added in response to AC comments.

Commented [SAL55]: As requested and agreed between PDP and Mr Joh Williamson on 4 December 2025.

Commented [SAL56]: As requested and agreed between PDP and Mr Joh Williamson on 4 December 2025.

Commented [SAL57]: As requested and agreed between PDP and Mr Joh Williamson on 4 December 2025.

193. If the Mangawheau Station (site number 08529) is disestablished or becomes inoperable, an alternative monitoring site and correspondence flow threshold must be specified in writing by the Council and must be complied with.
194. Upon any triggering of any augmentation obligation under condition 191, the Consent Holder shall install the infrastructure necessary to undertake augmentation as soon as reasonably practicable, and no later than 9 months after the date of the augmentation first being triggered. Augmentation must not commence until the obligations under condition 198 have been met.

Augmentation Rate

195. The augmentation flow must be at least equal to the difference between the baseline MALF and the reduced MALF established as per condition 191, or at the adjusted flow rates determined in accordance with condition 202 and the ARMP.

Augmentation Point

196. The augmentation discharge points must be upstream of the stream reaches that may potentially be affected by the dewatering caused by the exercise of these consents.

Augmentation Source

197. The source of this augmentation flow must be either from the Site's sump or via an abstraction bore.
198. The groundwater quality in the sump (or in any augmentation bore) must be analysed and the results must be provided in the ARMP required under conditions 79-81 and compared against the baseline water quality in the Maketu (M5), NT1-8, Mangawheau Downstream and Hingaia Tributary Downstream before any augmentation. Augmentation can only commence once a freshwater ecologist has certified that the water quality is suitable for augmentation. If the freshwater ecologist determines that the water quality is not suitable, the Consent Holder must identify and implement measures to achieve water quality suitable for augmentation prior to commencing augmentation in accordance with condition 81(b) for the ARMP. Until suitable water for augmentation is available and certified, the Consent Holder shall cease mineral extraction activities in the Sutton Block pit.

Stream flow maintenance and recommended augmentation programme for Hays Stream, Symonds Stream and Peach Hill Stream (link with Hunua Quarry activities)

199. If, during the term of this consent, dewatering and augmentation of Hays and Symonds Streams associated with Winstone's Symonds Hill Hunua Quarry ceases, the Consent Holder must engage a SQEP to prepare a technical report assessing whether augmentation of Hays and Symonds Stream is required to maintain baseflows resulting from Sutton Block drawdowns. If augmentation is required, the report must recommend an augmentation regime, which the Consent Holder must implement.
200. The Consent Holder must provide a copy of the Report referred to in condition 199 and to the Council for review and certification that the recommendations of the technical report will maintain the baseflows.

201. If, during the term of these consents, the Consent Holder is no longer required to monitor and augment Peach Hill Stream under the Drury Quarry dewatering permit, the Consent Holder must undertake monitoring and augmentation of Peach Hill Stream as required under the GMP in accordance with condition 44(l).

Annual review and adjustment of stream flow augmentation rates

202. The augmentation rate for all streams (condition 191) must be modified if required based on the stream flow data obtained through the monitoring required by the conditions of these consents. Any changes must be determined annually and will be reported in the ARMP. The rates must be based on the actual loss of stream flow using the trend analysis of downstream / upstream ratios of specific discharge (MALF) versus time, and must be implemented in the subsequent dry conditions between 1 November to 31 May. The detailed methodology to define the quantity of any losses must be outlined in the GMP.

Surface water NT1-8-Southern Tributary augmentation covenant

203. Prior to the commencement of **Project** quarrying activities **on the Site**, the Consent Holder shall have a land covenant prepared under section 108(2)(d) of the RMA to require the ongoing augmentation of the NT1-8 (Southern Tributary), in accordance with conditions 188, 190 and 191(b)-198 for so long as dewatering activities occur at the Site that reduce groundwater levels below RL 60, for registration on the Records of Title for the Site.
204. The draft covenant shall be submitted to the Council's Team Leader – Compliance Monitoring South for written approval (as to the form of the covenant) prior to being registered.
205. The covenant shall be registered on the Records of Titles for the Site within one month of obtaining the Council's written approval and a copy of the updated Records of Title shall be provided to the Team Leader – Compliance Monitoring South.
206. The covenant shall require the Consent Holder to:
- (a) Be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and
 - (b) Indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to the covenant.

Review

207. The conditions of these consents may be reviewed by the Council pursuant to section 128 of the RMA, to consider the adequacy of the conditions to respond to any unforeseen environmental effects of the groundwater take and diversion permit at the time the application for consent was considered.

APPENDIX 1:

| Groundwater Monitoring Bores and Trigger Levels | | | | | | | | | | |
|--|--------------------------|----------------------------------|----------------------------|-------------------------------|-------|---|----------------------------|--|---|--------------------------------------|
| Bore Intake Zone | Bore ID | Map Reference NZTM 2000 (E/N) | Ground Level (m, RL) | Screen Interval (m, RL) | Geol. | Seasonal Variations in Shallow Bores (m) | Predicted Drawdowns (m) | Estimated Pre- Quarry Groundwater Level (m, RL) | Groundwater Level (m, RL) August 2024 | Proposed Trigger Level (m, RL) |
| Deep greywacke bores within Hunua Greywacke Block | SG3L | 1776542/5890385 | 157.38 | 0 to -5 | G | - | 121 | 64 | 43.95 | -60 |
| | SG3U | 1776542/5890385 | 156.35 | 50-44 | G | - | 121 | 64 | 85.53 | -60 |
| | SG7 | 1777162/5892100 | 202.34 | -3.66 to -11.66 | G | - | 61 | 64 | 48.1 | -60 |
| Deep greywacke bores east of Hunua Fault | SG11L | 1777712/5890556 | 222.5 | 4.5 to -7.5 | G | - | 200 | 172.23 | 166.43 | -27.77 |
| | SG12L | 1778101/5890213 | 277 | 6 to -3 | G | - | 206 | 179.46 | 179.59 | -26.54 |
| | SG13 | 1777736/5889520 | 249 | 8 to -1 | G | - | 145 | 108.95 | 102.85 | -36.05 |
| | MK1L (Deep) ² | 1778386/5889289 | TBC | TBC | G | - | 100 ³ | TBC | TBC ⁵ | TBC |
| | BH103 | 1777212/5888550 | 128.12 | 77-71 | G | - | 78 | 127.5 | 96.83 | 49.5 |
| | BH109 | 1776798/5888474 | 81.53 | 50.03-47.03 | G | - | 72 | 79.91 | 80.33 | 7.91 |
| | BH113-1 | 1776744/5888268 | 115.67 | 22.47-20.47 | G | - | 65 | 100 | 77.13 | 35 |
| | 22498 (SG6) | 1776905/5887425 | 100 | 42-20 | G | - | 47 | 62 | 51.23 | 15 |
| Shallow bores within Hunua Greywacke Blocks | SG1U | 1775928/5891217 | 39.32 | 24-18 | V | 1.1 | (SV+2) | 38.22 | 38.17 | 35.15 |
| | SG1L | 1775928/5891217 | 39.17 | 0 to -5 | V | 1.98 | (SV+2) | 28.73 | 27.84 | 24.75 |
| Shallow bores East of Hunua Fault | BH113-3 | 1776744/5888268 | 115.67 | 76-74 | CM | 7.25 | (SV+2) | 95.52 | 95.47 | 86.27 |
| | BH104 | 1777227/5888410 | 135.97 | 107-101 | CM | 5.57 | (SV+2) | 123.20 | 122.84 | 115.63 |
| | SG11U | 1777709, 5890549 | 222.5 | 202.94 to 153.5 | G | 3.45 | (SV+2) | 172.92 | 171.87 | 167.47 |
| | SG12U | 1778105, 5890132 | 277 | 221 - 212 | G | 7.18 | (SV+2) | 224.39 | 224.01 | 215.21 |
| | MK1U (Shallow) | 1778386/5889289 | TBC | TBC | G | TBC | (SV+2) | TBC | TBC | TBC |
| | | | | | | | | | | |
| Shallow bores west of Drury Fault | SG9 | 1775804/5888767 | 25 | 5 to -5 | V | 1.06 | (SV+2) | 22.65 | 22.66 | 19.59 |
| | SG10 | 1775488/5888702 | 26.74 | 9.74 to -3.26 | V | 0.91 | (SV+2) | 24.15 | 24.15 | 21.24 |
| | 21134 | 1776144/5887966 | 26.7 | -2 to -33 | V | 2.83 | (SV+2) | 22.11 | 22.29 | 17.28 |
| | SG4 | 1775830/5897720 | 39.34 | 20 to 9 | A/V | 1.15 | (SV+2) | 37.61 | 37.97 | 34.46 |
| | SG8 | 1776311/5888663 | 52.75 | 24.75 to 12.75 | V | 1.47 | (SV+2) | 39.41 | 39.43 | 35.94 |
| | BH03-New | 1776243/5888470 | 46.77 | 21.77 to 11.77 | A | 0.52 | (SV+2) | 31.72 | 31.92 | 29.20 |
| <div>Notes:</div> <div><div>1.</div><div>Any existing monitoring bores with screen intervals above the proposed trigger levels need to be replaced if bores go dry.</div></div> <div><div>2.</div><div>SV (Seasonal Variation) + 2m incorporated into trigger levels for all shallow bores or bores predicted not to be affected by the dewatering.</div></div> <div><div>3.</div><div>MK1L (Deep) and MK1U (Shallow) shall be drilled 6 months after the consent.</div></div> <div><div>4.</div><div>Based on the same analytical method discussed in PDP (2025), excluding any in-well drawdown.</div></div> <div><div>5.</div><div>Trigger levels (in RL) will be established after identifying the static water levels in the new bores.</div></div> | | | | | | | | | | |

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PROJECT