

Submission on the Winstone Aggregates Hunua Quarry Fast Track Application

Property: [REDACTED]

Submitter	Gavin and Rebecca Giles-Owners and occupiers of [REDACTED]
Property	[REDACTED]
Application	Winstone Aggregates Hunua Quarry Fast Track Application

1. Introduction and Property Context

We are the owners and occupiers of [REDACTED] and submit the following concerns regarding the proposed expansion of Hunua Quarry under the Fast Track Approvals process.

This submission is based on the application documents, previous correspondence with Winstone Aggregates, and the environmental and operational impacts already experienced by neighbouring residents.

Our property is one of the few remaining privately owned residential properties adjacent to the proposed expansion area. A significant concern is that many neighbouring properties have already been acquired by Winstone/Fletcher interests and no longer function as independent residential dwellings.

As quarry operations progressively move closer to our property boundary, our property may become increasingly isolated and exposed to direct quarry effects without the buffering previously provided by neighbouring residential occupation. The application does not clearly explain how the environmental and amenity effects on [REDACTED] [REDACTED] will be managed as quarry operations advance towards our boundary.

Key concern: The application appears to rely heavily on technical compliance limits, but it does not provide sufficient property-specific certainty for the remaining residents who will live alongside the quarry over the long term.

2. Dust Effects

The proposed expansion will involve a larger extraction area, increased material movement, crushing, processing activities, internal haulage, and truck movements. These activities have the potential to generate dust, particularly during dry and windy conditions.

Of particular concern is the potential for dust to affect:

- residential amenity and enjoyment of outdoor living areas
- the cleanliness and maintenance of homes, vehicles, water tanks, and other property improvements
- human health and wellbeing, particularly for sensitive persons
- vegetation, gardens, pasture, and stock grazing areas

The application does not provide sufficient assurance that dust effects will remain acceptable as quarry operations expand closer to surrounding properties over time. Ongoing property specific independent monitoring, transparent reporting, and enforceable response measures should be required where dust effects are greater than predicted or where complaints are received.

3. Operational Noise Effects

The proposed expansion will increase the duration and scale of quarry activities, including excavation, crushing, screening, loading, internal haulage, and truck movements. While the acoustic assessment may predict compliance with applicable standards, compliance alone does not necessarily protect residential amenities.

Residents living near the quarry already experience quarry-related noise. The expansion has the potential to increase:

- daily noise exposure
- the audibility of quarry operations within homes and outdoor living areas
- disturbance to the quiet rural character of the area
- the cumulative effects of machinery, reversing alarms, truck movements, drilling, and blasting

The application should place greater weight on preserving the amenity values of established rural residential properties, rather than relying solely on compliance with technical noise standards. Residents should not be expected to accept a progressive decline in amenity as quarry activities intensify or move closer to property boundaries.

4. Blasting, Vibration and Blast Overpressure

We are particularly concerned that the application has not adequately demonstrated how the long-term effects of blasting, vibration, and blast overpressure on [REDACTED] will be avoided, remedied, or mitigated.

The proposal involves continued drilling and blasting over an extended period as the quarry expands and deepens. Specific concerns include:

- potential damage to buildings, foundations, retaining walls, driveways, water infrastructure, and other improvements
- blast overpressure and vibration effects on residents
- the frequency, duration, and intensity of future blasting as quarry faces move closer to neighbouring properties
- the adequacy and location of vibration monitoring equipment
- whether monitoring results accurately reflect the effects experienced at residential dwellings
- the need for transparency where monitoring equipment has been relocated or where monitoring locations may not represent the effects at our property

Of additional concern is that neighbouring Fletcher-owned properties are not subject to the same residential sensitivity considerations. This has the potential to reduce the level of practical protection afforded to the remaining independent landowners.

Repeated vibration and blast overpressure events may create ongoing concern for residents, particularly where there are fears of structural damage, cracking, land movement, or impacts on water infrastructure and other property improvements. Current blasting activities at Hunua Quarry already generate vibration effects at [REDACTED] that can feel comparable to a small earthquake, with noticeable shaking of the house, rattling of cupboards and household contents, and visible disturbance to domestic animals. While these effects may fall within technical compliance limits, they nonetheless have a significant impact on residents' sense of wellbeing, security, and enjoyment of their property. The application does not adequately demonstrate how these effects will be avoided or reduced as quarry operations progressively deepen and move closer to neighbouring properties, nor does it provide certainty that the frequency or intensity of these events will not increase over the life of the proposed expansion.

5. Future Expansion and Loss of Residential Buffering

A key unanswered question is what protections will remain for us as the occupants of [REDACTED] as the quarry progressively advances toward our property and surrounding properties cease to operate as occupied residences.

I request that Winstone clearly explain:

- how [REDACTED] will remain protected if quarry operations ultimately approach our boundary
- what criteria are being used to determine whether neighbouring properties remain suitable for residential occupation
- whether equivalent assessments have been or will be undertaken for our property
- what mitigation, compensation, or protective measures are proposed for directly affected neighbouring landowners

6. Requested Conditions

If the application is approved, we respectfully request that the approval be subject to robust and enforceable conditions that include:

1. Property-specific dust, noise, vibration, blast overpressure, and air quality protections for [REDACTED]
2. Independent environmental monitoring is located at or immediately adjacent to our property.
3. Public reporting of monitoring results, including dust, noise, vibration, and blast monitoring outcomes.
4. Independent property condition surveys before further expansion, with periodic follow-up surveys as quarry operations move closer to residential boundaries.
5. Clearly defined trigger levels requiring investigation, corrective action, and review of mitigation measures.
6. Transparent complaints, investigation, and dispute resolution process.
7. Compensation and remedial measures where quarry operations cause property damage, loss of amenity, or adverse environmental effects.
8. Periodic reassessment of environmental effects and mitigation measures as quarry operations progress through future stages of development.

7. Conclusion

We are not opposed to the continued operation of Hunua Quarry and acknowledge its importance to Auckland's infrastructure and economic development. However, the benefits of the project should not come at the expense of the health, wellbeing, amenity, and property rights of the small number of neighbouring residents who will continue to live alongside the quarry for decades to come.

The Fast Track process must not result in remaining residents being left with uncertainty about long-term exposure to dust, noise, vibration, blast overpressure, and other quarry effects. The burden of managing those effects should not fall on neighbouring landowners.

We request that the Expert Panel either decline the application or impose meaningful, enforceable, and enduring conditions that provide certainty that the occupants of [REDACTED] will be protected from the adverse effects of dust, noise, vibration, blasting, and future quarry expansion throughout the life of the development.