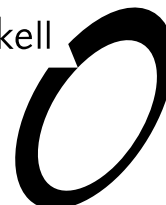


1 October 2025

Hayley Thomas  
Waipa District Council  
Private Bag 2402  
Te Awamutu 3840

Boffa Miskell



Dear Hayley

**Further information response – Winstone Aggregates – LU/0160/25 – Whitehall Quarry**

Thank you for your Further Information Request Letter, dated 8 September 2025, in accordance with Section 92 of the Resource Management Act 1991 (RMA). This letter provides our response to the information requested, on behalf of Winstone Aggregates. Each point of clarification is set out below with the questions in italics and the associated responses subsequently provided.

1. *A Cultural Impact Assessment Note: Feedback from Ngā Iwi Tōpū O Waipā includes the request of a Cultural Impact Assessment and it is understood that Norm Hill has been engaged to prepare a Cultural Impact Assessment on behalf of the local hapu.*

The CIA is still being prepared and will be forwarded to Council once completed. It is anticipated that the CIA will be provided by the end of October.

2. *A planning assessment and comment in regard to the resource consent which has been received by Council for the adjacent property (ref LU/0169/25). The activity is for the operation of an off-grid nature tourism facility at 2/209 and 4/207 Whitehall Road, Cambridge. A copy of the consent application has been attached.*

The proposed nature tourism facility seeks to establish 13 low-impact, off-grid cabins for short-term visitor accommodation. The cabins are located within the Rural Zone and are sited outside the Quarry Buffer Area. The nearest cabin (Site 1) is approximately 900 metres from the proposed aggregate expansion area.

**Assessment of Effects in Relation to Quarry Expansion:**

- Visual Effects: The quarry is not visible from the proposed cabin sites due to intervening topography (ridgeline) and existing vegetation. The visibility analysis prepared as part of the Landscape Visual assessment and submitted with the application confirms that the quarry is not visible from this location. The proposed cabins have also been orientated so that they are facing away from the quarry. The proposed expansion of the quarry is not expected to result in visual effects for the new proposed tourism facility.
- Noise Effects: The addendum titled Whitehall Quarry Pit Expansion s92 Response to the acoustic assessment for the quarry expansion, prepared by Marshall Day Acoustics, dated 25 September 2025 confirms that the proposed quarry will continue to achieve

compliance with District Plan noise standards<sup>1</sup> and the maximum limits of RC3770.02. Noise effects from the quarry on the tourism facility will be reasonable given that the limits will be achieved, the quarry expansion is continuation of an existing activity, the temporary nature of the tourism event given that guests will typically stay 1-3 nights, and the fact that the quarry does not operate in the night-time period when visitors would be asleep. Given the separation distance and the short-term nature of the accommodation, no reverse sensitivity effects are expected.

- Reverse Sensitivity: The cabins are designed for temporary occupancy and are located well outside the Quarry Buffer Area. The nature of the activity (eco-tourism) is passive and low-impact. As such, the risk of reverse sensitivity effects on quarry operations is expected to be negligible.

Overall, due to the separation distance, topographical screening, and short-term nature of the accommodation ensure that any effects from the long-term expansion of the quarry on the cabins are less than minor.

3. *An amendment, or addendum to, the Marshall Day Acoustics Noise and Vibration Assessment to include consideration and comments on:*

- *the areas of the site at 209 Whitehall Road that are used for the Festival One event (consented under LU/0145/20);*
- *the proposed cabin locations within LU/0169/25 (Refer to Figures 1 and 2 below); and*
- *any other sites for which a dwelling could be constructed in the future as a permitted activity.*

An updated Acoustic Assessment is provided in **Attachment 1**.

The following provides an assessment of any other sites for which a dwelling could be constructed in the future as a permitted activity:

One principal dwelling is permitted per certificate of title (outside of quarry buffer areas)<sup>2</sup>. Any new dwelling in the Quarry Buffer Area requires resource consent as a restricted discretionary activity<sup>3</sup>. Most of the lots around the quarry area already contain an existing dwelling and therefore any new dwellings would require resource consent.

The minimum lot area for rural subdivision is 40ha<sup>4</sup> and most lots are smaller than this, where there are larger lots that do not contain existing dwelling, these are part of a larger farm block. It is considered unlikely that a dwelling would establish on these lots close to the quarry due to the topography and also the cost in getting access and services to any potential building platform.

The likelihood of new dwellings being established as a permitted activity on land surrounding the quarry is therefore low.

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<sup>1</sup> Rule 4.4.2.15

<sup>2</sup> Rule 4.4.1.1

<sup>3</sup> Rule 4.4.1.3.a

<sup>4</sup> Rule 15.4.2.1.a

Yours faithfully

**BOFFA MISKELL LTD**



Katie Huesser

Associate Principal | Planner

Attachments: 1 – Marshall Day Update

25 September 2025

Winstone Aggregates  
PO Box 17195  
Greenlane  
Auckland 1546

**Attention: Tyler Sharratt**

**WHITEHALL QUARRY PIT EXPANSION  
S92 RESPONSE**

Dear Tyler

Winstone Aggregates engaged Marshall Day Acoustics to carry out an acoustic impact assessment of their proposal to expand the operation of Whitehall Quarry.

Our assessment<sup>1</sup> concluded that there would be a negligible change in noise levels due to the expansion, maintaining compliance with Condition 3 of the existing consent and with the relevant noise limits in the Waipā District Plan (WDP).

Waipā District Council has requested further information with respect to our noise assessment. This letter sets out the further information requests, followed by our response.

**MDA RESPONSE TO COUNCIL**

*3. An amendment, or addendum to, the Marshall Day Acoustics Noise and Vibration Assessment to include consideration and comments on:*

*- the areas of the site at 209 Whitehall Road that are used for the Festival One event (consented under LU/0145/20)*

We have modelled quarry noise at the closest camping areas marked on the Festival One Consented Site Plan (refer to Figure 1). Our noise model indicates daytime operational noise from the quarry at these locations of up to 48 dB L<sub>A10</sub>. We consider noise effects will be reasonable given the temporary nature of the event, and the fact that the quarry does not operate in the night-time period when campers would be asleep.

Refer to Attachment 1 for a noise contour.

Operational noise will comply with Condition 3 of the existing consent (RC3770.02) and the relevant receiver zone limits in the WDP. These are restated below (noting that the L<sub>eq</sub> metric is approximately 2 dB more lenient than L<sub>10</sub>).

Condition 3 of RC3770.02:

|                                                                   |                         |
|-------------------------------------------------------------------|-------------------------|
| Daytime 6.00am to 8.00pm                                          | 55 dB L <sub>A10</sub>  |
| At all other times (including all day Sunday and public holidays) | 40 dB L <sub>A10</sub>  |
| Everyday 8.00pm to 6.00am                                         | 65 dB L <sub>Amax</sub> |

WDP (Significant Mineral Extraction Zone)

|                                      |                        |
|--------------------------------------|------------------------|
| 7.00am to 10.00pm, Monday – Saturday | 55 dB L <sub>Aeq</sub> |
|--------------------------------------|------------------------|

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<sup>1</sup> Rp 001 20240662 *Whitehall Quarry Pit Expansion Noise and Vibration Impact Assessment* (11 April 2025).

All other times and on public holidays

45 dB  $L_{Aeq}$  / 75 dB  $L_{Amax}$

WDP (Rural Zone)

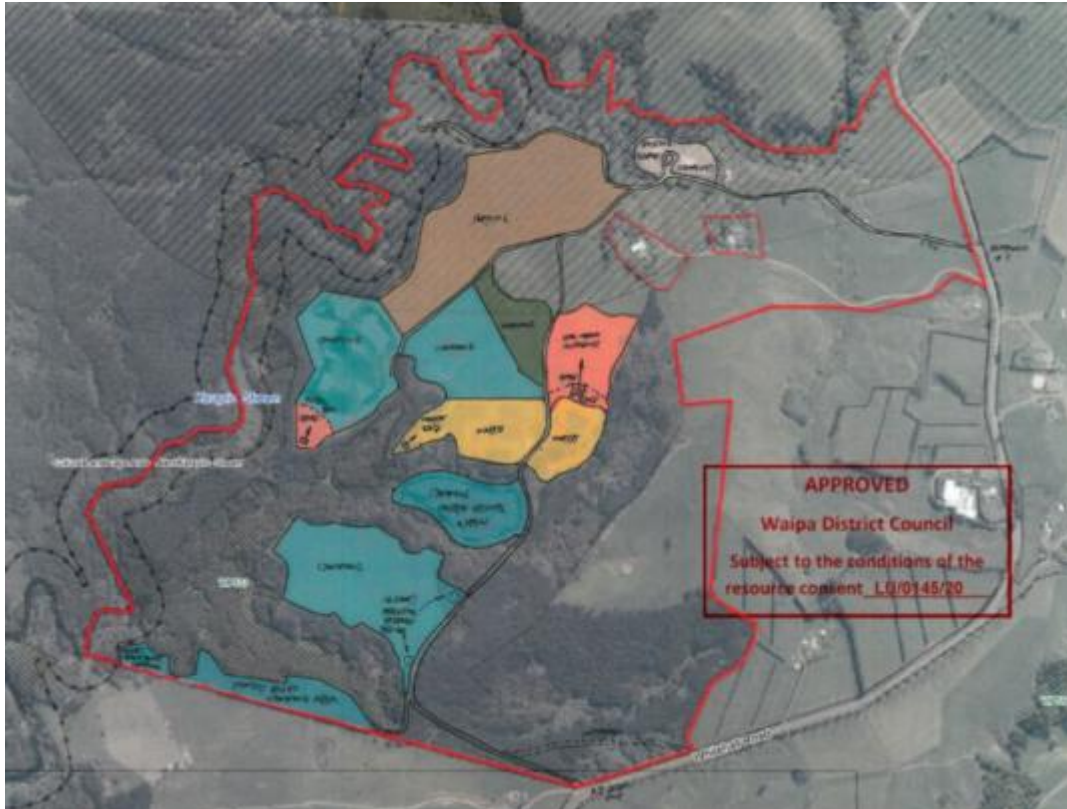
7.00am – 10.00pm

50 dB  $L_{Aeq}$

10.0pm – 7.00am

40 dB  $L_{Aeq}$  / 70 dB  $L_{Amax}$

**Figure 1: Festival One site plan**



- the proposed cabin locations within LU/0169/25

We have placed receivers at each of the cabin sites as indicated in the application for resource consent (refer to Figure 2). The calculated operational noise levels at each site are listed in Table 1. Refer to Attachment 1 for a noise contour.

Operational noise at all cabins will comply with Condition 3 of the existing consent (RC3770.02) and the relevant receiver zone limits in the WDP.

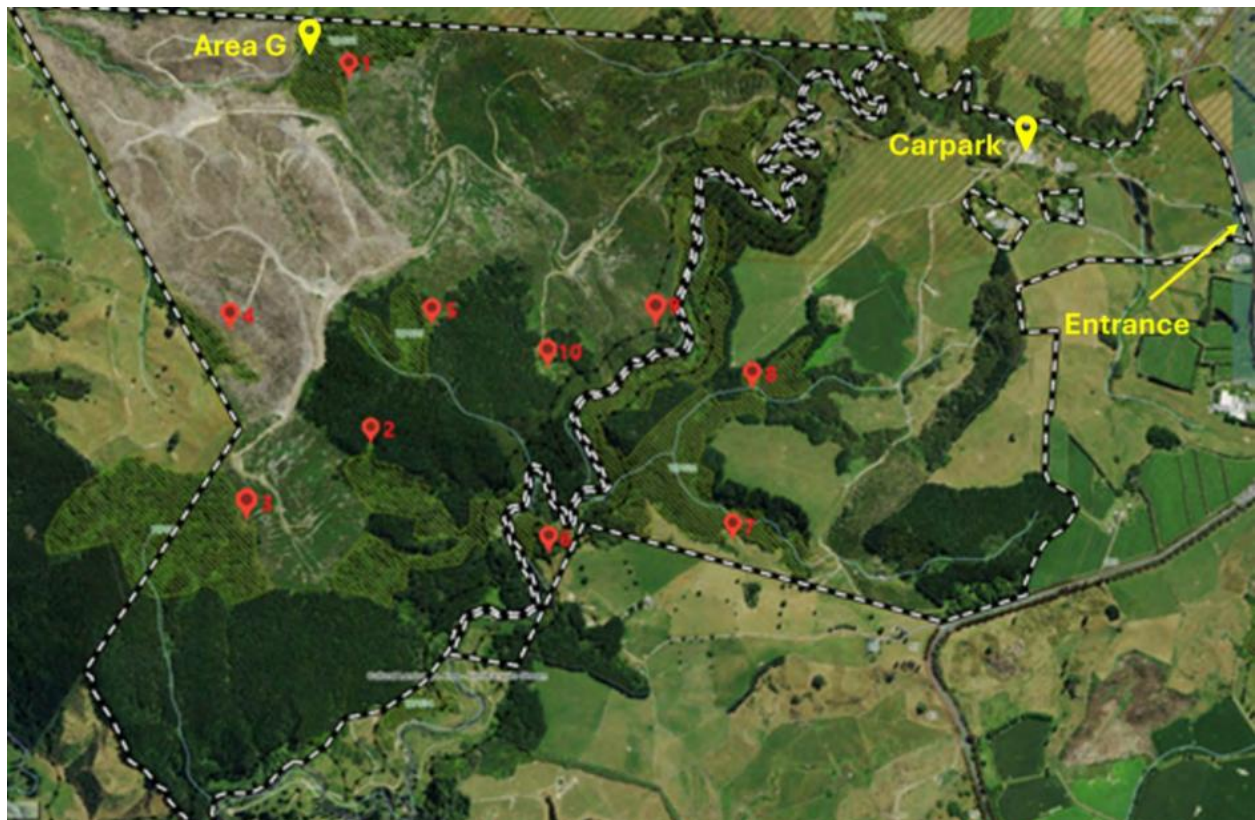
We consider effects will be reasonable on the basis that the proposed expansion complies with both RC3770.02 and the permitted activity standards in the WDP. The quarry will not operate during the night-time period.

**Table 1: Calculated noise levels at proposed cabins**

| Cabin no. | Noise level (dB $L_{A10}$ ) |
|-----------|-----------------------------|
| 1         | 31                          |
| 2         | 39                          |
| 3         | 34                          |
| 4         | 30                          |
| 5         | 31                          |

| Cabin no. | Noise level (dB L <sub>A10</sub> ) |
|-----------|------------------------------------|
| 6         | 39                                 |
| 7         | 43                                 |
| 8         | 45                                 |
| 9         | 45                                 |
| 10        | 41                                 |

Figure 2: Proposed cabin locations



- any other sites for which a dwelling could be constructed in the future as a permitted activity

To assume locations on surrounding properties where future dwellings could be constructed as a permitted activity is outside our area of expertise. Notwithstanding, we note that the proposed expansion footprint does not significantly change the quarry's noise emission envelope, as shown by the marginal changes in noise level that will be experienced by existing dwellings. Furthermore, we note that parties considering building a dwelling in the future will choose to do so based in part on knowledge of the noise environment that exists at that time (irrespective of the compliance situation). If they do not like the level and character of the noise at a given location then they can choose not to build in that location.

We trust this information is satisfactory. If you have any further questions, please contact us.

Yours faithfully

**MARSHALL DAY ACOUSTICS LIMITED**

**Chiaki Fenemore**

**Consultant**

ATTACHMENT 1 NOISE CONTOURS

