Fast-track

New Zealand Government
Te Kāwanatanga o Aotearoa

MINUTE 11 OF THE EXPERT PANEL
Minor corrections

Hunua Quarry Development [FTAA-2603 -1185]

13 November 2026

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[1] The purpose of this Minute is to make minor corrections to the decision issued by the Panel for the Hunua Quarry Development project. The Panel thanks Winstone Limited (**Applicant**) and the Department of Conservation (**Department**) for identifying these matters.

Background

[2] On 15 October 2026, the Panel issued its decision granting the approvals sought for the Hunua Quarry Development project subject to conditions (**Decision**).

[3] On 5 November 2026, legal counsel for the Applicant requested that the Panel consider minor corrections to the Decision and to resource consent conditions in Appendix B of the decision.

[4] On 9 November 2026, Ms Kirk from the Department sought a minor change to condition 1(c) of the Complex Freshwater Fisheries Activity Approval Conditions (Appendix H of the decision) to align it with condition 62(b) to the resource consents.

Power to make corrections

[5] Section 89(1) of the Fast-track Approvals Act 2024 (**FTAA**) provides that the Panel may, within 20 working days after issuing a decision document under s 88(1), issue an amendment to the document to correct minor omissions, errors,

or other defects in it.

Panel determination regarding minor corrections

[6] The Panel has considered the requested changes and is satisfied that the errors ought to be corrected and fall within the amendments contemplated by s 89 of the FTAA.

[7] The Applicant's requests relating to the Decision are primarily to correct minor typographical errors. The Panel accepts all the requests made by the Applicant for the Decision and responds to the condition change requests in **Appendix A** to this Minute.

[8] The Department's request identifies misalignment between the different condition sets and recommends alignment. The Applicant (by a memorandum dated 10 November 2026) agreed that condition 1(c) of Appendix H to the decision needs updating to reflect changes to condition 62(b) of Appendix B. We agree with the Department and the Applicant that the two conditions should align (and that it is a minor correction). We have accordingly amended condition 1(c) of Appendix H to the decision to read "plans identifying the locations where salvage of fish and kōura will be undertaken, and in Tributaries 3 and 4 restrict salvage to culvert installation sites only at Stage 2".

Other minor changes

[9] In addition to the typographical errors identified by the Applicant, in reviewing the Decision, the Panel noted several other minor corrections were required. These comprised:

(a) Correcting the paragraph numbering of the decision. Inadvertently there was no paragraph [178]. The numbering thereafter has changed accordingly.

(b) Correcting "RSC" to "RCS", "EMP" to "EcMP", "LRMP" to "LRSMP" and "NZHPT" to "HNZPT" throughout the Decision.

(c) Fixing typographical errors in

(i) paragraphs 8(e) and (f), 38, 84, 97, 101(b), 120(b), 132(l), 161(e)(iii), 163(a), 182(k), 183, 194(b), 196, 199, 212, 214, 216, 227, 242, 244, 252, 264(b) and (d), 282, 298, 305(a)(i), (ii) and (iii), 314, 321(e) and (f)(vii), 323, 326, 330(c), 333(d)(i) and (e), 335, 339, 340, 368, 416, 423, 442, 449, 463, 471, 472(a)(v), 476, 497(b), 509, 515(b), 517(a), 520(a) and (b), 530, 536(f), 557, 568, 569, 572, 573, 588, 651, 653, 662, 674, 681, 690, 700(b), 701(c), 702(b), 704(b), 707, 715 and Table 8; and

(ii) footnotes 119, 124, 133, 325, 356, 487, 488, 574, 587 and 591.

(d) Fixing a typographical error at paragraph 173 which changes the meaning of the sentence but corrects an error of the accidental inclusion of the word "not".

(e) Deleting paragraph 699 and amending paragraph 698 (now correctly numbered 697) to be consistent with paragraphs 46, 589(c) and 596 regarding the commencement of the wildlife approval.

(f) Fixing formatting errors such as misplaced or missing full stops, commas, semi-colons or brackets, and incorrect numbering of sub-paragraphs.

(g) Fixing cross-references to Parts of the Decision and to Appendices.

Decision reissued

[10] The Decision together with Appendices B and H are reissued with the minor corrections made. Appendices A, C, D, E, F, G and I remain as originally issued.



David Allen
Hunua Quarry Development Expert Panel Chair

Appendix A – Response to condition changes sought by the Applicant to Appendix B of the decision

Condition	Change sought by Winstone	Panel's decision
PART C – SPECIFIC CONDITIONS – CONSTRUCTION WORKS AND MINERAL EXTRACTION ACTIVITIES LUC60464054, LUS60464055, DIS60464131 AND DIS60464059.		
Condition 78 Access Upgrade from Hunua Road Advice Notes: *The final detailed design of the Hunua Road carriageway upgrade works and vehicle access intersection must be agreed with Auckland Transport as part of the Engineering Approval process. This includes:* *i. Structures within the Road reserve:* *a. Any retaining structures must be constructed under engineering supervision.* *b. The consent holder must ensure that all necessary design/approvals for* *c. retaining walls are obtained prior to commencement of any Construction works.*	Lines ib. and ic. should be one line not two, and the following change is sought to ensure the Advice Note is clear: *b. The consent holder must ensure that all necessary design/approvals for* *c. retaining walls are obtained prior to commencement of any Construction works.*	Agreed.

Condition	Change sought by Winstone	Panel's decision
Safe System Audit Report: Hunua Road Carriageway Upgrade Works 79. Prior to commencing the Access Upgrade works and commencement of the proposed quarry activity, the Consent Holder must engage an independent and suitably qualified Safety Engineer to undertake and complete an independent Preliminary Design Road Safety Audit of Hunua Road carriageway upgrade works near the Site entrance and benching on the inside of the curve on Hunua Road as shown in Figure 11 in Schedule A to the consent.	Winstone had sought that the wording 'commencement of the proposed quarry activity' be removed as the Hunua Road access works are tied to the Western Haul Road becoming operational and not the commencement of the proposed quarry activity. Winstone seek that Condition 79 be amended as follows: Prior to commencing the Access Upgrade works ~~and commencement of the proposed quarry activity~~, the Consent Holder must engage an independent and suitably qualified Safety Engineer to undertake and complete an independent Preliminary Design Road Safety Audit of Hunua Road carriageway upgrade works near the Site entrance and benching on the inside of the curve on Hunua Road as shown in Figure 11 in Schedule A to the consent.	Agreed. Was requested in the Applicant's Memorandum of Counsel dated 29 September 2026.
120. The Consent Holder must ensure that all pumps are not used to remove residual pools the existing	The wording of this Condition is very confused and needs to be amended as follows for clarity:	Agreed in part. In its Memorandum of Counsel dated 29 September 2026 the

Condition	Change sought by Winstone	Panel's decision
section of the Mangapū Tributary being realigned for the purposes of fish and aquatic fauna salvage must have a 3mm mesh screen to present fish from entering the pump.	The Consent Holder must ensure that all pumps ~~are not~~ used to dewater ~~remove residual pools~~ the existing section of the Mangapū Tributary being realigned ~~for the purposes of fish and aquatic fauna salvage~~ must have a 3mm mesh screen to present fish from entering the pump.	Applicant sought: The Consent Holder must ensure that all pumps used to ~~dewater~~ remove residual pools in the existing section of the Mangapū Tributary being realigned for the purposes of fish and aquatic fauna salvage must have a 3mm mesh screen to prevent fish from entering the pump. The Panel agrees that the condition has become confused and needs technical amendment to be clear and certain. The Panel: • Agrees that the words "are not" be deleted. • Considers that "remove residual pools" be retained as that aligns both with the request above but

Condition	Change sought by Winstone	Panel's decision
		more importantly with the Panel's understanding that the tributary will be dewatered via staged diversion over time rather than pumping. • Agrees that "for the purposes of fish and aquatic fauna salvage" should be deleted. The critical element is that any pumping to remove residual pools utilise a 3mm mesh screen. The Panel has therefore amended the condition to read: "The Consent Holder must ensure that all pumps used to remove residual pools from the existing section of the Mangapū Tributary being realigned must have a 3mm mesh screen to prevent fish from entering the pump."
132. If analysis of instream samples taken under	Winstone seeks a minor administrative change to	Agreed.

Condition	Change sought by Winstone	Panel's decision
Condition 131131(a) and 131(b) indicates that discharges from the Site have increased the TSS (or NTU equivalent) as measured from point (a) to point (b), by 20% or more, operations must be modified and/or water quality control measures implemented.	remove duplication of condition reference. 132. If analysis of instream samples taken under Condition ~~131~~131(a) and 131(b) indicates that discharges from the Site have increased the TSS (or NTU equivalent) as measured from point (a) to point (b), by 20% or more, operations must be modified and/or water quality control measures implemented.	
139. All planting required by Conditions 136 – 138 must be maintained for a minimum of five (5) years after planting is completed or until it is demonstrated that the revegetated areas have been established to a point where 90% canopy cover is achieved, planting density meets or exceeds those specified in the SRMP (required by Condition 6868(b) and 6969(h)), there are no fruiting or flowering weed species present and long-term health and sustainability is ensured without the requirement	Winstone seeks a minor administrative change to remove duplication of condition reference. 139. All planting required by Conditions 136 – 138 must be maintained for a minimum of five (5) years after planting is completed or until it is demonstrated that the revegetated areas have been established to a point where 90% canopy cover is achieved, planting density meets or exceeds those specified in the SRMP (required by Condition ~~68~~68(b) and ~~69~~69(h)), there are	Agreed.

Condition	Change sought by Winstone	Panel's decision
for intensive management whichever is the latest. Maintenance must include replacement of dead, dying, or diseased plants until canopy closure is achieved; and any additional works required to ensure successful establishment and ongoing sustained vegetation growth.	no fruiting or flowering weed species present and long-term health and sustainability is ensured without the requirement for intensive management whichever is the latest. Maintenance must include replacement of dead, dying, or diseased plants until canopy closure is achieved; and any additional works required to ensure successful establishment and ongoing sustained vegetation growth.	
140. Prior to the commencement of each of Stages 6, 7, and 8, the Consent Holder must prepare and submit to the Council for certification in accordance with Conditions 23 – 27 a Detailed Landscape Design and Planting Plan for progressive rehabilitation of the quarry faces and slopes and OBDA within that stage (to align with Condition 141141(a)). The Detailed Landscape Design and Planting Plan must expand on the rehabilitation plans within the certified LRSMP required under Conditions 24(a) and 24(f) and	Winstone seeks a minor administrative change to remove duplication of condition reference. 140. Prior to the commencement of each of Stages 6, 7, and 8, the Consent Holder must prepare and submit to the Council for certification in accordance with Conditions 23 – 27 a Detailed Landscape Design and Planting Plan for progressive rehabilitation of the quarry faces and slopes and OBDA within that stage (to align with Condition ~~141~~141(a)). The Detailed Landscape Design and Planting Plan must expand on the	Agreed.

Condition	Change sought by Winstone	Panel's decision
must include:	rehabilitation plans within the certified LRSMP required under Conditions 24(a) and 24(f) and must include:	
PART E – SPECIFIC CONDITIONS - GROUNDWATER PERMITS (s14 RMA) WAT60464058 and WAT60464047		
235. Following commencement of augmentation, the receiving environment must meet the following criteria: (a) The water temperature of Mangapū Stream and Waipokopū Stream below the augmentation flow discharge point must be equal to or less than the water temperature above the discharge point; and (b) The dissolved oxygen concentration below the discharge point must be equal to or greater than 6 milligrams per litre. (c) The pH concentration below the discharge point must be within one whole unit of upstream value; and (d) The turbidity levels must not exceed a 20% change between upstream and downstream	Winstone seeks a minor administrative change to the condition. 235. Following commencement of augmentation, the receiving environment must meet the following criteria: (a) The water temperature of Mangapū Stream and Waipokopū Stream below the augmentation flow discharge point must be equal to or less than the water temperature above the discharge point; and (b) The dissolved oxygen concentration below the discharge point must be equal to or greater than 6 milligrams per litre. (c) The pH concentration below the discharge point must be within one whole unit of	Agreed. Ensures consistency with (b).

Condition	Change sought by Winstone	Panel's decision
monitoring points. (e) The obligation to measure dissolved oxygen concentration in accordance with Condition 233 may be dispensed with at the Council's discretion, provided the Council receives technical information demonstrating that the dissolved oxygen concentration below the discharge point has consistently been equal to or greater than six 6 milligrams per litre over the previous two years. This information must include measurements on at least three days when the published maximum Auckland air temperature is equal to or greater than 25°C.	upstream value; and (d) The turbidity levels must not exceed a 20% change between upstream and downstream monitoring points. (e) The obligation to measure dissolved oxygen concentration in accordance with Condition 233 may be dispensed with at the Council's discretion, provided the Council receives technical information demonstrating that the dissolved oxygen concentration below the discharge point has consistently been equal to or greater than ~~six~~ 6 milligrams per litre over the previous two years. This information must include measurements on at least three days when the published maximum Auckland air temperature is equal to or greater than 25°C.	
Water Supply Mitigation Plan 244. Subject to any landowner or user accepting an offer made in accordance with the requirements of Conditions 240 to 242 or required in writing by the	Winstone seeks a minor administrative change to the condition to ensure correct cross referencing. 244. Subject to any landowner or user accepting an offer	Agreed.

Condition	Change sought by Winstone	Panel's decision
Council in accordance with Condition 233, the Consent Holder must develop a Water Supply Mitigation Plan (WSMP). The WSMP must be submitted for review to the Council and for review and written approval of the owner or user within 14 days of the Council's written requirement or landowner acceptance. Any approved Plan must be implemented within 14 days of the owner or user's written approval. The Council will advise the Consent Holder in writing if any aspects of the WSMP are considered to be inconsistent with achieving compliance with the conditions of this consent. Offers of mitigation may include but not be limited to:	made in accordance with the requirements of Conditions ~~240~~ 239 to 242 or required in writing by the Council in accordance with Condition ~~233 –~~243, the Consent Holder must develop a Water Supply Mitigation Plan (WSMP). The WSMP must be submitted for review to the Council and for review and written approval of the owner or user within 14 days of the Council's written requirement or landowner acceptance. Any approved Plan must be implemented within 14 days of the owner or user's written approval. The Council will advise the Consent Holder in writing if any aspects of the WSMP are considered to be inconsistent with achieving compliance with the conditions of this consent. Offers of mitigation may include but not be limited to:	
PART G – CHANGES TO CONDITIONS OF RESOURCE CONSENT 8730 (Council ref. LUC60105191-A)		
General Accordance: 1. That the vegetation removal and associated revegetation activities must be undertaken in general	Condition 1 refers to a plan but does include its location. The Plan 'Section 127 Variation – Covenant Replacement Areas' should be included in Schedule A	Agreed. The Panel accepts that this is a minor change to reflect the intended completion of the uncompleted draft

Condition	Change sought by Winstone	Panel's decision
accordance with the information provided in the land use consent application dated 26 April 2007 (including plans and further information prov ided and the plan "Section 127 Variation – Covenant Replacement Areas" prepared by Boffa Miskell, dated 30 March 2026 as referenced in condition 1 and Appendix XXX of BUNXXXXXX) and information presented at the Council resource consent hearing, except as amended by the conditions of this consent. This must also include any other plan referred to in the conditions of this consent.	and amend the condition accordingly. 1. That the vegetation removal and associated revegetation activities must be undertaken in general accordance with the information provided in the land use consent application dated 26 April 2007 (including plans and further information ~~provided~~ and the plan "Section 127 Variation – Covenant Replacement Areas" prepared by Boffa Miskell, dated 30 March 2026 as referenced in condition 1 and ~~Appendix XXX of BUNXXXXXX~~ <u>included as Figure 12 in Schedule A)</u> and information presented at the Council resource consent hearing, except as amended by the conditions of this consent. This must also include any other plan referred to in the conditions of this consent.	wording.
6. Deleted That no vegetation must be removed within 30 metres of the legal boundary of Lot 1 DP 60065, or within 40 metres of this boundary where it coincides with a natural ~~watercourse, as measured in plan view (**"vegetation protection buffer areas"**). For information purposes, the indicative boundary of Lot 1 DP 60065 and the general location of the vegetation~~	Condition 6 needs to be amended to be removed the word 'deleted' and cross through the text for clarity and consistency. ~~That no vegetation must be removed within 30 metres of the legal boundary of Lot 1 DP 60065, or within 40 metres of this boundary where it coincides with a natural~~	Agreed. Consequential very minor change to condition 14 removing the "s" on "conditions".

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~~protection buffer areas are shown on Plan AD5120-200 Revision B (09/10/09).~~	~~watercourse, as measured in plan view ("**vegetation protection buffer areas**"). For information purposes, the indicative boundary of Lot 1 DP 60065 and the general location of the vegetation protection buffer areas are shown on Plan AD5120-200 Revision B (09/10/09).~~	
Revegetation Plantings: 8. Deleted All areas of revegetation must be established prior to the commencement of vegetation removal activities in stage 5.	Condition 8 needs to be amended to be removed the word 'deleted' and cross through the text for clarity and consistency. ~~All areas of revegetation must be established prior to the commencement of vegetation removal activities in stage 5.~~	Agreed.
9. Deleted That revegetation / enrichment planting of Area 1a (as shown on Figure 4.1 of the application documents) must be undertaken to ensure that views of the wider landscape from Lot 4 DP 152736 are retained.	Condition 9 needs to be amended to be removed the word 'deleted'. That revegetation / enrichment planting of Area 1a (as shown on Figure 4.1 of the application documents) must be undertaken to ensure that views of the wider landscape from Lot 4 DP 152736 are retained.	Agreed.

Condition	Change sought by Winstone	Panel's decision
10. Deleted That the consent holder must undertake revegetation to provide replacement riparian margin habitat in the area identified on Plan WA-RP1 as soon as practicable following the grant of resource consent.	Condition 10 needs to be amended to be removed the word 'deleted' and cross through the text for clarity and consistency. ~~That the consent holder must undertake revegetation to provide replacement riparian margin habitat in the area identified on Plan WA-RP1 as soon as practicable following the grant of resource consent.~~	Agreed.
11. Deleted That the consent holder must ensure that prior to the commencement of stage 4, revegetation has been undertaken to ensure that replacement habitat of at least 8 hectares has been established to sustain indigenous bird species (including NZ pigeon) displaced through the removal of Vegetation Area 22.	Condition 11 needs to be amended to be removed the word 'deleted'. That the consent holder must ensure that prior to the commencement of stage 4, revegetation has been undertaken to ensure that replacement habitat of at least 8 hectares has been established to sustain indigenous bird species (including NZ pigeon) displaced through the removal of Vegetation Area 22.	Agreed. No change was sought by the applicant to Condition 5 (which references conditions 11 and 12). For consistency we have removed the word "Deleted" from Condition 5.

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12. Deleted Prior to the commencement of Stage 4, the consent holder must provide a report from a suitably qualified person which confirms that the requirements of condition 1 1 above have been satisfied. No work must commence on Stage 4 until confirmation has been received in writing from the manager - resource consents (Papakura District Council) that condition 11 has been complied with to the satisfaction of the Council.	Condition 12 needs to be amended to be removed the word 'deleted'. Prior to the commencement of Stage 4, the consent holder must provide a report from a suitably qualified person which confirms that the requirements of condition 1 1 above have been satisfied. No work must commence on Stage 4 until confirmation has been received in writing from the manager - resource consents (Papakura District Council) that condition 11 has been complied with to the satisfaction of the Council.	Agreed.