Comments on Draft Conditions

Hunua Quarry Development | FTAA-2603-1185

Submitted by Rebecca Giles and Gavin Giles
Owners and occupiers of [redacted]

Dear Expert Panel,

Thank you for the opportunity to comment on the draft conditions for the Hunua Quarry Development.

While we acknowledge that the Panel has carefully considered many of the matters raised throughout the process, we remain concerned that several conditions may not provide sufficient certainty or protection for neighbouring landowners over the life of the quarry expansion. Our comments are directed solely at the draft conditions.

1. Property Protection and Structural Damage

The draft decision concludes that the proposed blasting and vibration conditions will adequately protect neighbouring properties. However, given the increased scale, duration and proximity of quarry activities to residential properties, we consider additional safeguards are warranted.

We request that the conditions include:

- A pre-development condition survey of neighbouring dwellings, outbuildings and infrastructure where owners elect to participate.
- Periodic follow-up inspections where requested by affected landowners.
- A clearly defined and independently administered process for investigating and resolving claims of damage.
- Timely provision of monitoring results to affected landowners.
- Any proposed relocation of a blast vibration sensor should be discussed with affected property owners in advance. Where the new monitoring location is further from the dwelling than the original location, the relocation should be supported by an independent technical assessment confirming that the sensor will continue to provide measurements representative of vibration effects at the dwelling. Any required correlation factors, adjustments, assumptions or limitations should be documented and provided to the affected property owner.

While the proposed vibration limits are intended to avoid damage, these measures would provide a practical and transparent mechanism for addressing concerns if damage is alleged.

2. Dust Management and Property-Specific Monitoring

The draft conditions contain a comprehensive suite of monitoring and management requirements. However, given our property's location relative to quarry operations and prevailing weather conditions, we remain concerned about dust effects as quarrying progresses closer to residential areas.

We request that the conditions provide for:

- Property-specific monitoring or investigation where repeated dust complaints are received.
- Defined investigation and response timeframes when trigger levels are exceeded or complaints indicate potential off-site effects.
- Clear and timely reporting of monitoring and investigation outcomes to affected landowners.

Although the conditions require monitoring and reporting, there remains uncertainty about how localised impacts on individual properties will be assessed and addressed.

3. Community Liaison Group

We support the inclusion of the Community Liaison Group and the amendments requiring discussion of community concerns.

We request that the conditions explicitly provide for:

- Affected residents to receive relevant monitoring reports before meetings.
- Actions arising from complaints or concerns to be recorded, tracked and reported back.
- Transparent communication of investigation outcomes and any mitigation or corrective measures implemented.

These requirements would strengthen confidence that community concerns will continue to be meaningfully considered throughout the life of the Project.

4. Visual Mitigation and Rehabilitation Planting

We acknowledge the proposed visual mitigation planting and rehabilitation requirements. However, the effectiveness of these measures will depend on successful implementation and long-term maintenance.

We support the Panel's amendments extending maintenance requirements and request further provision for:

- Ongoing replacement of failed planting until agreed performance standards are achieved.
- Property-specific planting designs developed in consultation with affected landowners.
- Periodic review of planting effectiveness as quarry stages progress.

The visual effects of Stages 7 and 8 are acknowledged as being among the most significant for nearby residents. It is therefore important that mitigation is successfully established well in advance of these stages.

5. Blasting Notification

We support the proposed requirement for advance notification of blasting where practicable.

We request that the conditions provide for:

- Mandatory advance notification to affected residents, except where immediate action is required for genuine safety reasons.
- Access to blast monitoring results for affected residents upon request.
- Communication of planned blasting schedules through the Community Liaison Group.

These requirements would improve transparency and assist residents in managing the effects of blasting activities.

Closing Comments

We appreciate the work undertaken by the Panel and acknowledge that several amendments have been made to strengthen the conditions during the assessment process. However, given the proposed long-term extension of quarrying activities, the proximity of future quarry operations to surrounding residents and the enduring nature of the effects, we consider additional certainty is required in relation to property protection, dust management, visual mitigation, community engagement and blasting management.

Thank you for considering these comments.

Yours sincerely,

Rebecca Giles and Gavin Giles

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