

Specialist Response Template – Fast-track Approvals Act 2024 – Substantive Application

Guidance for Specialist Input under the Fast-track Approvals Act 2024

This template is intended to guide your specialist response to a project referred under the Fast-track Approvals Act 2024 (FTAA). The FTAA establishes an expedited consenting pathway for projects of national or regional significance. The decision-making body is an Expert Consenting Panel appointed by the Environmental Protection Authority (EPA), not the Council. However, Council plays a critical advisory role in the process.

Under section 53 of the FTAA, the EPA must invite Auckland Council to provide comments on a fast-track application. Your specialist input will form part of Auckland Council's written comments to the Panel, and may be shared directly with the Panel and the applicant. These comments must be provided within strict statutory timeframes and should be clear, concise, and focused on the matters relevant to your area of expertise.

When preparing your comments, please:

- Focus on your area of technical expertise, clearly identifying any actual or potential effects of the proposal.
- Identify any concerns, constraints, or deficiencies in the application, including where information is lacking or assessments are inadequate. Note: It is not possible to make a request for further information on a fast-track application.
- Provide practical recommendations or conditions to avoid, remedy or mitigate adverse effects, where relevant.
- Be explicit where you support or oppose aspects of the proposal, and state the reasons for your position with reference to relevant policies, plans or best practice standards.
- Use professional judgement to distinguish between matters that are significant and those that are minor or resolvable.
- Coordinate, where relevant, with any CCO input or cross-disciplinary advice through the nominated Project Lead.

Our aim is to provide constructive, balanced, and solution-focused advice that supports robust decision-making by the Expert Consenting Panel.

1. Application Summary

Project Name	Drury Quarry Sutton Block
Applicant	Stevensons Aggregates Limited
Site Address	121 MacWhinney Drive, Drury: Lot 1 Deposited Plan 126627, Lot 4-5 Deposited Plan 509893
Fast-track Reference Number	FTAA-2503-1037
Types of approvals sought	Resource consents
Council reference numbers	BUN60449474
Description of Proposal	The development, construction and operation of a new quarry pit called the "Sutton Block" within the existing Stevensons Aggregates Limited (SAL) landholdings at Drury

2. Specialist Response Details

Author: Bin Qiu

Specialist Area: Noise, Planning & Resource Consents, Auckland Council

Date: 20 August 2025

3. Specialist Assessment

I support the application overall.

The applicant's noise report has assessed and concluded that the construction works and operational noise of the proposed Sutton Block can be managed to achieve full compliance with the AUP permitted construction noise standards and the relevant AUP permitted noise standards for the relevant zoning: Rural – Mixed Rural Zone and Special Purpose – Quarry Zone.

MDA advises in their report that the future quarry activity noise may be noticeable for some neighbors (mainly at 291, 337, 347, 354 and 359 MacWhinney Drive) in Stage 3 development, but the noise increases (ranging 3 dB to 7 dB) will occur slowly over 30 years to occur, and the noise levels at the receivers will still fully comply with the AUP noise standards. Therefore, the noise effect is considered to be reasonable.

I agree with the MDA assessment and conclusion on the noise effects for the proposed operation of Sutton Block, and their recommended conditions are appropriate.

The blast vibration and noise study report prepared by Orica New Zealand Limited has shown that the blasting activity in the future Sutton Block operation can be designed,

managed, controlled to meet the AUP blast noise limits and the vibration standards which are referred to DIN 4150-3 1999: Structural vibration – Part 3 Effects of vibration on structures (5 mm/s PPV) and the standards set out in AUSTRALIAN STANDARD AS2187.2:2006 Explosives – Storage and Use, Part 2: Use of Explosives (AS2187.2:2006).

I note the proposed conditions requiring blast management and monitoring.

As such the noise and vibration effects from operating the Sutton Block can be managed to a reasonable level.

[This section should contain your specialist assessment – e.g. existing environment, potential effects, proposed mitigation, alignment with relevant statutory or planning provisions, and any recommended conditions. Please state whether you support the application overall.]

4. Comment on Proposed Conditions

I have reviewed the proposed conditions (Version dated: 12 August 2025) and considered the noise and vibration conditions are suitable with the following exceptions:

Condition 88

Within two weeks of commencement of overburden removal, the consent holder shall engage a suitably qualified acoustic engineer to visit the site and carry out attended noise monitoring as a one-off requirement in accordance with NZ Standards NZS 6801:2008 and NZS 6802:2008. The purposes of this monitoring will be to:

- (a) Confirm that the Sutton block activities active at that time comply with the permitted levels; and
- (b) Establish the noise level transfer functions between the two noise monitors and key residential receivers to enable future checks using the noise monitors only;

Comments:

Version 2016 of NZ Standards NZS 6801 and NZ 6802 are referred to in this condition, however the current versions of these standards are NZS6801:2008 and NZS 6802:2008 and should be used in this condition.

Condition 91

Vibration and noise generated from quarrying activities must not exceed the limits set out in Tables J0.7 and J0.1(A) in the AUSTRALIAN STANDARD AS 2187.2 Explosives – Storage and Use – Part 2: Use of Explosives (AS 2187.2) when measured at or within the notional boundary of any dwelling or on the dwelling itself (not including the source site);

Comments:

AUP has a specific rule H28. Special Purpose – Quarry Zone controlling the quarry blasting noise and vibration in Auckland, the vibration limits set out in this rule are referred to German standard DIN 4150-3 1999: Structural vibration, which are outlined in Table 1 of DIN standards and are reproduced below:

DIN 4150-3 : 1999-02

Table 1: Guideline values for vibration velocity to be used when evaluating the effects of short-term vibration on structures

Line	Type of structure	Guideline values for velocity, v , in mm/s			
		Vibration at the foundation at a frequency of			Vibration at horizontal plane of highest floor at all frequencies
		1 Hz to 10 Hz	10 Hz to 50 Hz	50 Hz to 100 Hz*)	
1	Buildings used for commercial purposes, industrial buildings, and buildings of similar design	20	20 to 40	40 to 50	40
2	Dwellings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15
3	Structures that, because of their particular sensitivity to vibration, cannot be classified under lines 1 and 2 and are of great intrinsic value (e.g. listed buildings under preservation order)	3	3 to 8	8 to 10	8

*) At frequencies above 100 Hz, the values given in this column may be used as minimum values.

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The proposed condition 91 has referred the blast vibration level to AUSTRALIAN STANDARD AS2187.2:2006 Explosives – Storage and Use, Part 2: Use of Explosives (AS2187.2:2006) which, in my opinion, are more permissive, for example, the AS2817 allows blast vibration of 15mm/s at 4 Hz, 20 mm/s at 15 Hz and 50 mm/s at 40 Hz and above for prevention of residential building, these levels are significantly higher than the relevant DIN standards (as shown in Line 2 in above table): 5 mm/s at 1-10 Hz, 5-15mm/s at 10Hz-50Hz and 15-20 mm/s at 50 Hz to 100Hz.

As such I suggest the vibration provisions of AUP rule H28.6.2.2 be adopted for proposed blasting of this application.

Condition 91 may be amended as

Vibration and noise generated from quarrying activities must not exceed the limits set out in Tables 10.0.8.7 and 10.0.8.8(A) in the AUSTRALIAN STANDARD AS2187.2:2006 Explosives – Storage and Use, Part 2: Use of Explosives (AS2187.2:2006) H28.6.2.8. Vibration and blasting of Auckland Unitary Plan Operative in part when measured at or within the notional boundary of any dwelling or on the dwelling itself (not including the source site);

5. Supporting Documents

- H28. Special Purpose – Quarry Zone, Auckland Unitary Plan Operative in part
- German standard DIN 4150-3 1999: Structural vibration – Part 3 Effects of vibration on structures