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Date: 9 August 2024

## **WINDSOR PARK PLAN CHANGE APPLICATION – URBAN DESIGN RESPONSES TO FURTHER INFORMATION REQUESTS**

This document contains responses to Clause 23 further information requests related to the private plan change application to undertake a rezoning of 1.2ha of Active Recreation zoned land at Windsor Park in Mairangi Bay (“the Site”) to Mixed Housing Urban (“MHU”), by Windsor Park Community & Multi Sport Hub (“the Applicant”).

### **BACKGROUND**

#### **Intention by the club**

A memo produced by the club is included as Appendix 1 to this document. This memo outlines, among other things, the Applicant’s purpose behind the rezoning, which is to sell the Site and to free up funds which can be invested into their existing activities. The following proposed upgrades are listed:

- New clubrooms and upgraded changing facilities.
- A new cricket practice facility.
- New and improved floodlighting of the remaining fields.
- A new concrete footpath around the perimeter of the park to enable all-weather walking and jogging capability.
- Possibly the addition of exercise equipment alongside this footpath.
- Terraced seating for spectators.
- A 3x3 basketball court.
- A children’s playground.

These enhancements would add to the value that the club currently provides for the community at the park. Their residual land area is to continue to be used as rugby and cricket grounds.

From consultation between the Applicant and the adjacent Windsor Park Baptist Church (“the Church”) it has become clear that the Church has intentions to redevelop their land, which has Terraced Housing and Apartment Buildings (“THAB”) Zone. Details such as timing and nature of redevelopment are not known yet.

#### **Key reasons for the rezoning proposal**

The original urban design report contains the main reasons for the rezoning to Mixed Housing Urban:

- Advice regarding the housing development market indicates that the most realistic and commercially viable scenario is the development of mostly two-storey town houses and possibly some three-storey walk-up apartments.
- Compared to THAB, it would better take into account the limitations of the movement network likely allowing only one vehicular access point (in the northwest), with additionally the possibility of a non-vehicular connection to the east.
- The typical outcomes of this zoning would be more in line with the current built form surrounding the Site than THAB would be.
- Compared to THAB, it would more closely align with Auckland Council’s Proposed Plan Change 78, which envisages this zone for the majority of the land surrounding the Site.

## REQUESTS AND RESPONSES RELATED TO URBAN DESIGN

The urban design requests and my responses to these are included in the table below:

#	Topic	Request	Response
UD1	Site interface	Please provide information about the treatment of the interface with the parking area to the east and the local businesses/ community buildings on the church land to the north.	<p>It should be emphasised that the plan contained in the urban design report and the drawings contained in the masterplan by GMC Architects are only illustrations of a potential development outcome enabled by rezoning the Site to MHU.</p> <p>The most likely approach to the eastern boundary will be a response with the backs of lots located towards this boundary, which is both efficient and anticipates the future redevelopment of this carpark, owned by the Church and zoned THAB, as outlined above. In the immediate future the trees located along this boundary and located within the Site seem worth retaining and these could provide an attractive interface between the private lots and the carpark. The likely multi-storey nature of the Site's development would result in windows and / or balconies facing the carpark and providing some opportunities for passive surveillance.</p>
UD2	Loop road mechanism	Please provide clarification on what mechanisms are being put in place, to ensure that there is a loop road providing frontage to the sports park.	<p>It should be emphasised that the plan contained in the urban design report is only an illustration of a potential development outcome enabled by rezoning the Site to MHU.</p> <p>I understand that a Precinct Plan would be needed to make this loop road a future requirement and that the Site is too small for a Precinct Plan.</p> <p>However, the loop road is a very likely development outcome, for the following reasons:</p> <ul style="list-style-type: none"> <li>• It would provide an attractive public edge to the southern sports fields.</li> <li>• It would provide a spatial buffer between dwellings and the southern sports fields.</li> <li>• It would create feasible development parcels.</li> <li>• It would provide an efficient way to turn vehicles around on the Site, given that the only vehicle entrance and exist to the Site is via Noel Williams Place.</li> </ul>
UD3	Clubroom facilities	Please confirm if the new clubroom facility still being considered.	I understand that the club is still intending to invest the proceeds of a rezoned Site into the upgrade of club rooms, changing

			<p>facilities, and indoor and outdoor practice facilities for cricket.</p> <p>Refer to Appendix 1 for a statement by the club outlining their background and intentions.</p> <p>Refer to Appendix 2, Figures 1 and 2 for plans outlining the intended location of these facilities.</p>
UD4	Additional parking area	Please confirm if the creation of an additional parking area from the main access to Windsor Park sports fields is proposed, as depicted in the masterplan.	I understand that it is no longer the club's intention to provide this carpark, but to continue to rely on the carpark east of the Site, over which the club and the church have an agreement in the form of an easement.
UD5	Character impact	Please provide commentary regarding the impacts on the character of Noel Williams Place of extending the cul-de-sac and proposing more intensive residential development.	<p>If the Site would be developed under a MHU zone, the character of Noel Williams place will change due to its more intensive use by pedestrians, cyclists, and cars. The traffic assessment forming part of the application has identified that both the corridor and the intersections of Noel Williams Place can cope with the projected increase in traffic resulting from 80 to 100 dwelling units on the Site. The current character and capacity of Noel Williams Place have partly informed the choice for a MHU zone (as opposed to a more intensive residential zone), both in terms of traffic and land use.</p> <p>As described above, it is anticipated that the Church will redevelop their land in the future. I expect that that redevelopment will fundamentally alter the character of Noel Williams Place, resulting from likely additional intersections as well as more buildings and access points located along the eastern side of this street.</p>

## REQUESTS AND RESPONSES RELATED TO PARKS PLANNING

The parks planning requests and my responses to these are included in the table below:

#	Topic	Request	Response
PP1	Open Space Provision Assessment	Please provide an Open Space Provision Assessment, which assesses the needs of the community and the effects of the loss of these sporting fields upon them.	<p>A full Open Space Provision Assessment is outside the scope of this urban design response.</p> <p>However, the memo produced by the club and included as Appendix 1 to this document provides helpful information in relation to the provision of playing fields.</p> <p>It is understood that the northern field / the Site is used the least of the three fields.</p>

			<p>Also, it is the club's intention to use the proceeds of the sale of the rezoned Site for flood lighting, among other things. This would allow for a more intensive use of the two remaining fields. It would also allow the training and playing loads on the field to be better managed, reducing maintenance costs.</p> <p>The memo also explains that maintenance of the fields is carried out mostly by the club.</p>
PP2	Arboricultural and Architect Assessment - Existing trees	<p>Please provide an arborist report on all existing trees within the site area to be disposed, and provide a survey plan that identifies their location in relation to adjoining external site boundaries.</p> <p>Please confirm if any of the 15 existing multileader Pohutukawa on the edge of the eastern site boundary and the 15 existing <i>Tristaniaopsis laurina</i> (water gums) along the northern boundary are to be incorporated into future developments as part of the proposed plan change request. If this is proposed, please update the masterplan accordingly.</p>	<p>This matter is outside the scope of this urban design response.</p> <p>I can only provide the comment that I understand that the only trees located within the Site are the 15 pohutukawa located along the eastern Site boundary. The water gums along the northern boundary are located outside the Site.</p> <p>The Pohutukawa seem easily incorporated in any redevelopment of the Site and would provide a helpful privacy buffer and an attractive interface between the Site and the carpark or any future development on this carpark (refer to the response to UD1 above). As the plans contained in the urban design report and the drawings contained in the masterplan by GMC Architects are only illustrations of a potential development outcome enabled by rezoning the Site to MHU, the future of the trees will be determined by a future consent for the redevelopment of the Site.</p>
PP3	Private or public vested roads – urban forest strategy	<p>Please confirm whether any landscape specimen planting within the roads is proposed, and if proposed, update the architectural plans to include this details accordingly.</p>	<p>It should be emphasised that the plan contained in the urban design report and the drawings contained in the masterplan by GMC Architects are only illustrations of a potential development outcome enabled by rezoning the Site to MHU.</p> <p>It is likely that future development on the Site would contain publicly vested streets with street trees, as part of a streetscape to be agreed between a future applicant and Auckland Council.</p>
PP5	Pedestrian connectivity – greenway connections	<p>Please update the urban design report provided by Urbanismplus dated May 2024 to include an analysis on pedestrian connections with important key destinations located in the wider neighbourhood network, including the following:</p> <ul style="list-style-type: none"> <li>• AUT Millennium Institute;</li> <li>• Rangitoto College;</li> <li>• New Rosedale Bus Station;</li> </ul>	<p>Refer to Appendix 1 for a memo by the club outlining their background and intentions.</p> <p>This includes the following statement:  <i>Additional enhancements planned at the Park include laying a <u>concrete footpath around the perimeter of the Park [emphasis mine]</u> to enable all weather walking and jogging capability; the additional of exercise equipment alongside the footpath;</i></p>

		<ul style="list-style-type: none"> <li>Existing Constellation Drive Bus Station; and</li> <li>Connectivity to open spaces such as Centurion Reserve.</li> </ul> <p>Please also provide in the urban design report an assessment on pedestrian connectivity – greenway connection improvements within Windsor Park itself, to other open space areas and other important key destinations located in the wider neighbourhood network.</p>	<p>Appendix 2 contains maps that form an addendum to the Urban Design report. These maps contain the outcomes of a pedestrian connection assessment, with the following key findings:</p> <p>The perimeter track intended to be constructed by the club using the proceeds of the Site proposed to be rezoned would provide the following key connections:</p> <ul style="list-style-type: none"> <li>Northbound: via the Site towards Noel Williams Place and East Coast Road.</li> <li>Eastbound: East Coast Road.</li> <li>Westbound: via the walkway past the backs of 57-65 Zara Court, to Rangitoto College, the AUT Millenium Institute, Athletics New Zealand, via a greenway to the future Rosedale Bus Station and the walking and cycleway along the Northern Motorway.</li> <li>Southbound: via the Windsor Park Playground to Centorian Reserve via a greenway to the future Constellation Bus Station and the walking and cycleway along the Northern Motorway.</li> <li>Southbound: to Scorpio Place.</li> <li>Southbound: to Ronal Macken Place.</li> </ul>
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# Windsor Park

**Background** – The Windsor Park Community and Multisport Hub is an incorporated Society that owns and governs Windsor Park in Mairangi Bay.

Windsor Park was formed in 1970-71 when Dominion Breweries (DB) received a licence to open the Windsor Park Hotel. A condition of the licence granted was that DB put in some sports fields.

ECBC (East Coast Bays Cricket) were invited by DB to bring the homeless cricket club to Windsor Park. ECBC agreed and it became the home ground of ECBC in the 1975-76 season. At that time there was a grandstand and “D” Block for changing sheds with showers but there were no social facilities at the Park.

In 1982 DB became weary of paying the ground upkeep and offered to sell the playing fields and facilities to the then ECB Council. The Council took two years to turn down the proposition.

At this juncture ECBC and the ECBRFC (East Coast Bays Rugby) met to ascertain whether there was interest in purchasing the fields together. ECBRFC were operating out of Freyberg Park with very poor fields and a declining clubroom facility.

A steering committee was formed to pursue the possible purchase. In 1986 the Park was purchased from DB. This steering committee of 1984 went on to form the 8 member Windsor Park Board made up of four members from each club.

Originally the owning body was a Trust but in November 1987 the entity Windsor Park Board Incorporated was incorporated. It changed its name to Windsor Park Community and Multisport Hub Incorporated in April 2018 to better reflect what the body was.

In 1989 a new clubhouse was opened and ECBRFC made the move to Windsor Park from their previous home at Freyberg Park.

At that stage Windsor Park Board Incorporated were in debt to the tune of \$750,000. Both clubs worked hard to reduce this debt in ensuing years and paid off all debt around 2008.

**The Park and its facilities** – Windsor Park is 6.38 hectares and comprises 3 rugby fields and a non sand-based auxiliary field in the winter and a Premier cricket field and Junior cricket playing fields in Summer. The fields are also used for Touch Rugby in the Summer thus providing a true multi-purpose facility.

During the winter the fields are at times also used to host Rangitoto College, Westlake Boys High School and Long Bay College rugby games. North Harbour Rugby also use the fields for NPC pre-season games, FPC (Women’s) pre-season games, North Harbour B games and training. The fields have also played host to the Black Ferns Women’s Rugby team for training and during the recent Women’s Rugby World Cup provided a training venue for the Italian team. Recently the Italian Men’s team based themselves there whilst training for games in the Pacifica Islands.

In the summer the fields have been used to host cricket games for Auckland A, Rangitoto 1<sup>st</sup> XI and Rosmini College 1<sup>st</sup> XI.

The neighbouring church utilises the grounds from time to time for recreation activities and Sense Rugby, an Occupational Therapy led rugby programme designed to help children

who usually find it difficult to be part of a sports team, also hold their sessions at the park. American Football have also used the park on a number of occasions.

The fields are also used extensively by the local community for leisure and exercise activities.

There is also a Clubrooms facility that services East Coast Bays Cricket in the Summer and East Coast Bays Rugby Club in the winter as well as the Touch Rugby module. The Clubrooms are also used by the community for meetings, training sessions, birthdays and wakes.

There is also a large changing shed facility and a 4-lane outdoor cricket net facility. Once again, the cricket nets are fully open to the wider local community to use. The ground also has 2 recently renovated sightscreens used for cricket and a scoreboard that services the number 1 rugby field.

Temporary seating for the rugby season has been added.

We also have the legal right (by way of an easement) to utilise car parking spaces providing more car parking capacity than any other community park on the North Shore and probably in all of Auckland.

**Current situation** – The facilities at the Park are now of an age where they require substantial upgrading and maintenance and there is also a desire to add modern facilities that the local community can use for the next 50 plus years.

We need facilities that cater for the growing number of female participants in the sports that use our Park. At the moment our facilities are not designed for mixed use nor are they family friendly. We need to cater for the current and future generations. Our facilities were designed for a previous generation and are not fit for purpose.

Both the Rugby and Cricket Clubs believe their strategic survival, in an ever-evolving community sport space, relies upon having the best facilities.

The Cricket Club requires a 4-lane indoor cricket centre. This will more than wash its face from a commercial perspective and will open up a myriad of opportunities for community use across multiple sports and age groups.

Modern changing sheds are required that reflect and cater for the changing mix of people who enjoy our Park.

A modern community focussed social area (Clubrooms) is required that offers an attractive area for all of our communities to come together in a facility that is family friendly and also offers commercial and community hire opportunities.

The fields require modern floodlighting that will allow greater training opportunities for the growing number of people using the Park. This will also allow the training and playing loads on the field to be better managed reducing maintenance costs. It also offers the opportunity for people to exercise and play sport during times that better suit their lifestyle rather than being locked into a Saturday afternoon orthodoxy.

Additional enhancements planned at the Park include laying a concrete footpath around the perimeter of the Park to enable all weather walking and jogging capability; the additional of



exercise equipment alongside the footpath; terraced seating for spectators; a 3x3 basketball court and a children's playground. These enhancements would be funded from the proceeds of the land parcel sale adding to the value that we provide for the community at the Park.

**What has the Board done to generate funding to enhance facilities** - The Board that governs the Park and its facilities has spent the last 20+ years exploring all options for raising the much needed money for these upgrades and to ensure that our Park remains as a Park shared with the local community.

This has proved extremely challenging as the large funders favour the ambulances at the bottom of the cliff rather than those who provide a fence at the top of the cliff. There seems to be a lack of understanding of the contribution that we make to physical health, mental health and social health within our community.

The scale of our project is beyond what Class 4 Gambling Trusts are able to fund. Auckland Foundation have clearly stated their funding priorities are in the Far North and South Auckland. Large benefactors such as Tindall Foundation, Levene Foundation, Hugh Green Foundation were approached but were not interested in supporting us as their priorities were elsewhere.

The only option left available to the Board to secure the future of our Park as a viable venue for sport and recreation is to sell off a parcel of our land.

**Where to from here** - after much deliberation the Board has agreed that, in order to fund for the future and to protect the land as a park, it must sell 1.28Ha of the site in order to raise the necessary funds. The land earmarked for sale is currently used to site the Clubrooms and a junior rugby training area. The land is not sand-based, has no drainage and is not suitable nor used for playing of official games of rugby or cricket.

All current playing fields will not be impacted by the sale. In fact, the proposed investment to floodlight all the playing fields from proceeds from the sale, will provide much greater community availability and utilisation through spreading the loads on the fields and increasing the time the fields are accessible.

The land is currently zoned Active Recreation in the Auckland Unitary Plan. The proposal is to seek Auckland Council consent for the rezoning of the earmarked for sale land as Mixed Housing Urban (MHU).

The Board is cognisant there were obligations under the Trust Deed under which the land was purchased from Dominion Breweries. It is currently taking legal advice on whether these obligations still apply.

The Board does not have in its possession a referred to agreement between Windsor Park Board Incorporated (now Windsor Park Community and Multisport Hub Incorporated) and North Shore City Council regarding the repayment of a forgiven loan between the two parties in the event of a sale of the Park or a parcel of land at the Park. Auckland Council would need to provide evidence of this agreement.

A maintenance agreement is in place with Auckland Council having been signed with the North Shore City Council. There are no obligations under that agreement that prevents a sale of the Park or any parcel of land at the Park. As all playing fields will be retained by



Windsor Park Community and Multisport Hub Incorporated, as part of the proposed rezoning and subsequent sale, this maintenance agreement will remain in place.

There is a precedent for sales of parcels of land at the Park. Parcels were sold in 1995 and 2005 with no objections being lodged by the then North Shore City Council. Revenue from those sales was used to pay off debt ensuring that Windsor Park Community and Multisport Hub Incorporated remained a financially viable organisation.

This rezoning will allow Windsor Park Community and Multisport Hub Incorporated to sell the referenced land area, with all monies reinvested back into the recreational facilities for the benefit of the local community.

The Board is very open to negotiating with Auckland Council for Auckland Council to buy the identified parcel of land at market rates. However, when this has been muted with Local Boards and Albany Ward Councillors, the Board has been advised that funds are not available for this.

Should negotiations be opened, the Board would need a quick resolution from Auckland Council, as the existing facilities at the Park require immediate attention and proceeds from a sale would be reinvested by the Board to remediate them.

**Summary** – We are providing the community with a \$100m facility that otherwise the Council would have to provide.

We are selling land in order to ensure that our Park remains a sporting and recreation asset that we share with the community.

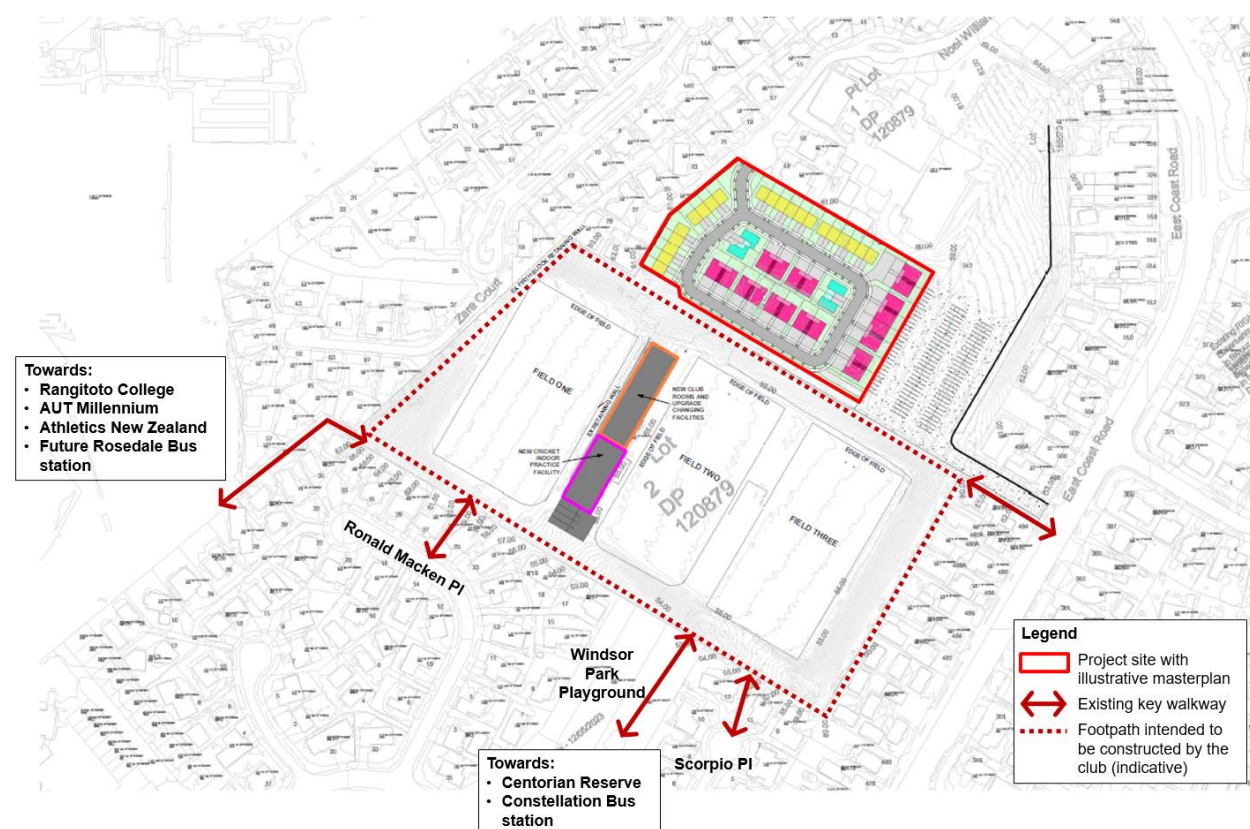
Over the 38 years the Board has enjoyed a healthy relationship with North Shore City Council and subsequently, Auckland Council and their contractors. This has resulted in a unique relationship that allows us as owners of the Park and also Auckland Council to provide the community a fantastic asset.

We are committed to see the community continue to benefit from our asset and the sale of the parcel of land is purely to allow this to continue.

## APPENDIX 2 – DIAGRAMS



**Figure 1. The Site with illustrative masterplan in its context, showing the intended upgraded facilities by the club, including a walkway around the perimeter of the fields, as well as existing walkways, key roads and streets, and land uses.**



**Figure 2. The Site with illustrative masterplan in its context, showing the intended upgraded facilities by the club, including a walkway around the perimeter of the fields, as well as existing walkways and major destinations that these provide long-distance access to.**