



Memorandum

Auckland

Level 3
82 Wyndham Street
Auckland 1010
PO Box 91250
Auckland 1142

+649 358 2526

Whangarei

15 Porowini Avenue, Morningside, Whangarei 0110
PO Box 1094, Hamilton 3240
PO Box 13373, Tauranga 3141
PO Box 11340, Wellington 6142
27 Vanguard Street, Nelson 7010
PO Box 110, Christchurch 8140
PO Box 1028, Queenstown 9348
49 Water Street, Dunedin 9016

Hamilton

Tauranga

Wellington

Nelson

Christchurch

Queenstown

Dunedin

+649 358 2526

+647 960 0006

+647 571 5511

+644 385 9315

+643 548 8551

+643 366 8891

+643 441 1670

+643 470 0460

Attention: Jo Young / Jessica Urquhart

Company: Stevensons / Tonkin + Taylor

Date: 1/8/2025

From: Tom Lines | NZILA Registered Landscape Architect

Message Ref: Sutton Block: Auckland Parks, Preliminary Comments to Fast Track Application

Project No: BM210658

Introduction

The purpose of the memorandum is to provide a response to a received request from Auckland Parks in relation to potential adverse visual effects from surrounding named public open spaces. The request has been received on behalf of Auckland Council which are preliminary comments to be considered before the Fast Track process begins. It is noted that some aspects of the request do not relate to landscape and visual matters. These matters have a strike through applied.

Information Request

- s67 Request No. 1
- Specialism: Parks Planning

"Missing Specific Impact Assessments for Numerous Named Public Open Spaces"

Description of Missing Information:

While the application includes general references to "Public Open Space" within the Zone of Theoretical Visibility (ZTV), it does not provide detailed, site-specific assessments for a number of named public open spaces, including:

- Barber Road Local Purpose Reserve
- Drury Hills Esplanade Reserve
- Hingaia Stream Esplanade Reserve
- Ngakaroa Reserve
- Mercer Reserve
- Runciman Reserve
- Runciman Sports Complex Reserve
- Pratt Road Recreation Reserve

- Kern Road Esplanade Reserve
- Sinclair Road Esplanade Reserve
- Ararimu Cemetery
- Pratt Road Cemetery – Te Maketu
- Ararimu Hall

The only reserve subject to specific impact analysis is Macwhinney Reserve, which is described in relation to visual amenity and screened views. All other reserves are generically referred to as "public open space" without any individualised discussion within the visual, noise, or air quality assessments.

Why This Information is Essential:

From a parks planning perspective, each public open space provides distinct amenity and recreational values that may be uniquely impacted by the proposed quarry expansion. A comprehensive assessment requires:

Specific visual impact assessments for each reserve to determine the degree of visibility of quarry activities (e.g., haul roads, exposed faces) and their impact on user experience, particularly where panoramic or curated views exist.

~~Consideration of amenity values, including how dust, noise (e.g., from blasting or machinery), and vibration may impact the tranquility or enjoyment of these spaces.~~

Analysis of recreational use: It is unclear whether any reserves include walking tracks, picnic areas, or planned future amenities that could be affected.

~~Impacts on access: The potential for altered traffic patterns, haul road crossings, or public safety risks that may influence accessibility to or through any of these spaces is not discussed.~~

Without this level of detail, it is not possible to determine whether site-specific mitigation or compensation is warranted, or whether the proposed screening and offset measures are adequate to preserve public enjoyment and use of these community assets. "

Response

A review of the listed named public open spaces has been undertaken and site specific assessments have been provided in **Table 1** below.

The ZTV analysis maps capture Stage 2, Stage 4 and Stage 5 Life of Quarry ('LOQ') of the Project. These have been amended to include references to the listed named public open spaces (**Appendix 1**). Map references are also provided in the below table. In undertaking this assessment, it was noted that for some reserves, slightly alternative naming was used across GEOMaps and other GIS databases. Every effort has been made to identify the requested named public open spaces for specific site assessments. Lastly, additional areas of public open space have been identified and assessed for completeness, these are Sonja Reserve and Drury Sports Complex. **Appendix 2** provides Auckland Council GEOMap extracts illustrating the location of the considered public open spaces.

Table 1: Site Specific Open Space Assessment

Map Reference	Open Space Name	Address	Distance from Project (approx.)	Assessment Commentary	Adverse Visual Effect Rating
1	Barber Road Local Purpose Reserve (Ponga Road Local Purpose Reserve)	Ponga Road Papakura Auckland 2584	875m	Bush covered Local Purpose reserve with no apparent public access or facilities. A paper road bisects the reserve from a neighbouring area of open space (although zoned as Rural) which supports a tennis court and public seating. No views towards the Project are anticipated from this location.	Nil
2	Drury Hills Esplanade Reserve	31 Drury Hills Road Drury Auckland 2577	1.14km	Small esplanade reserve primarily grazed field with the balance occupied in vegetation. No facilities or apparent access. Views not attained from this reserve towards the Project.	Nil
3	Hingaia Stream Esplanade Reserve	75 Maketu Road Drury Auckland 2579	1.9km	Reserve is part of larger Drury South Crossing – when completed the development will include mixed use, residential, open space and industrial land uses. Open Space is focused along the Hingaia Stream, with portions accessible whilst remaining under development. Views towards the site include Kaarearea paa, the existing Drury Quarry and vegetated slopes to the west of the Project with some dwellings. The industrial zoned land in the foreground of these features, east of the reserve, is currently under development, with large scale buildings anticipated. Cardinal Logistics at 78 Maketu Road, being one of those developments which has recently been completed. Until industrial development occurs,	Very Low

				some activity associated with the project (including benching) may be visible in the south western portion as Stage 1 of the Project is progressed. This will appear as a continuation of activities associated with the existing quarry due to the works essentially extending from it. Further, future development within the industrial land will likely interact with these views, reducing visibility of the Project.	
4	Ngakaroa Reserve	50R Karaka Road Drury Auckland 2578	3.9km	Located west of the southern motorway, the reserve is bisected by Great South Road and flanks the Ngakaroa Stream. The reserve primarily features open pasture and vegetation of varying quality along the stream margins. No clear public access points are apparent. It is however noted that the South Auckland Riding for the Disabled facility is located in the northern most portion (accessed from Mercer Street, and separated from the balance of the reserve). Visibility towards the Project is expected to be particularly limited, particularly given the distance and foreground elements in any views towards the Project. Any visibility would be restricted to the upper most portion of the Project, along the eastern extent, where works along the eastern ridge will occur. Any views of the works would form a small part of their overall view and restricted to isolated areas in the reserve.	Very Low
5	Runciman Road Esplanade Reserve ¹	Runciman Road Drury Auckland 2578	3.8km	Located along the western margin of the Ngakorua Stream, the reserve does not appear directly accessible to the public (surrounded by	Very Low

¹ Unable to locate requested public open space (Runciman Reserve). Runciman Road Esplanade Reserve has been considered as the likely candidate

				private property). The reserve features unkempt grass areas and vegetation along the stream margin. If viewing audiences were to visit the reserve the views of the Project would be limited and form a very small portion of the overall outlook from a distance of approximately 3.8km away.	
6	Drury Sports Complex	20 Victoria Street DRURY 2113	4.2km	Recreational facility which supports the Drury United Football Club. The reserve is characterised by football playing fields and includes clubrooms and equipment sheds. The Project is located to the south east of the facility and whilst distant views of the ridges around the site are attainable, the view is dominated by the road environment in the foreground particularly State Highway 1 and the various on/off ramps at the Drury interchange. If views of the project are attainable these would be very limited, restricted to a portion of cut on the eastern ridge. From this location, the change would not be discernible or alter the overall experience of the view for these viewing audiences	Very Low
7	Pratts Road Recreation Reserve	Pratts Road Drury Auckland 2579	2km	Treed reserve on sloping land. Maketu Waterfall is located to the north along Maketu Stream. No obvious public access. No views of the Project are anticipated given its location and associated tree cover.	Nil
8	George Kern Scenic Reserve ²	Kern Road Drury Auckland 2579	5.1km	Scenic Reserve located off Kern Road. Reserve remains as a bush covered lot and includes signage on roadside. Given the location and vegetated nature of the reserve it is not anticipated that any views of the Project would be	Nil

² Unable to locate public open space (Kern Road Esplanade Reserve). George Kern Scenic Reserve has been considered as the likely candidate

				attainable from this distant location.	
9	Sinclair Road Esplanade Reserve	Ponga Road Papakura Auckland 2584	3.6km	Esplanade reserve with no apparent public access. No views of the Project are anticipated to be attainable.	Nil
10	Ararimu Cemetery	Ararimu Road Drury Auckland 2579	4.1km	Small cemetery located off Ararimu Road. No views of the Project are anticipated to be attainable.	Nil
11	Pratt Road Cemetery – Te Maketu	Pratts Road Drury Auckland 2579	2km	Small cemetery surrounded by established indigenous vegetation. Topography falls to the west which . No views towards the Project are anticipated to be attainable.	Nil
12	Ararimu Hall	Steel Road Drury Auckland 2579	4km	Located at the intersection of Steel Road and Ararimu Road. Also supports Ararimu Park. No views towards the Project are anticipated to be attainable.	Nil
13	Paepaeruru / Sonja Reserve	931R Ponga Road Drury Auckland 2113	885m	Bush covered reserve with no formed public access off Sonja Drive. No facilities apparent including no provision for carparking. Views are not anticipated due to topographic conditions in that the reserve is situated north of the Sonja Drive, beyond the Sonja Drive ridge.	Nil
14	Te Maketu Historic Reserve	Pratts Road Drury Auckland 2579	2.2km	Located south of the project on an elevated area, the reserve features an open grassed field with tree groupings. A paa site is located within this reserve and therefore it has cultural significance. Views towards the site are from south eastern portions of the reserve and capture the rounded hillsides of the site and broader area. Vegetation within and beyond the reserve interrupts views out however the site and Kaarearea paa is visible. The change anticipated by the Project will be limited and	Very Low

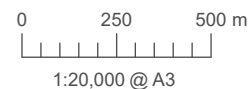
				would be more focused on the proposed indigenous vegetation on the slopes to the east of the existing quarry and the 'saddle between Kaarearea paa and the south eastern portion of the proposed quarry pit. Any views of quarry operations are therefore anticipated to be very limited.	
15	Mercer Reserve	24 Mercer Street DRURY 2578	4.1km	Zoned as future urban, currently used as a stockyard for Daltons Landscape Supplies. Therefore no recreational viewing audiences would visit this location.	Nil
16	Runciman Sports Complex Reserve	29R Pitt Road Drury Auckland 2578	3.9km	Set of tennis courts located off Pitt Road and is home to the Runciman Tennis Club. Very little to no visibility of the Project is anticipated from this distant location.	Very Low

Summary

In summary, the above analysis demonstrates that there will be limited visibility from the reserves listed and most are at a distance of over 3 kilometres. In addition, there are no identified viewing locations (e.g. scenic viewing platforms) with a clear view of the Project.

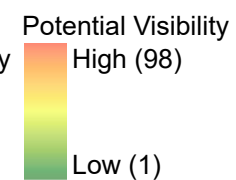
As such it is considered that none of the viewing audiences associated with public open spaces beyond the landholding or project footprint will be adversely impacted beyond a very low level. For most viewing audiences, there will be no change, or no appreciable change to their view. Where views of the project are attainable, they will not change the overall visual composition of their view, which for many includes established quarrying activities and large scale industrial activities within the wider landholding and adjacent land.

Appendix 1: Amended ZTV Maps with reserve references

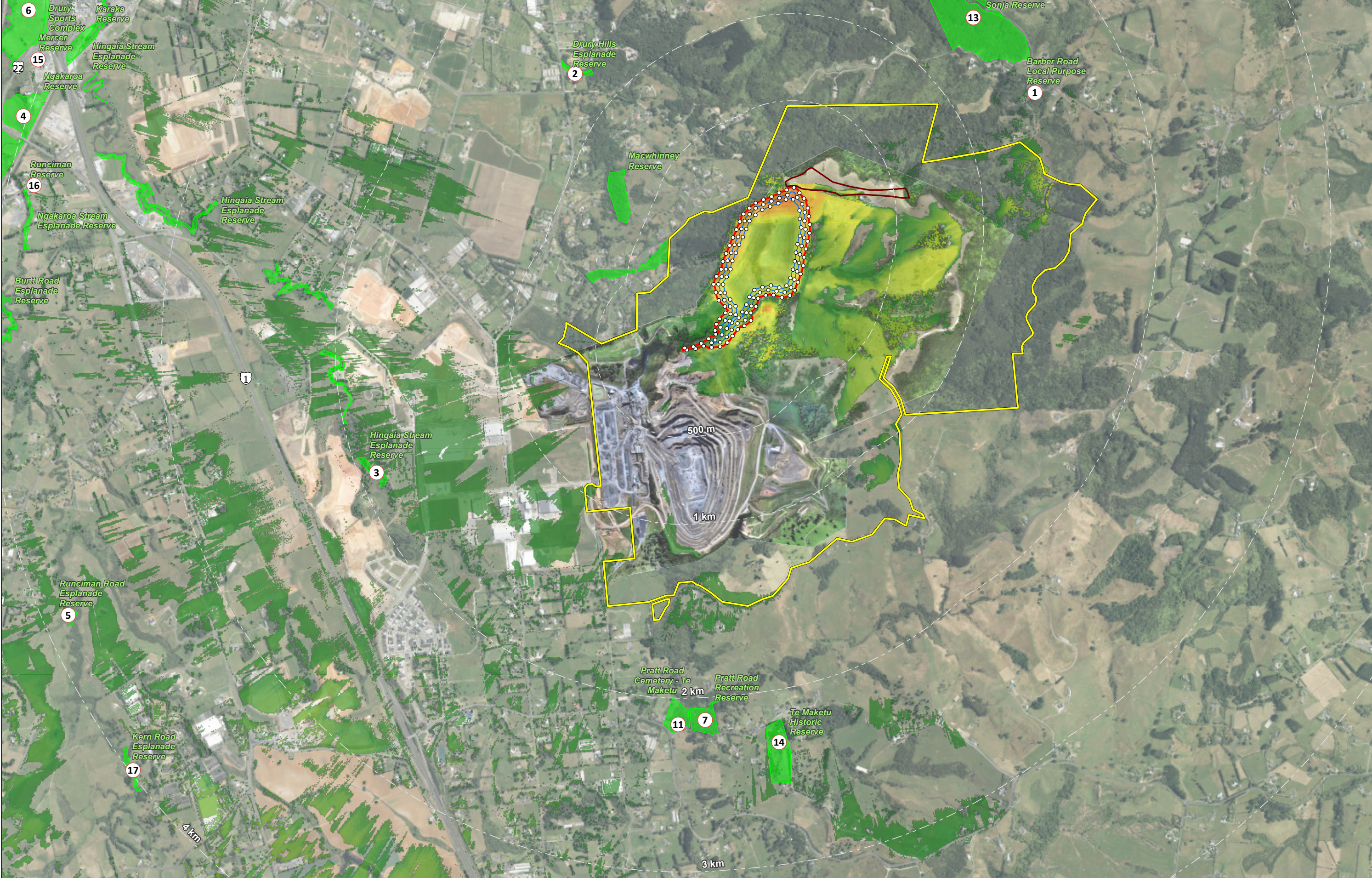


LEGEND

- Property Boundary
- Stage 2 Pit Design Boundary
- 147 Observable Points (50m apart)
- Internal Buffer (25m)

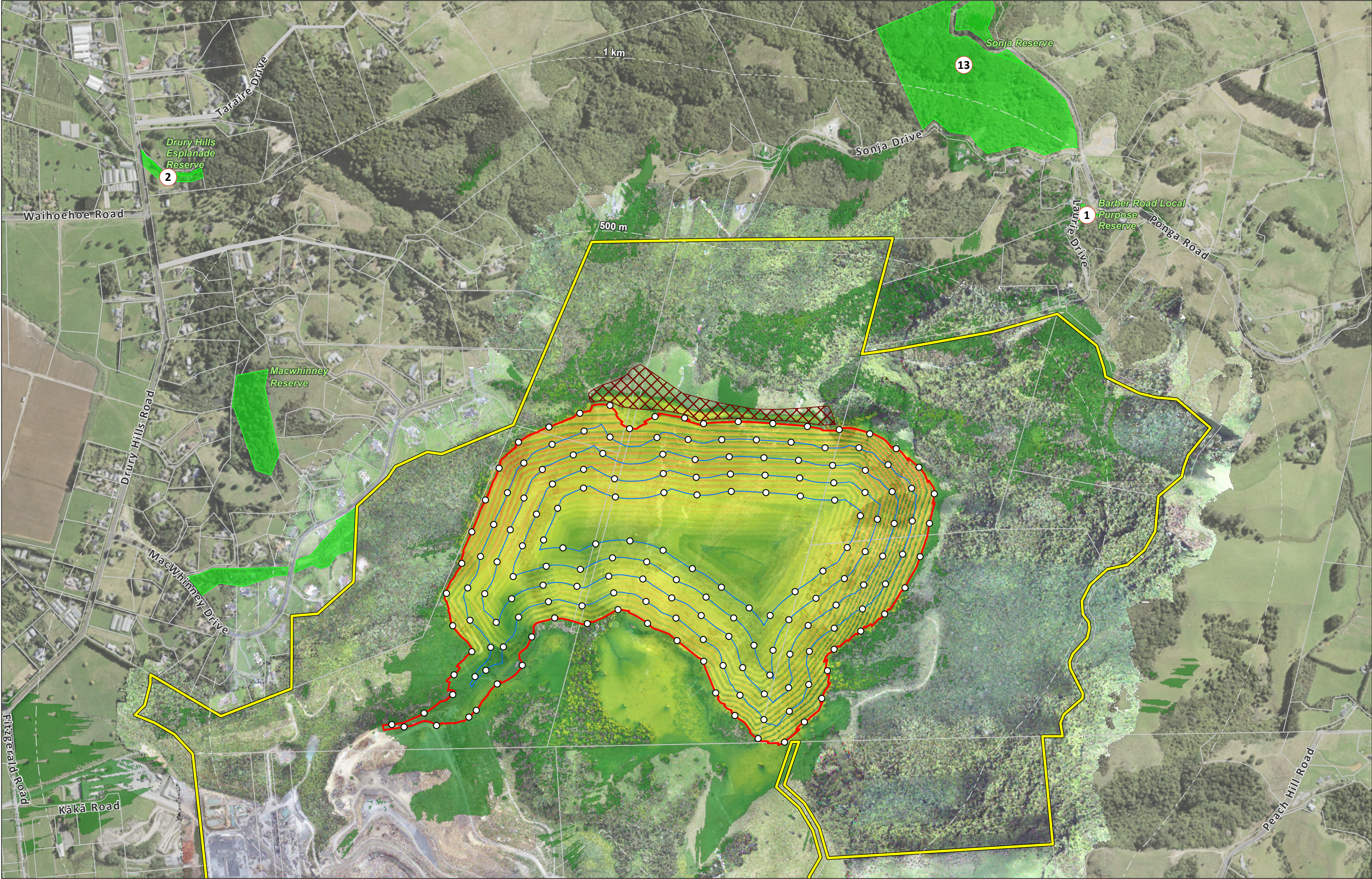


- North Bund
- Public Open Space
- Public Open Space Reference

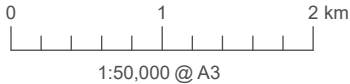
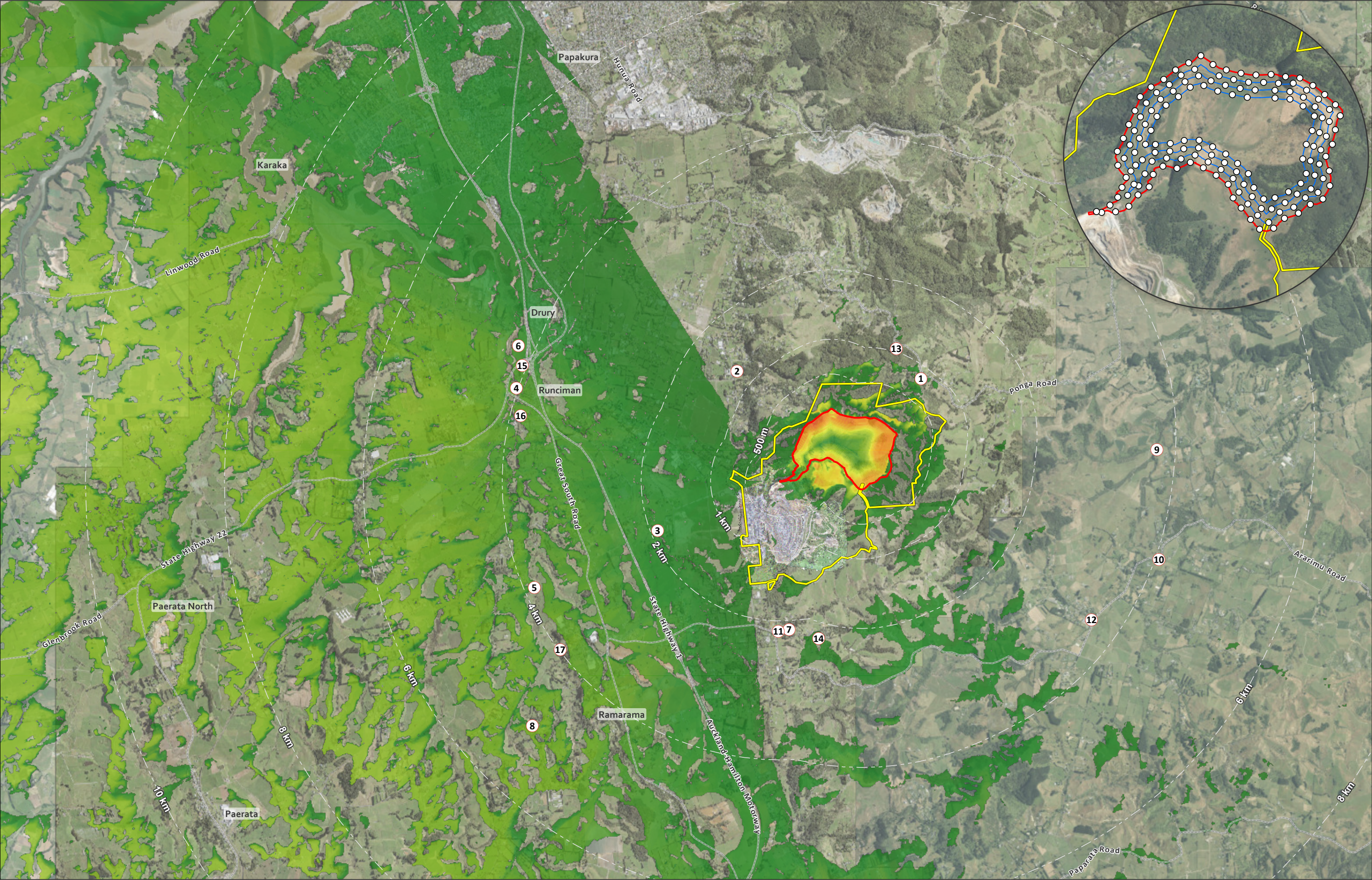


This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Figure 9

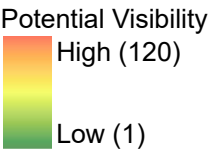


This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



LEGEND

- Property Boundary
- Stage 5 LOQ Boundary
- 164 Observable Points (100m apart)
- Internal Buffer (50m)



- Public Open Space Reference

DRURY QUARRY

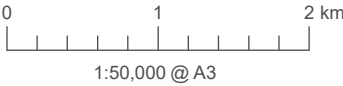
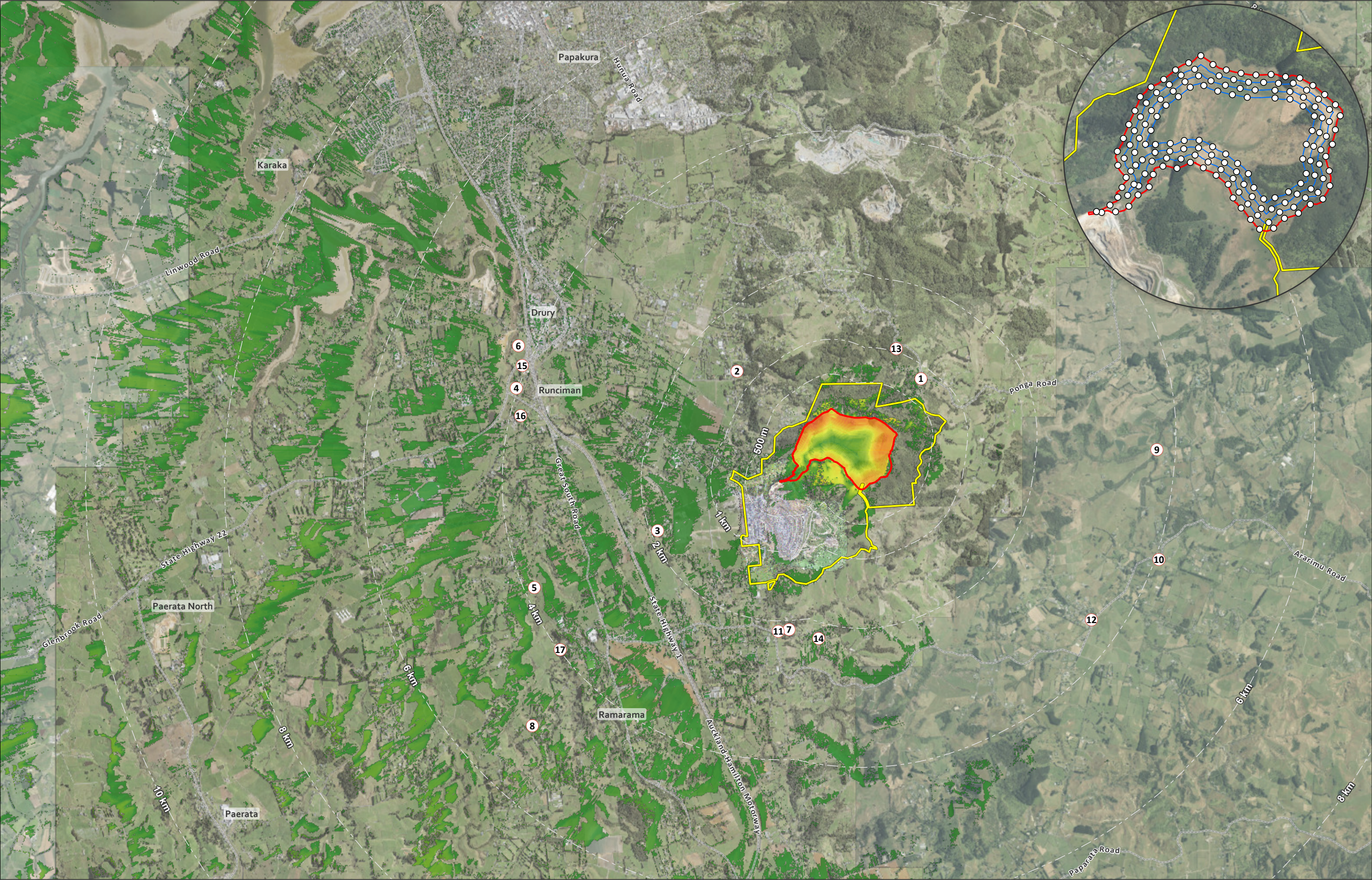
Stage 5 LOQ Visibility (Ground)

Date: 31 July 2025 | Revision: A

Plan prepared by Boffa Miskell Limited

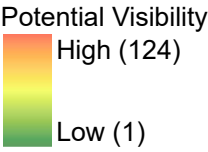
Project Manager: Tom.Lines@boffamiskell.co.nz | Drawn: SGa | Checked: TLI

Figure 13



LEGEND

- Property Boundary
- Stage 5 LOQ Boundary
- 164 Observable Points (100m apart)
- Internal Buffer (50m)



- Public Open Space Reference

DRURY QUARRY

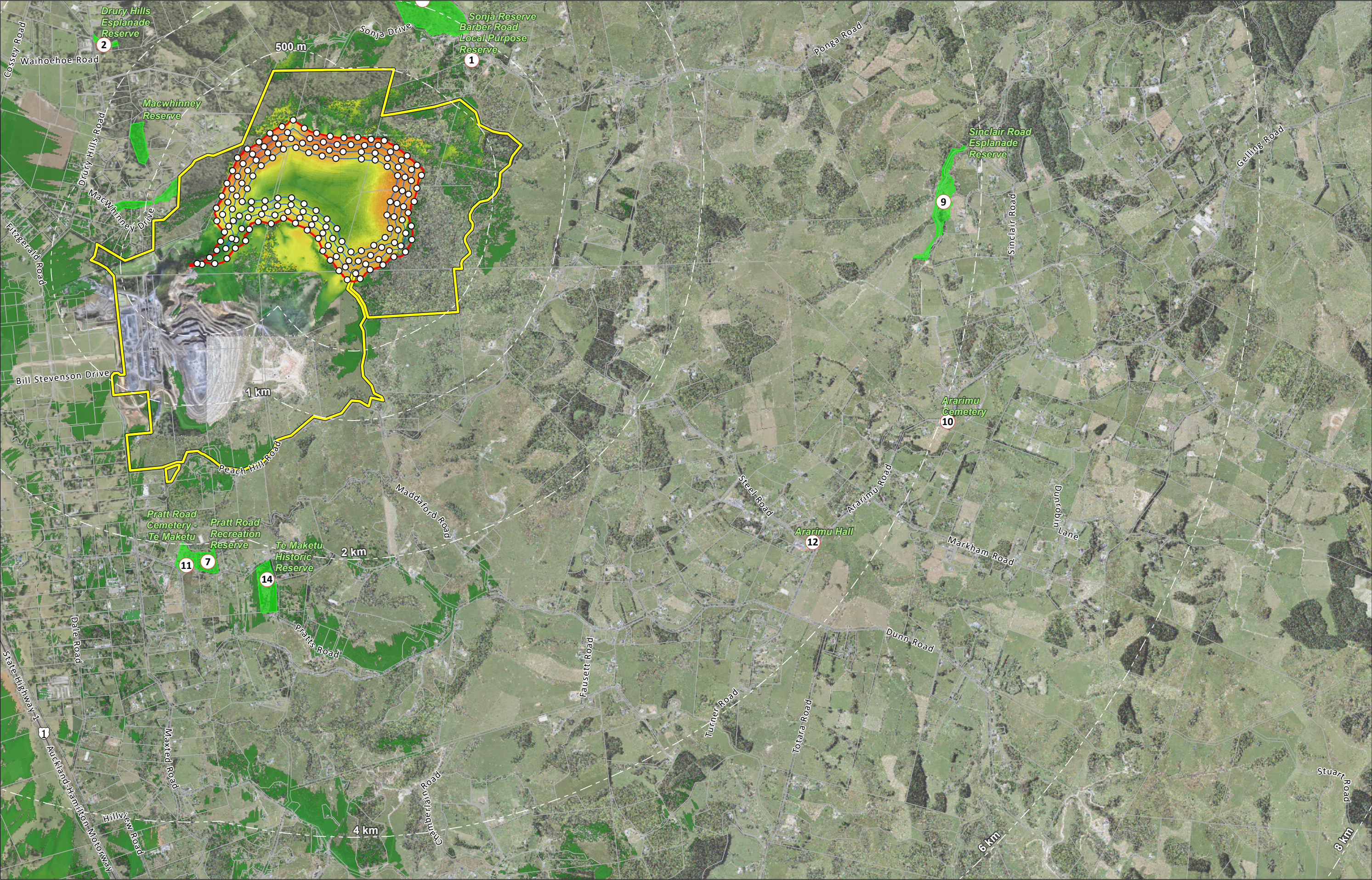
Stage 5 Visibility (Above-Ground)

Date: 31 July 2025 | Revision: A

Plan prepared by Boffa Miskell Limited

Project Manager: Tom.Lines@boffamiskell.co.nz | Drawn: SGa | Checked: TLI

Figure 14



Appendix 2: Reserve Locations (Auckland Council GEOMAPS)

Figure 1: Barber Road Local Purpose Reserve / Ponga Road Local Purpose Reserve



Figure 2: Drury Hills Esplanade Reserve

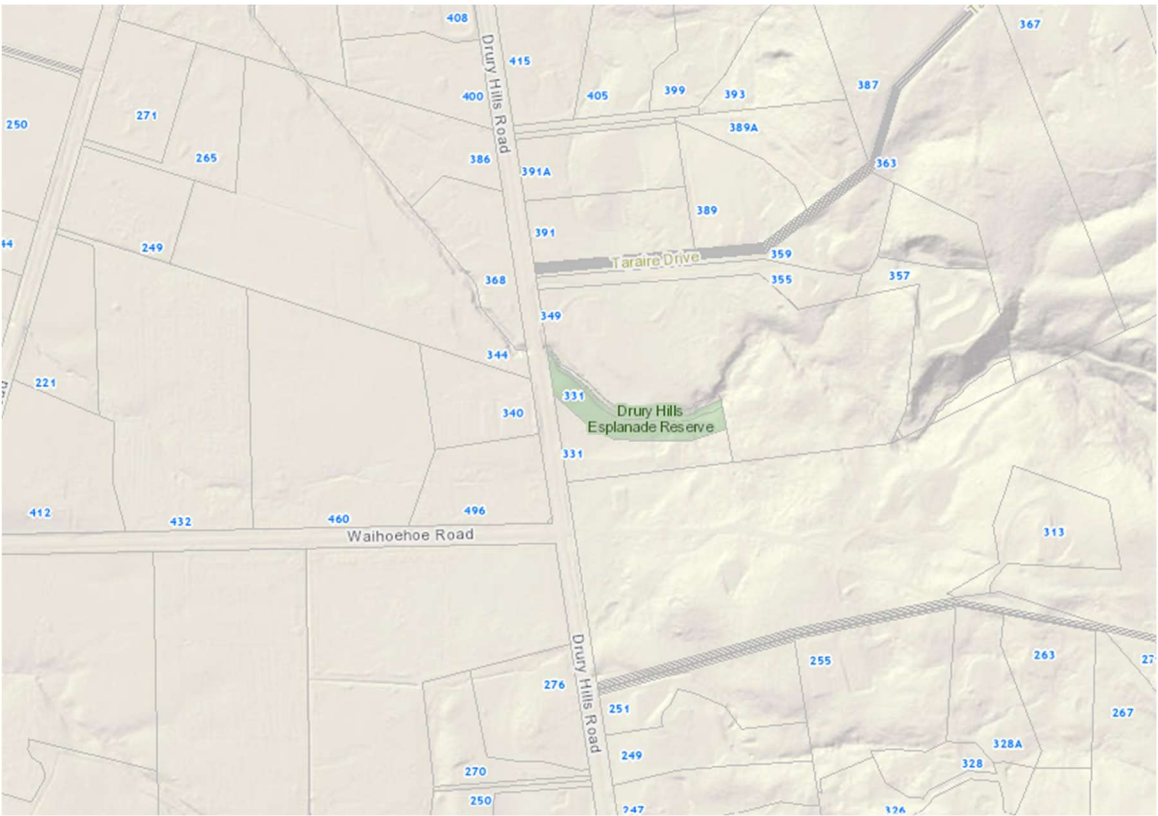


Figure 3: Hingaia Stream Esplanade Reserve

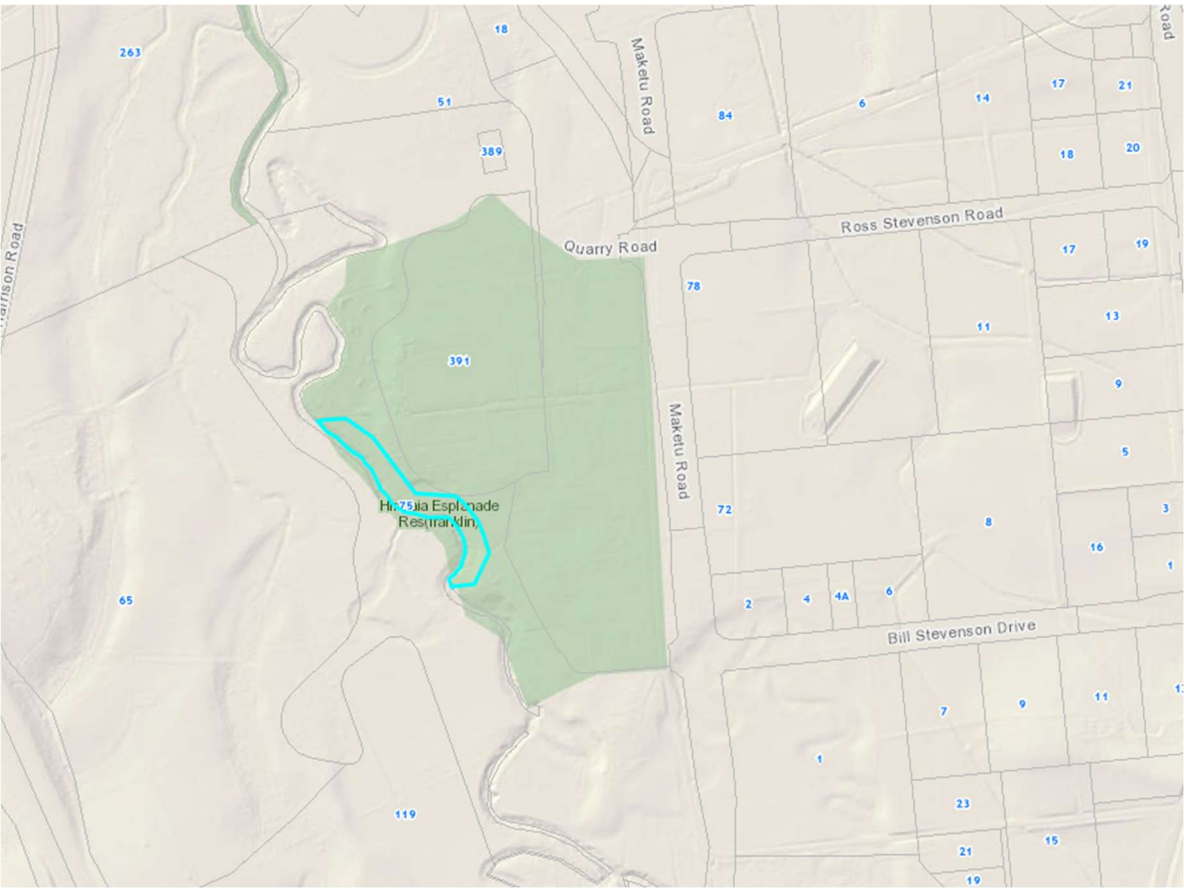


Figure 4: Ngakaroa Reserve

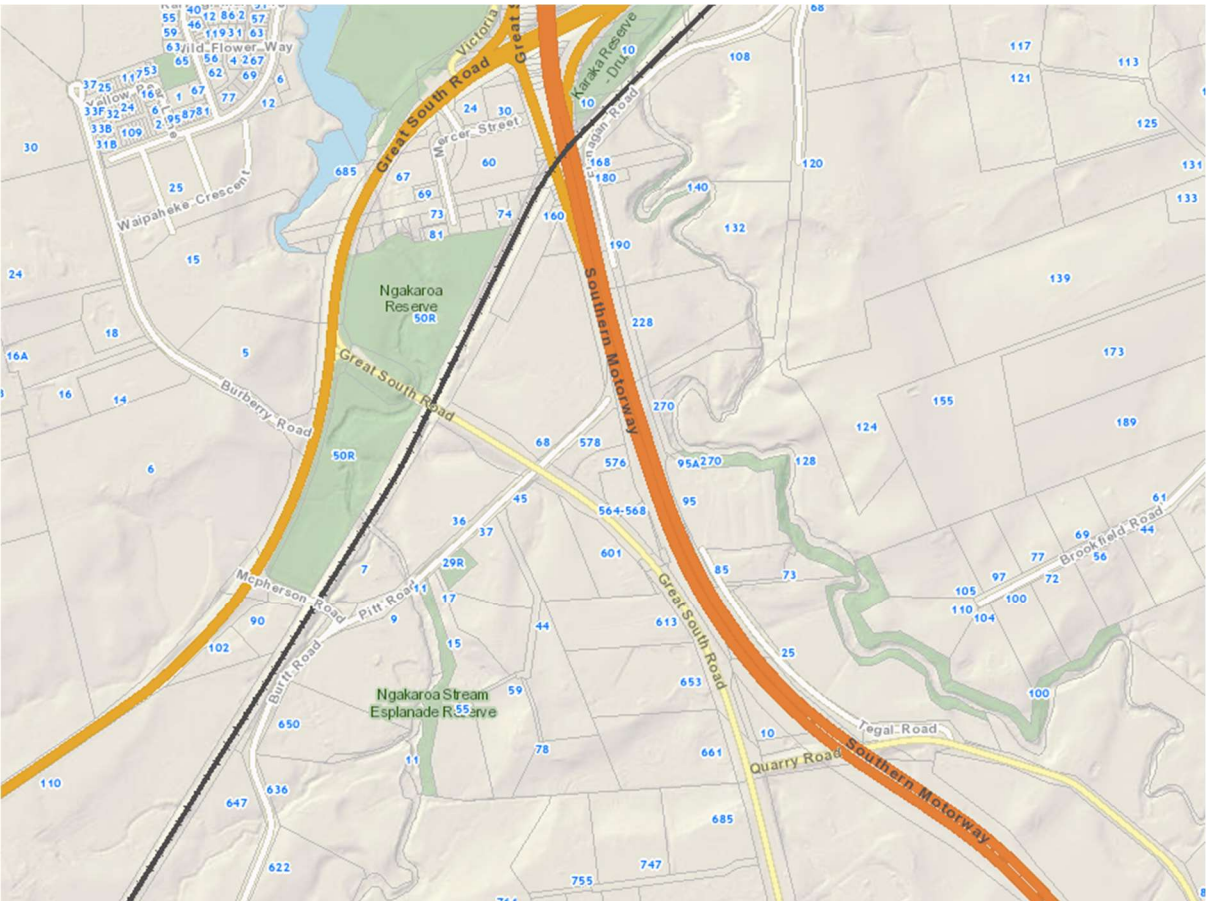


Figure 5: Runciman Road Esplanade Reserve

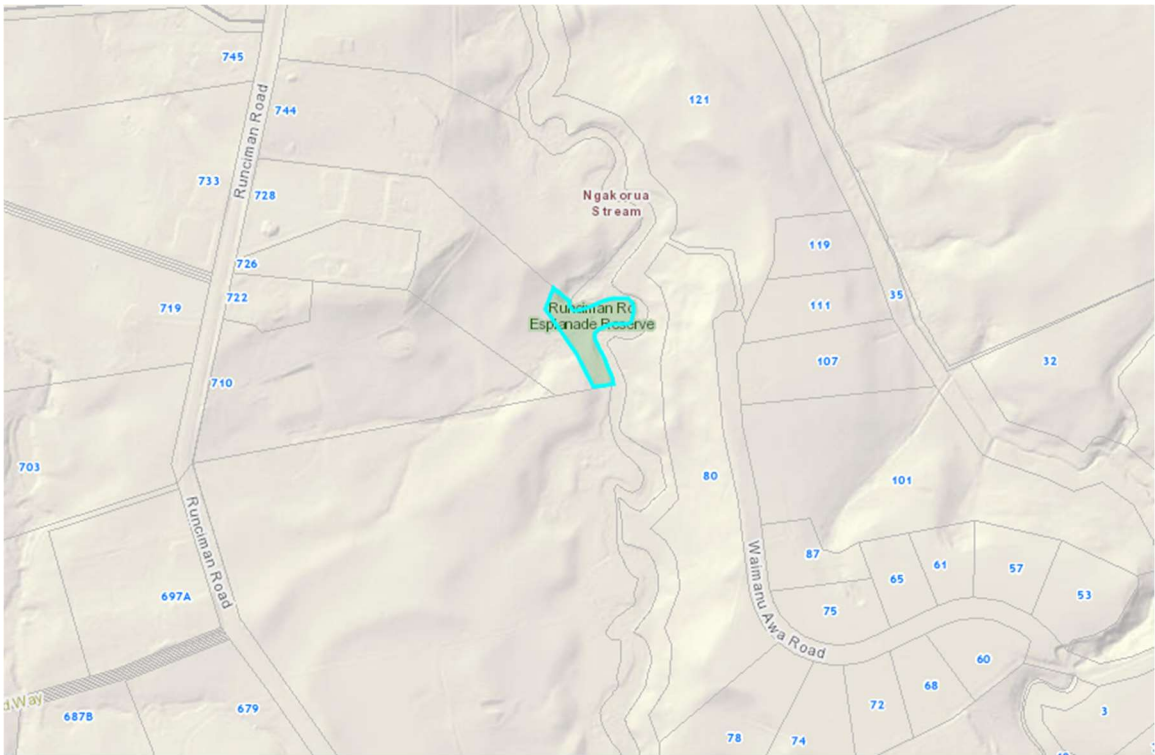


Figure 6: Drury Sports Complex



Figure 7: Pratts Road Recreation Reserve



Figure 8: George Kern Scenic Reserve

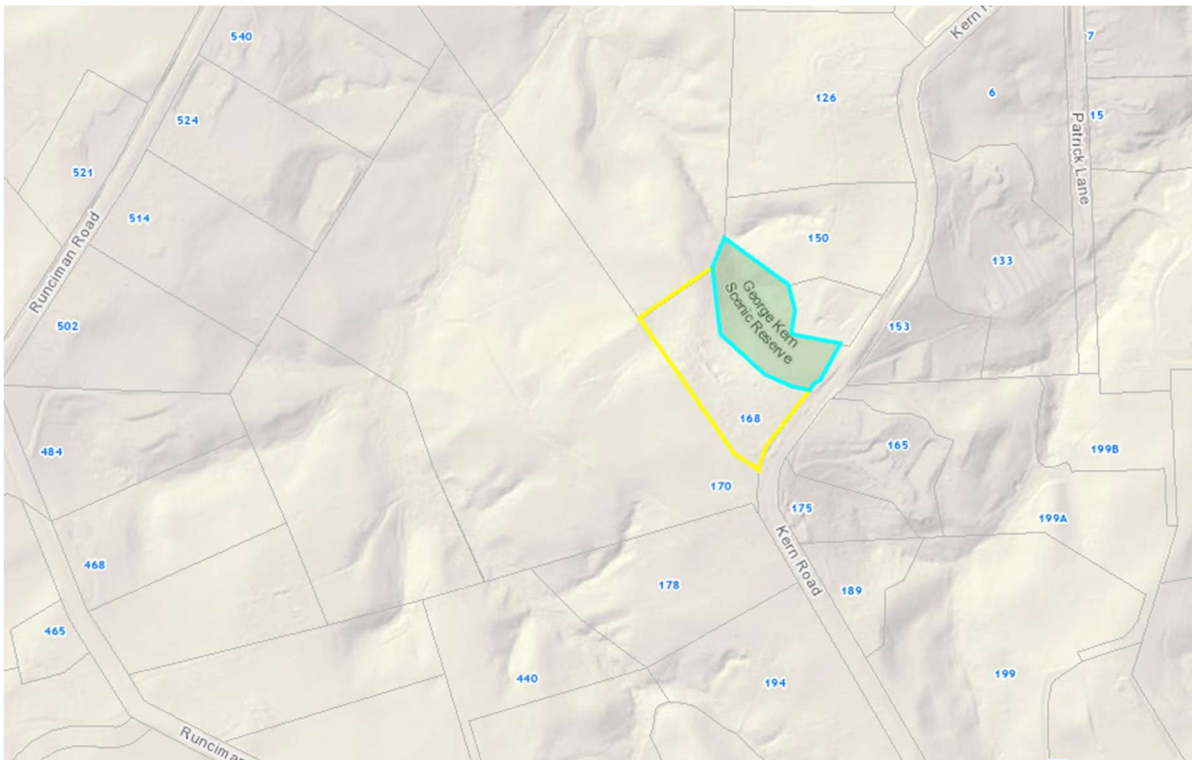


Figure 9: Sinclair Road Esplanade Reserve

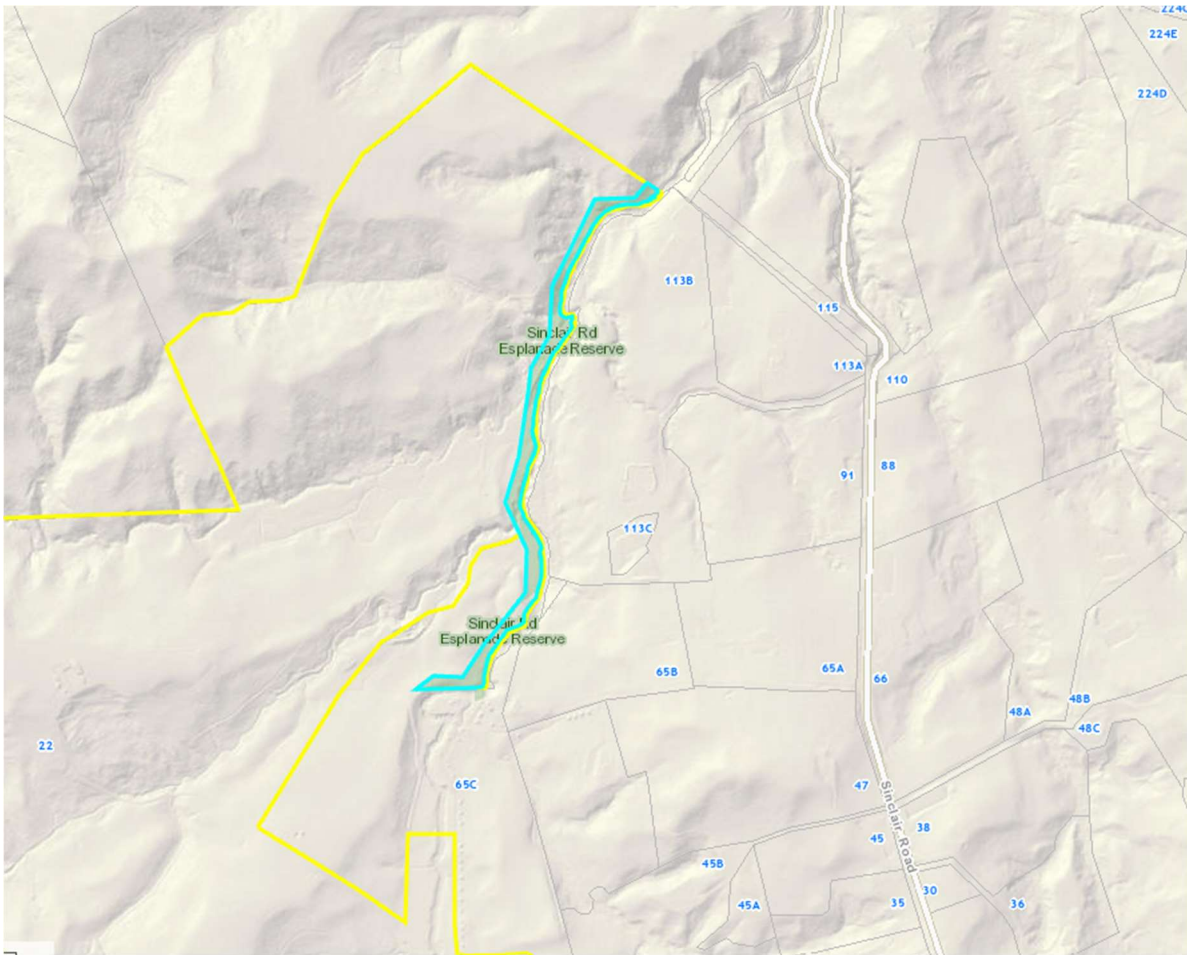


Figure 10: Ararimu Cemetery

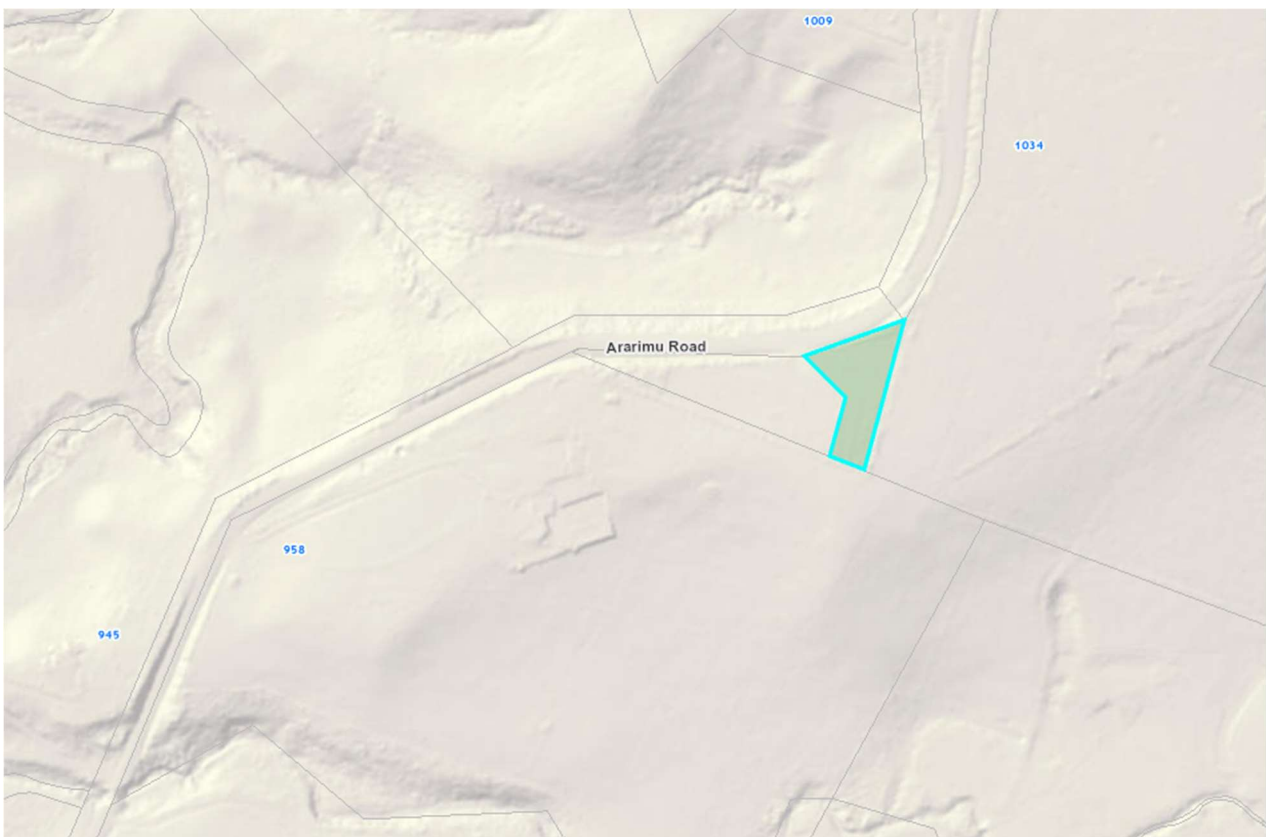


Figure 11: Pratt Road Cemetery – Te Maketu

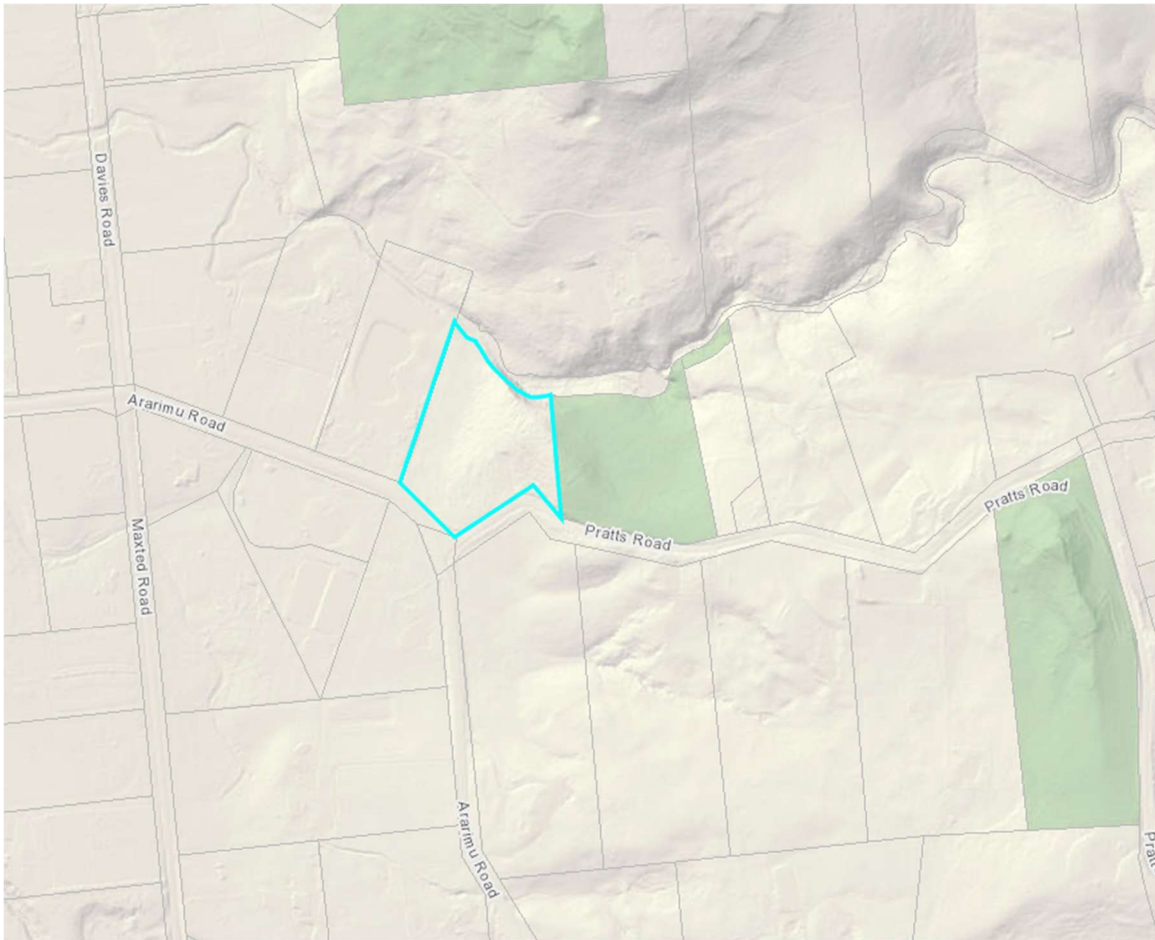


Figure 12: Ararimu Hall

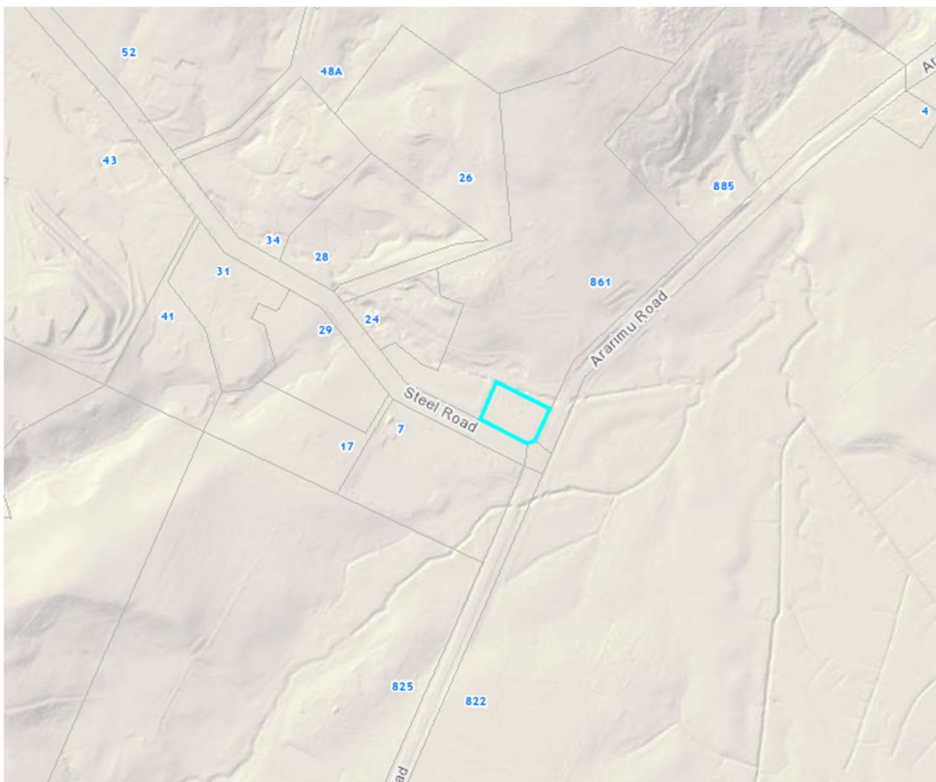


Figure 13: Paepaeruru / Sonja Reserve

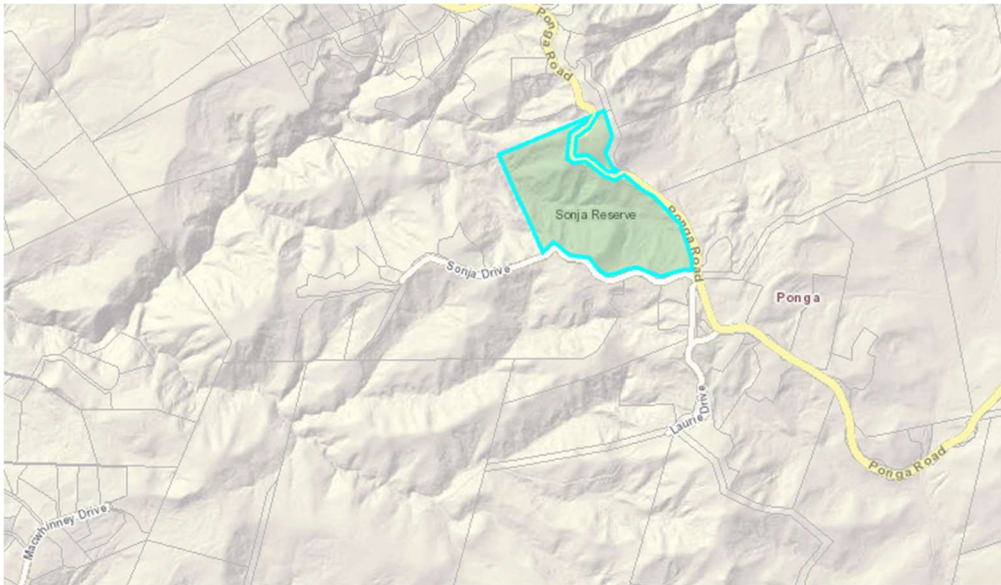


Figure 14: Te Maketu Historic Reserve

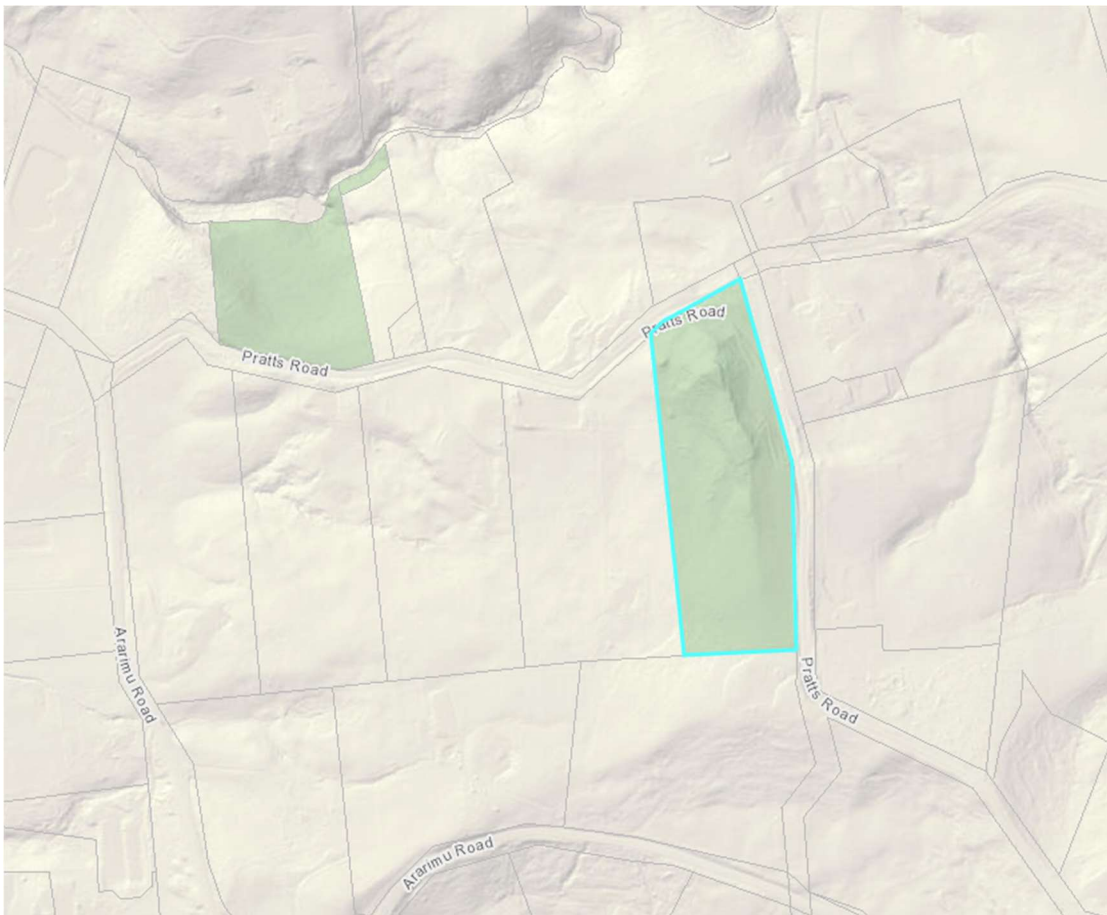


Figure 15: Mercer Reserve



Figure 16: Runciman Sports Complex Reserve



