

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

**Technical Specialist Memo - Addendum after s67 Gap response FTAA-2503-1037 – Drury Quarry,
Sutton Block – Auckland Council Application Reference: BUN60449474**

To:	Colin Hopkins – Lead Planner & Doug Fletcher – Principal Project Lead
From:	Lea van Heerden– Senior Parks Planner
Qualifications & Relevant Experience:	I hold Bachelor of Planning (Honours) qualifications from the University of Pretoria. I have more than 8 years’ experience as an urban planner, transport planner and parks planner in both New Zealand and South Africa. I have practiced both in the private and the public sector. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this addendum memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Date:	25 August 2025

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Drury Quarry Expansion – Sutton Block
Fast-Track application number:	FTAA-2503-1037 (EPA reference) + BUN60449474 (Auckland Council reference)
Site address:	121 MacWhinney Drive, Drury; 1189 Ponga Road, Drury; 2113 and Ponga Road, Papakura

2.0 Executive Summary / Principal Issues

- 2.1 *This memorandum provides Parks and Community Facilities' technical assessment of the proposed Drury Quarry – Sutton Block Expansion Project, led by Stevenson Aggregates Ltd. The assessment focuses on open space, recreation, and amenity implications arising from the Project.*
- 2.2 *It examines the direct and indirect effects on the public open space network, mitigation, and their alignment with Auckland Council's strategic open space objectives.*
- 2.3 *The proposal does not create new open space for public access or vesting with Auckland Council nor do we seek additional open space or amenity.*
- 2.4 *Macwhinney Reserve is the only Council-managed open space with proposed mitigation for visual amenity impacts, which is supported subject to conditions around maintenance and screening.*
- 2.5 *Following the applicant's addressing our initial S67 queries. Parks and Community Facilities' confirms that key concerns around site-specific impact assessments for public open spaces, noise and dust effects, have now been comprehensively addressed and secured through consent conditions.*

3.0 Documents Reviewed

- *Attachment A-Memo_ Response to AC Parks Queries prepared by Stevesons/Tonkin + Taylor dated 01 August 2025.*
- *Draft Revised Conditions post lodgement 12 August 2025*
- *Drury Quarry – Sutton Block Expansion – Council s67 comments- Applicants response 12 August 2025.*

4.0 Specialist Assessment

Site-Specific Impact Assessments for Public Open Spaces

- 4.1. *The initial concern highlighted the absence of detailed, reserve-specific impact assessments for multiple named public open spaces within the Zone of Theoretical Visibility (ZTV). In response, the applicant has:*
 - a) *Provided a Landscape Memorandum (Boffa Miskell, 1 Aug 2025): This document specifically assesses potential adverse visual effects on each of the named reserves, concluding that effects range from Nil to Very Low.*
 - b) *Confirmed Visual Screening Commitments: Visual mitigation is secured under Conditions 31–32, including the Landscape and Visual Management and Mitigation Plan (LVMMMP) provisions for ongoing screening maintenance.*
- 4.2. *Addressed Dust and Noise Concerns: Section 9.4.1 of the AEE confirms dust emissions will be contained within 50–100 m of the source, with no risk to public open spaces.*

Whilst Section 9.13.2 confirms compliance with AUP noise standards under all scenarios, secured under Condition 85, ensuring no noise intrusion into the public reserves.

5.0 Section 67 Information Gap

I have identified that there are no section 67 information gaps.

The applicant has responded comprehensively to the two key issues raised regarding public open space impacts and ecological offset delivery. Their response provides sufficient detail to address the planning concerns and confirms that the proposed mitigation measures are appropriately secured through consent conditions.

6.0 Recommendation

Based on the assessment of the Drury Quarry – Sutton Block Expansion Project, Parks and Community Facilities does not oppose the proposal. The Project does not propose any new public open space or vested assets, nor does it result in direct disturbance to existing Council-managed open space.

Macwhinney Reserve is the only Council-managed open space directly affected, and the proposed visual mitigation, noise and dust measures are considered appropriate, provided they are secured as conditions of consent.

Parks and Community Facilities confirm that visual, noise, and dust effects from an amenity purpose on public reserves are appropriately mitigated and that governance processes for ecological offsets are clearly defined and enforceable through consent conditions.

7.0 Proposed Conditions

Parks Planning have no additional comments or recommendations

Memo prepared by:

Lea van Heerden – *Senior Parks
Planner*



Hester Gerber – *Parks Agency Lead
Manager Parks Planning, Parks and
Community Facilities*



Date:

22/07/2025