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**Assessment of Effects
In relation to a
Private Plan Change Request**

For : Private Plan Change

To : Auckland Council

By : Windsor Park Community and
Multisport Hub Incorporated

To : Rezone 1.2ha of land from Open
Space – Sport and Active
Recreation zone to Mixed
Housing Urban.

At : 20 Noel Williams Place, Windsor
Park, Auckland 0632

Executive Summary

Windsor Park, located within the East Coast Bays area of Auckland's North Shore, is home to both the East Coast Bays Rugby Football Club and the East Coast Bays Cricket Club. The rugby club was initially established at Freyberg Park in 1946 when there was an estimated local population of just 5,000 people.

In the nearly 80 years since, the East Coast Bays area has grown substantially and is now a high demand residential area with a variety of recreational facilities to support the health, wellbeing, and social needs of the local community. Both the East Coast Bays Rugby and Cricket Clubs are now located at Windsor Park and continue to provide organised sport for members of the local area, ranging from school aged children through to adults.

The continued operation of providing organised sport includes the upkeep of the grounds and maintaining the high-level sport facilities that enable the development of sportspeople within Auckland, and New Zealand.

In order to maintain the ground and invest in new on-site facilities the East Coast Bays Rugby Football Club and East Coast Bays Cricket Club need to raise capital funds. The most effective way to achieve this is through the sale of a section of the existing sports grounds.

There is a high demand for housing within the East Coast Bays area. With greenfield development opportunities limited, infill and complete redevelopment of properties is now occurring to provide higher and more efficient dwelling densities and typologies.

To provide for the needs of the sports clubs, and the provide additional housing development opportunities within the local area, Windsor Park Community and Multisport Hub Incorporated is applying for a Private Plan Change (PPC) to rezone 12,800m² in the north of Windsor Park (20 Noel Williams Place) from Open Space – Sport and Active Recreation Zone to Residential – Mixed Housing Urban (MHU).

This would provide the club a large area of residentially zoned land where high-density dwellings anticipated. This land would then be sold off to a developer to raise the funds needed for club upgrades within the remaining open space land. This investment into the club's facilities will contribute significantly to community health and wellbeing, as well as the social and economic wellbeing of the club and its members.

A Section 32 Report has been prepared and concludes that the proposed rezoning will more effectively and efficiently achieve the objectives of the Auckland Unitary Plan and the purpose of the Resource Management Act 1991, compared to the existing operative zonings.

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1.0 Site and Applicant Details

1.1 Site

Site Address:	20 Noel Williams Place, Windsor Park
Legal Description:	Lot 2 DP 349722 <i>Reference Attachment 9.1</i>
Site Area:	12,800m ² Area to be rezoned / 6.3805Ha Total.
AUP (OP) Zoning:	Open Space – Sport and Active Recreation Zone
AUP (OP) Precinct:	Nil.
AUP (OP) Overlays:	Nil.
AUP (OP) Controls:	Macroinvertebrate Community Index - Urban Stormwater Management Area Control – OTEHA VALLEY, Flow 2
AUP (OP) Designations:	Designations - 9311, Wastewater Purposes - Wastewater Treatment Plant and Outfall, Designations, Watercare Services Ltd Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence
Other:	Minor overland flow path near to existing club building. Other more significant overland flow paths around playing fields.

1.2 Applicant

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2.0 Introduction

This report has been prepared in support of a Private Plan Change on behalf of the Windsor Park Community and Multisport Hub Incorporated to rezone 12,800m² (1.2Ha) of land within the site from Open Space Zone to Mixed Housing Urban [MHU] Zone. *Reference Attachment 9.2*

This piece of land is part of a larger 6.38ha site known as Windsor Park. While the site is formally addressed as 20 Noel Williams Place, there is no physical access from Noel Williams Place. Unofficially the site is addressed as 496 East Coast Road, as this is where vehicle access is provided via the large adjoining car park. *Reference Attachment 9.3*

The open space is zoned for sport and active recreation and is the home of both the East Coast Bays Rugby and Cricket Clubs. *Reference Attachment 9.4*

The proposed rezoning will provide for a reasonably sized piece of residential land to provide increased housing in an area of high development.

The capital raised from selling this piece of rezoned land to a housing developer will then be invested into the remaining sports club area to improve the range of facilities provided to the club members and the wider public.

This Plan Change has been prepared in accordance with Schedule 1 of the Resource Management Act 1991 ("RMA").

2.1 Background Information

2.1.1 Club History

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

The park become the home base of the East Coast Bays Cricket Club from the 1975-1976 season. At this time there were no social facilities on site, but a grandstand and block of changing sheds.

Dominion Breweries made multiple attempts to sell the park, and in 1986 East Coast Bays Cricket Club (ECBC) and East Coast Bays Rugby Football Club (ECBRFC) came together to purchase the fields. ECBRFC shifted their home base from Freyburg Park to Windsor Park, and the Windsor Park Board was formed with 4 members of each club.

In 1989 the current club house was built. At this stage the board was in significant debt and the two clubs worked hard to pay off all debts by 2008.

As of April 2018, Windsor Park Board Incorporated changed its name to the current Windsor Park Community and Multisport Hub Incorporated

Windsor Park remains under 50/50 ownership between the two clubs.

2.1.2 Current State



Figure 1

As of 2024, Windsor Park has been providing organised sport for 50 years. The existing facilities are aging, and in many ways no longer fit for purpose as

the community and demographics change in organised sport.

Currently Windsor Park is a 6.38 Hectare open space. In the winter this comprises of 3 rugby fields and an auxiliary training field. In the summer both a premier cricket field and junior cricket playing fields are provided alongside touch rugby.

As well as playing spaces Windsor Park provides an aging men's changing shed and a clubroom/bar space. A four-lane cricket net is also provided for both club and public use.

With the current facilities Windsor Park provides year-round sporting activities. This includes the use of both ECBC and ECBRFC during their seasons, the use of local schools to host 1st XV rugby and 1st XI cricket. North Harbour Rugby have used the field for training and preseason games, as well as Black Ferns Women's Rugby team Trainings, and was also the team base for the Italian team during the Women's Rugby World Cup.

With the age and increasing maintenance costs of these facilities, the strategic survival of the Incorporated Board, and both clubs, relies on pushing this sporting centre into the 21st Century.

2.1.3 Initial Options Assessment

In order to provide the best opportunities and facilities for both club members and the wider public, discussions as to the future of Windsor Park have been in the works for some time.

Several facilities need upgrading and new facilities, such as girls changing rooms are long overdue.

The rezoning and sale of part of the park has been considered the most realistic option for future viability of the clubs, and the open space site. This will raise necessary capital to invest in new buildings and facilities, as well as the continued upkeep and maintenance of the grounds.

Initially two sections of the park were considered as potential areas for residential rezone and sale.

Option 1:



Figure 2

The first option discussed was the residential rezone and sale of 16,600m² in the west of Windsor Park as per figure 2 above.

On site development would also consist of a new club room within the centre of the site, as well as a new indoor cricket practice facility, and an upgrade of the existing clubrooms.

Access to this area would be provided via Zara Court, and a cul-de-sac street layout would service approximately 19 properties.

Option 2:



Figure 3

The alternative option discussed was the residential rezone and sale of 12,800m² in the North of Windsor Park as per figure 3 above.

On site development would also consist of a centralised facility area between the existing fields 1 and 2. This includes a new club room and changing facility, alongside the same new indoor cricket facility and practice nets.

Access to this area would be provided via Noel Williams place, and a cul-de-sac street would service approximately 17 properties.

The options are referenced as *Attachment 9.5*

Results:

After being discussed by the clubs and Incorporated Board, it has been decided that option 2 can best achieve the needs of the sports facility and provide the most efficient provision of future residential development.

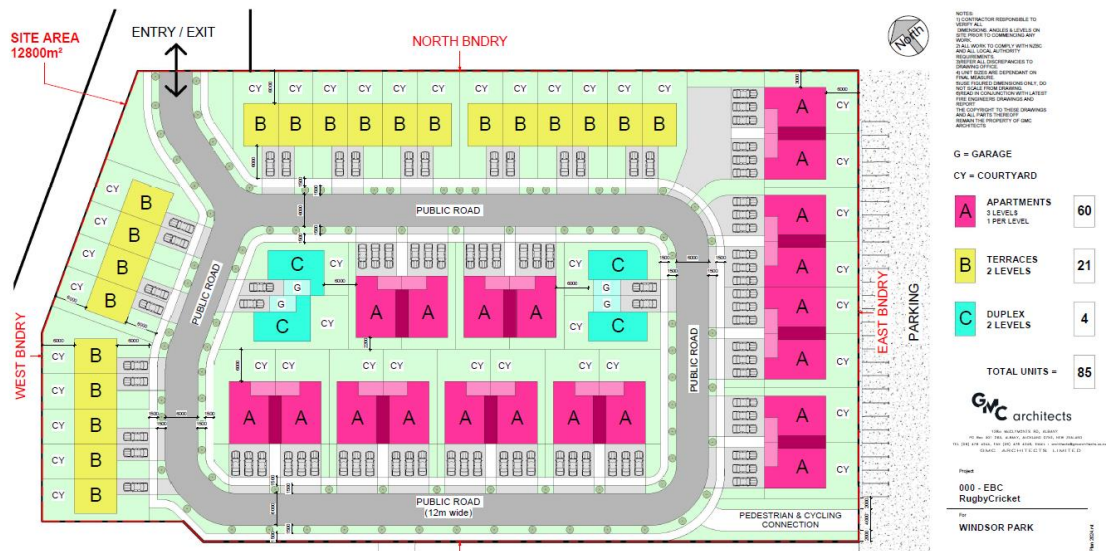
The 12,800m² area proposed as option 2 will now be the subject of the proposed plan change discussed below.

2.1.4 Indicative Assessment Concept

As this application is a Proposed Plan Change, there is no physical development proposed. The purpose of this application is to rezone the site area noted above as 'Option 2' for a future residential development, however, without a physical proposal it is difficult to assess the effect that this proposed rezoning may have on the surrounding environment.

To create a baseline assessment, we have sought an architect to design a feasible and generally anticipated site Indicative Concept Plan. This has been included as figure 4 below, and further detailed as Attachment 9.6.

It is emphasised that this is not a proposed development, but simply an indicative concept.



The indicative concept includes a total of 85 dwelling units surrounding a loop road. This includes a mixture of 3 storey apartment buildings and 2 storey terraces and duplexes. Each dwelling is provided with 1-2 parking spaces.

While this is not a proposed development, it has enabled a more realistic assessment of how the proposed rezoning might affect the existing surrounding environment.

In particular, the assessment included in the Proposed Plan Change has used the indicative concept plan to assess the following;

1. To assess development scale and enable a density calculation of 80-100 residential units for assessment purposes .
2. To calculate identify matters such as access , infrastructure etc .
3. Development base to measure potential effects / capacity such as stormwater ,wastewater, traffic etc .
4. To determine the most appropriate zoning given the adjoining zonings , surrounding activities , roading and services infrastructure etc .
5. To incorporate an urban design perspective in order to assist any future development process / discussions in going forward with the public notification / consultation process.

Notwithstanding the assessment points above, it is emphasised that this is a Proposed Plan Change process, seeking a rezoning of identified land. Any land use application made by the future owner of the site will be subject to a separate statutory process and a final development proposal will be lodged seeking Council approval.

2.1.5 The Future

The proposed future for Windsor Park seeks the sale of the Proposed Plan Change Area, followed by future development and maintenance projects within the remaining park area.

Land Sale

Subject to the Proposed Private Plan Change, the rezoned property will be advertised as being for sale.

Bayley's Real Estate made a media release in May 2024, advertising the potential development opportunity, Refer to Attachment 9.11.

Several replies of interest from developers and other similar companies have been noted by the Bayley's Team.

The interest in this media release has concluded that there is sufficient demand for housing development opportunities within the area and emphasised the suitability of a rezoning from the Sport and Active Recreation zone to the Mixed Housing Urban zone.

Future Windsor Park Projects

The WPCMSH seek to use the capital funds raised by selling the Proposed Plan Change area, to fund future development and maintenance projects within the remaining park area. These include;

- New club rooms for club and community use.
- Upgraded changing facilities for both males and females
- A New 4-lane indoor Cricket centre
- Floodlighting of the remaining field space to increase the available training and playing time.
- Terraced seating for spectators
- Perimeter walking/jogging footpath, with greenway connections to the wider community

- Exercise equipment
- A 3x3 Basketball court
- Children's Playground

As such, the future of the Windsor Park area not only seeks to provide for additional housing, but also seeks to support the existing and future residents of the area with a state of the art open space for both formal and informal recreation.

3.0 Site and Context Description

3.1 Site Description



Figure 5: Aerial Photograph of the Subject Site.

This PPC request relates to an irregular shaped site at 20 Noel Williams Place, which is also known as Windsor Park. The 6.38ha open space used for both formal sports fields and informal recreation and is jointly owned by the East Coast Bays Rugby and Cricket Clubs.

The park includes a main club room building as well as a secondary building which provides changing sheds. Windsor Parks comprises of 3 rugby fields and an additional training field in the winter. In the summer a premier cricket field and a junior cricket field are provided with the remaining playing space made available for touch rugby. A four-lane cricket net facility is open to the public for use and the ground also has 2 recently renovated sightscreens used for cricket and a scoreboard that services the number 1 rugby field.

The specific area to be included within the plan change consists of a 12,800m² section towards the North of the open space area.

The zones, controls, and overlays applicable to the site are outlined in section 1.0 of this AEE. The sites are illustrated in various plans and aerial photographs and specialist reports. *Reference Attachment 9.4.*

While legally the park itself is addressed as 20 Noel Williams Place, day to day general access to the site is typically provided via an easement over the adjoining lot at 542 East Coast Road. A large carpark is also provided within 542 East Coast Road which is shared with the Windsor Park Baptist Church, Café Windsor and Small Fries Childcare Centre which are also located on site. The main points of access are via 496 East Coast Road in the East, and 542 East Coast Road in the North. Pedestrian access is also provided via a number of local streets. This includes pedestrian paths from Scorpio Place, Ronald Macken Place, and Centorian Drive via the Windsor Park Playground. Windsor Accessway Reserve also provides pedestrian access between the rear of Rangitoto College and Windsor Park.

3.2 Site Context:



Figure 6: Site and Surrounds [from urban design report]

The attached Plans highlight the site's context. It is noted that the surrounding area is highly developed, with a variety of residential, commercial and community facilities.

The site immediately adjoins:

- Windsor Park Baptist Church: This includes the church, café, large car park and childcare.
- Centorian Reserve: This open space provides pedestrian access into the site via the Windsor Park Playground
- Suburban residential properties. A number of adjoining residential properties are accessed via Noel Williams Drive, Zara Court, Ronald Macken Place, Scorpio Place and East Coast Road.

Located within 600m of the site is;

- Rangitoto College – accessible via East Coast Road, or by the small walkway between Windsor Park and the rear field of the school.
- St John’s School – rear site with pedestrian and vehicle access from both East Coast Road and Penzance Road
- AUT Millenium Centre – vehicle access provided via Antares Place or accessible via Rangitoto College
- Centorian Reserve - This open space provides pedestrian access into the site via the Windsor Park Playground
- East Coast Road Commercial (Local Business Zone) area 498-548 East Coast Road – Provides a wide variety of retail and commercial activities.

As noted on the attached context plan, the surrounding built form is highly developed with a variety of residential properties providing 1-2 dwellings at 1-2 storeys in height. All dwellings that directly adjoin Windsor Park have fenced rear yards with a varying ability to overlook the playing fields and park facilities.

3.3 Surrounding Environment



Figure 7: Area Surrounding the Subject Site (Auckland Council GIS Viewer)

Immediate area

The immediate area surrounding the site consists of a number of residential dwellings. The dwellings that

adjoin, or are adjacent to, the plan change area include 16-31 Noel Williams Drive. Other dwellings within Zara Court, East Coast Road, Scorpio Place and Ronal Macken Place also adjoin the wider park area.

The Windsor Park Baptist Church, Campus and parking area are located to the North and East of the plan change area. The Clubs have been granted shared access and use of this large parking area when using the park.

Land Use Activities

As mentioned above, the surrounding area is predominantly residential in zoning and use. Within the THAB and MHU zones these residential activities are reasonably accepted.

The Windsor Park Baptist Church Campus provides for recreational and community facilities as well as associated food and beverage from the Windsor Park Café, and educational facilities from the adjoining childcare centre. Within the THAB zoning these activities are somewhat anticipated and have a variety of activity status types.

Streetscape

Given its size, the site has a very limited streetscape. This is due to its location, as an essentially rear site. The main vehicle and pedestrian access are provided via easements to the adjoining site at 542 East Coast Road. The subject site itself has no formal street frontage towards East Coast Road.

There is a minimal street frontage towards Noel Williams Place, and the private extension of the cul-de-sac street, in the Northwest of the site. however, given the high retaining wall and fenced edge there is no form of access between Noel Williams Place, the properties accessed via this street and the open space. A lightly vegetated garden is located along the boundary, with the adjacent properties provided with a clear view across Windsor Park.

Transportation

As the main arterial through the area, East Coast Road is provided with multiple bus stop locations within close proximity to the site. The 878 Bus route provides public transport services between Browns Bay and the Constellation Bus Station.

Pedestrian or cycle access to the site is also easily provided via the road network as well as additional walkways through Centorian Park and via the rear of Rangitoto College.

Services

The park is serviced by a full range of utilities. This includes public potable water, stormwater and wastewater connections.

Water connections are provided via East Coast Road and provides connections to the buildings on site as well as services within the field area.

The wastewater network creates connections through the site and the surrounding residential properties. Approximately 13 wastewater manholes are located on site.

Stormwater is also connected to the adjoining properties, as well as drainage lines on the lower fields. This assists with the efficient drainage of excess stormwater which makes the fields more useable throughout the year.

Natural Hazards:

A very small section of the site in the west is subject to a small floodplain area via Zara Court. Otherwise, all overland flow paths have been strategically diverted around playing areas. It should also be noted that the drainage systems provided within the public stormwater network will also assist with limiting the capacity, flow speed and volume of these overland flow paths.

3.4 Existing Zoning

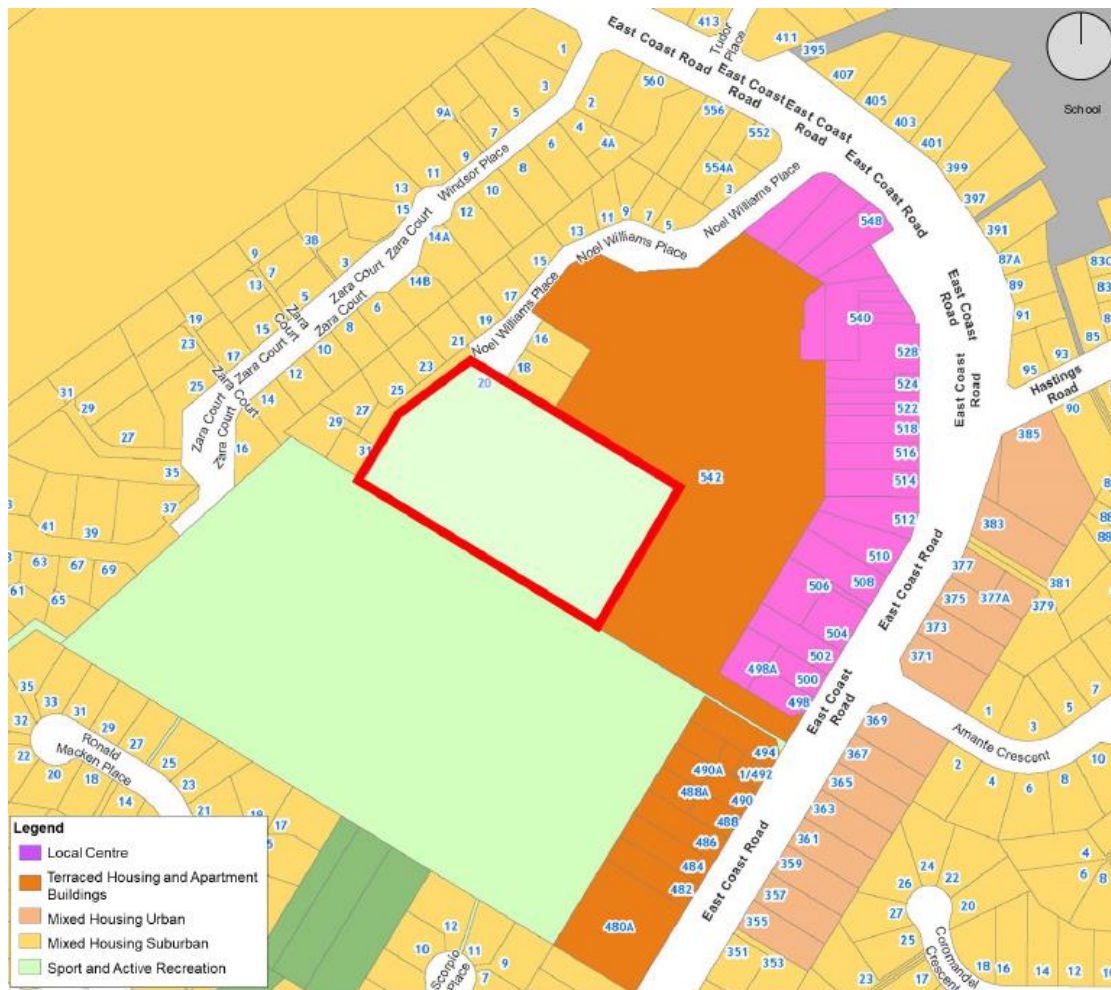


Figure 8: AUP(OP) Maps indicating; Zoning, Overlay and Controls

As noted above, the existing zoning that applies to the subject site is Open Space – Sport and Active Recreation Zone. This zone provides for open spaces that are suited to organised sports, active recreation, and community events. These spaces often provide for sports fields, hard court areas or buildings that support the running of organised sports such as clubrooms, changing facilities etc.

The site is not subject to any existing precincts or overlays; however, the site is within the Oteha Valley Stormwater Management Control Area (SMAF) and includes a designation in the lower fields area which is under the control of Watercare for Wastewater Purposes.

Many of the surrounding sites are zoned for residential purposes, even those such as Rangitoto College and the Windsor Park Baptist Church which are currently used for other land use activities. The residential zones range in development capacity from Mixed Housing Suburban (MHS) Zone, which provides for up to three dwellings as a permitted activity, to the Terraced Housing and Apartment Building (THAB) Zone, which suits larger parcels of land and does not limit the number of dwellings that can be developed on any one site.

As mentioned above The Windsor Park Community and Multisport Hub Incorporated, jointly owned by East Coast Bays Rugby and Cricket Clubs are seeking to sell a 12,800m² section of land to raise capital funds which will be reinvested into the grounds and development of new facilities.

The sale of open space land is less attractive to developers. As such, the proposed Plan Change to convert open space into residential zoning has been considered as the preferred option which acknowledges the zoning of the surrounding area and the demand for housing within the local area.

4.0 The Proposal

4.1 Overview

The applicant, The Windsor Park Community and Multisport Hub Incorporated, has instructed SFH Consultants Limited to prepare and lodge, on its behalf to Auckland Council, the appropriate documentation for a Private Plan Change. The Private Plan Change relates to the rezoning of the following site as scheduled in Table 1;

Table 1: Properties to be Rezoned:

Number	Address	Legal Title	Existing Zone	Area m ²
1	20 Noel Williams Place	Lot 2 DP 349722	Open Space – Sport and Active Rection Zone	12,800
Total				12,800m ²

4.2 The Request

The Windsor Park Community and Multisport Hub Incorporated is seeking the rezoning of the above properties as MHU as referenced in Chapter H6 of the Auckland Unitary Plan (AUP).

The proposed amendments to the Plan are changes to the Auckland Council GIS Viewer (the planning maps):

- Rezone a 12,800m² section of 20 Noel Williams Place from Open Space – Sport and Active Recreation Zone to Residential – Mixed Housing Urban Zone

This documentation has been prepared in order to support this application and is in accordance with Schedule 1 of the Resource Management Act 1991 (“RMA”).

4.2.1 Site



Figure 9: Subject Site and Area for Rezoning

The entire site is legally addressed as 20 Noel Williams Place, but more commonly known as 496 East Coast Road or Windsor Park, with a total site area of 6.4ha. The site is currently zoned as Open Space- Sport and Active Recreation zone.

The proposed plan change will consist of a partial rezone, including approximately 12,800m² towards

the North of the park. This area is the subject of this proposal and includes an almost rectangular property approximately 94m by 152m, totalling 1.2ha.

The site directly adjoins Noel Williams Place, where adjacent properties provide for standalone 1-2 storey dwellings. Noel Williams Place sits approximately 1m above the current playing field height.



Figure 10 Noel Williams Drive

The site is also largely undeveloped (except for the existing club rooms) and is essentially flat. This provides multiple opportunities and positive aspects to a residential redevelopment.



Figure 11 Rezone Area

All other relevant Overlay, Auckland-wide and other controls will continue to apply.

5.0 Statutory Considerations

5.1 Overview

Schedule 1 of the Resource Management Act 1991 (“RMA”) provides the process for changes to Plans. Clause 21 of schedule 1 confirms that any person may request a change to a district plan.

Clause 22 of Schedule 1 provides that a request under clause 21 shall be made to the relevant local authority in writing, shall explain the purpose of, and reasons for, the proposed plan change and contain a Section 32 evaluation report.

Furthermore, where environmental effects are anticipated as a result of the plan change, the request shall describe those effects in such detail as corresponds to with the scale and significance of the actual and potential environmental effects.

5.2 Purpose and Reasons

The purpose of and reasons for the plan change are described within the following sections of this proposal. These are further supported by the accompanying Assessment of Effects, supporting expert assessment reports, and in the Section 32 Evaluation Report.

5.2.1 The Purpose of the Plan Change

The purpose of the plan change is to ensure the continued feasibility of The Windsor Park Community and Multisport Hub Incorporated, an incorporated society and registered charity by East Coast Bays Rugby Football Club and East Coast Bays Cricket Club.

The 12,800m² area of open space is to be rezoned from open space to MHU zone as a way to release capital funds and ensure long term financial sustainability.

As a result of this these secondary purposes are also achieved;

- Provide additional housing capacity within an area where residential land is finite and in high demand.
- Continued operation of Windsor Park and the ability to reinvest capital funds into the maintenance of the fields and development of much needed facilities.

5.2.2 The Reasons for the Plan Change

History/background:

As mentioned in section 2.1 above, Windsor Park and both ECBC and ECBRFC have a long-standing presence within the local community.

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

The park became the home base of the East Coast Bays Cricket Club from 1975-1976 season, and in 1986 East Coast Bays Rugby Football Club joined the Cricket Club to purchase Windsor Park together. Four members of each club made up the Windsor Park Board Incorporated, which was renamed in 2018 as The Windsor Park Community and Multisport Hub Incorporated.

Windsor Park remains under 50/50 ownership between the two clubs. The open space provides for year-round organised club sport, Rugby in the winter months and cricket and touch in the summer. Premier School teams, NPC Preseason Games and Black Ferns Women's Rugby trainings are often hosted on site. The fields were also the training venue for the Italian team in the recent Women's Rugby World Cup.

Problem Definition:

Both the Rugby and Cricket Clubs believe their strategic survival relies upon having the best facilities to support their sportsmen and women. After nearly 50 years of organised sport at Windsor Park, the

incorporated clubs are now struggling with the aging facilities on site and the costs to maintain them in their current state.

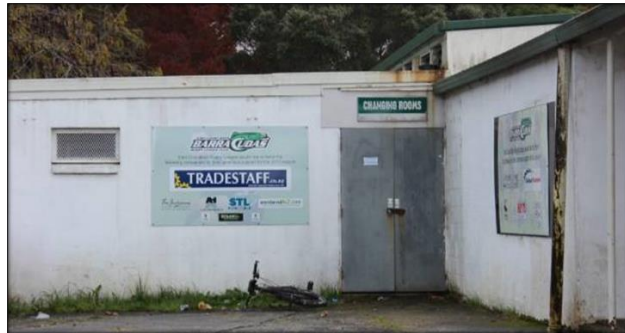


Figure 12

With a growing number of female participants in both Rugby and Cricket, there is a real need to provide facilities for women. The existing 50-year-old changing sheds do not include facilities for women and therefore do not represent Rugby and Cricket in a modern sense.

The clubrooms are also now 40 years old, with the pub/bar facility no longer appropriate and lacking flexibility. A modern community focussed social area is required that provides flexible spaces that can be used not only by the Rugby and Cricket Clubs, but can also be used by the wider community, and hired out as an event space.

The fields also require modern floodlighting. This will allow for greater playing and training opportunities, especially during the winter months when there is less available daylight outside of typical working hours. Training and playing demands on the fields will be able to be better spread throughout the day and/or week, which reduces maintenance costs overall.

Given the issues raised above it is becoming increasingly difficult for the board and clubs to maintain the current grounds and facilities, let alone raise additional funds for the necessary upgrades needed. After considering multiple options the future of both clubs and the facility as a whole is now in question without additional funds.

Why this is a significant issue?

The committee has both approached and made applications to numerous organisations requesting financial grants and funding opportunities. To date this has been unsuccessful, with the costs of upgrading or replacing facilities increasing year on year. In the current climate the facilities and maintenance works mentioned above are within the realm of 15 to 20 million dollars.

Ultimately, without some form of funding, the aging facilities and lack of funds will likely result in the closure of both clubs and the sale of the facilities without some form of capital injection.

The closure of these clubs would be a significant loss to the local community with Both the ECBC and ECBRFC have a long-standing presence with the local community.

The cricket club has been located at Windsor Park for nearly 50 years, while the rugby club has seen the growth of the local East Coast Bays population from just 5,000 people in its inaugural season to a flourishing and sought-after residential area with nearly 60,000 residents in the 2013 census.

Both clubs currently continue to provide organised sport for both kids and adults. This contributes to the social, physical and mental well-being of the community, and has seen the inclusion of women's leagues in both sporting codes over this time.

How to resolve this problem?

After considering multiple options for the future of ECBC, ECBRFC and Windsor Park, it has been considered that the only feasible way to continue to provide organised sport in the local area is to sell off a section of land within the Windsor Park property.

The Multisport Hub is in a fortunate position where they own their own land. Unlike many other sporting clubs, they have the flexibility to consider the sale of a portion of their playing fields in order to raise the necessary funds.

A 12,800m² of training areas in the North of the site has been considered the most ideal section to sell.

This does not affect the established playing fields located towards the South of the site, and also has the ability to create a new access point from the existing residential street of Noel Williams Place.

The sale of this land will release capital that can be used by the clubs to maintain the remaining grounds and develop new facilities that are more flexible and beneficial to both the members and the wider community.

The reason for the requested plan change is to ensure that this section of land to be sold is of the best use to the community and will be desirable to a developer. An open space zoned piece of land for sale is unlikely to gain the interest or value that is required for the clubs to feasibly continue to operate. Residentially zoned land is finite within the local area and a large uninterrupted area of land such as this would provide a developer with a variety of opportunities for future development.

5.3 Section 32 Evaluation Report

Section 32 RMA provides the details of the content of the required evaluation report. The report is required to;

- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and
- (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—
 - (i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
- (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

In assessing the efficiency and effectiveness of the provisions in achieving the objectives the report must;

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

For the purposes of S32, the following is noted;

objectives means, —

(a) for a proposal that contains or states objectives, those objectives:

proposal means a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act.

provisions means, —

(a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:

(b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.

The following sections provide this assessment;

5.3.1 Appropriateness of the Proposal to Achieve the Purpose of the Act

Section 32(1)(a) of the RMA requires an evaluation of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act.

The objectives of the plan change are to;

- Create sellable land that is suitable for redevelopment and will be ideal for residential developers.

- Release capital funds for the Board to reinvest into the maintenance and much needed new facilities within the remaining open space area.
- Provide for additional housing capacity opportunities in the area, including a range of medium to high density typologies.
- Future residential activities will be in keeping with the surrounding residential environment.

Part 2 of the RMA sets out the Purpose and Principles of the Act.

Section 5 of the Act identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

The purpose of the plan change is considered to achieve the purpose of the Act as scheduled in Part 2 of the RMA which sets out the purpose and principles of this Act. In particular, the plan change seeks to manage natural and physical resources by balancing open space and community needs with residential opportunities in an area where housing demand is high and available land is finite. The intended future of the site with 80-100 new dwellings and future improvements to the remainder of Windsor Park will support the wellbeing of people and communities.

Section 6 of the Act identifies the matters of national importance which need to be recognised and provided for in achieving the purpose of the RMA. This includes the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins; protection of outstanding natural features and landscapes, the protection of areas of significance indigenous vegetation and significant habitats of indigenous fauna; maintenance and enhancement of public access to and along the

coastal marine area, lakes, and rivers; the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; the protection of historic heritage; the protection of protected customary rights and the management of significant risks from natural hazards.

The proposed plan change will not compromise any of the above matters of national importance, being a local amenity with no significant features.

Section 7 of the Act identifies a range of “other matters” to be given particular regard by Council. Specific matters from section 7 that are relevant to the plan change include:

b) The efficient use and development of natural and physical resources – The plan change will provide the opportunity to continue the ongoing use of the Windsor Park playing amenities for future generations.

c) The maintenance and enhancement of amenity values and f) Maintenance and enhancement of the quality of the environment – The proposed zone will enable the retention of the residual open space and playing fields, which will continue to enhance both the visual and recreational amenity.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. It is considered that this proposal will not bring into question the principles of the Treaty of Waitangi. This conclusion is supported by the formal Iwi consultation, which was undertaken with no adverse responses from any Iwi.

The proposed zone change is a more appropriate way of achieving the sustainable management purpose of the Act than the current zone which does not provide the necessary flexibility to undertake the proposed rationalisation. It is considered that the purpose of the plan change is the most appropriate way to achieve the purpose of the Act.

5.3.2 Appropriateness of the Provisions to Achieve the Plan Change Objectives

Section 32(1)(b) of the RMA requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives. In doing so, there is a requirement to;

- (i) identifying other reasonably practicable options for achieving the objectives; and
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
- (iii) summarising the reasons for deciding on the provisions.

5.3.2.1 Other Reasonably Practicable Options

There are a range of other options available, however, the key alternatives that were considered relevant and are worth considering in detail. These include;

- Option 1: Status Quo or do nothing;
- Option 2: THAB Rezone; or
- Option 3: MHU Rezone.

These are discussed below;

Option 1: Status Quo or Do Nothing:

Under this option, the Board would rely on the existing zoning, and would need to attempt to subdivide and sell this 12,800m² identified area while zoned as Open Space.

This is unlikely to sell or reach the same land value as a residentially zoned piece of land as;

- the range of permitted activities is limited.
- the site would be located directly next to an existing and operating open space.
- Should a developer seek to rezone the site themselves they would also seek a lower land value in sale to compensate the time and cost involved in attempting a private plan change themselves.

Alternatively, the option would be to do nothing and continue to attempt to operate as is. In which case the board and both clubs have mentioned a possible need to dissolve the organisations and end organised

sport leagues in this location. Ultimately selling the full extent of the site and ending a long-standing legacy.

How would this option play out in achieving the purpose of the request?

Ultimately, a status quo option has minimal to no impact in achieving the purpose of the request.

- The sale of the land is less likely to be achieved as the sale of an open space.
- If the land does sell it will likely be for less than it could as a residential zoned property. Ultimately resulting in less capital funds to reinvest in the new facilities and maintenance of the grounds.
- Under the potential do nothing option there is no means of achieving the purpose, with the folding of the organisation being the likely end point.

The objectives and policies of the zoning

- H7.6.2 Objective 1: Indoor and outdoor sport and active recreation opportunities are provided for efficiently, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.
- H7.6.2 Objective 2: Activities accessory to active sport and recreation activities are provided for in appropriate locations and enhance the use and enjoyment of areas for active sport and recreation.
- H7.6.2 Policy 4: Design and locate buildings, structures and activities so that any adverse effects, including noise, glare and traffic effects, are managed to maintain a reasonable level of amenity value for nearby residents, communities and the surrounding environment.
- H7.6.2 Policy 5: Maximise the use of indoor and outdoor recreation facilities including through multifunctional use and adaptable designs to increase the capacity and use of the open space.

The Sport and Active Recreation zone is based in organised sport, recreation and community activities. Development within this zone is therefore prescribed to benefit these kinds of activities, as supporting activities of surrounding residential areas, rather than the provision of higher density buildings and/or residential dwellings.

A developer is unlikely to see an organised sport and recreation space as a wise investment. The development of sports-based activities alongside an existing sports facility with a long history in the area is unlikely to generate profit for a developer, nor will it generate much in terms of additional benefit to the community.

Overall, it is not considered that the status quo option of either relying upon the existing zoning or the option of doing nothing will achieve anything in regard to supporting physical, social and mental well-being, especially that of women, within the local community.

Option 2: THAB Rezone

Under this option, the Board would be provided with a 12,800m² property that has been zoned for the highest density of residential development.

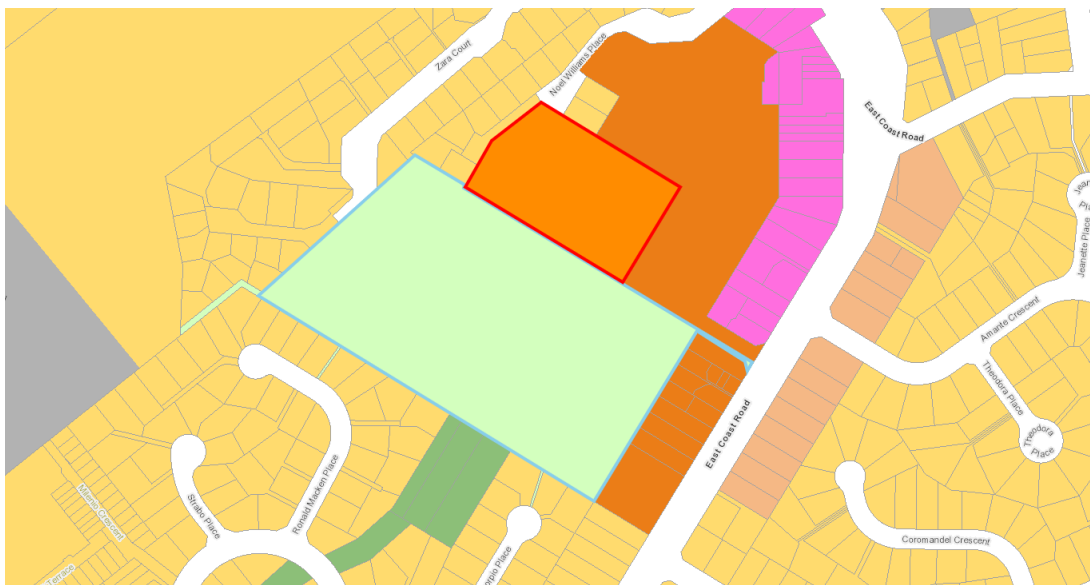


Figure 13: Option 2 Potential Rezoning

The Terraced Housing and Apartment Building [THAB] zone, is a high intensity zone which enables the greatest intensity of dwellings within the residential zones.

This is the most efficient use of land and infrastructure providing the opportunity for residential buildings to be provided up to 5-7 storeys in height.

How would this option play out in achieving the purpose of the request?

This option could have a significant impact on the future of Windsor Park and the Clubs involved, as well as the surrounding community.

- As residential land of the size and within the THAB zone is uncommon, the site is likely to draw the attention of several developers.
- The land is likely to sell for significantly more than it would in its current zoning. Ultimately resulting in more capital funds to reinvest in the new facilities and maintenance of the grounds.
- The new facilities and investment within the remaining Windsor Park area will likely see continued interest in the clubs and organised sport on the grounds.
- Future use of the space for larger events, such as world cup training sites is more likely to support the continued standard of the space well into the future.

The objectives and policies of the zoning

- H6.2 objective 1: Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.
- H6.2 objective 2: Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- H6.2 objective 3: Development provides quality on-site residential amenity for residents and the street.

- H6.3 Policy 6: Require accommodation to be designed to meet the day to day needs of residents by: providing privacy and outlook; and providing access to daylight and sunlight and providing the amenities necessary for those residents.
- H6.3 Policy 10: Recognise the functional and operational requirements of activities and development.

While the site itself is of ample size to provide for a high-density development such as that which is expected within the THAB zone, it is considered that the receiving environment is not well prepared for such density. Urban development of 5-7 storeys could provide upwards of 800 units on site and would be accessed via an extension of Noel Williams Place, an existing residential cul-de-sac. This sought of residential density will generate noticeable visual effects on the surrounding properties, as well as significant traffic and functionality effects.

Option 3: MHU Rezone:

Under this option, the Board would be provided with a 12,800m² property that has been zoned for a reasonably high density of residential development.

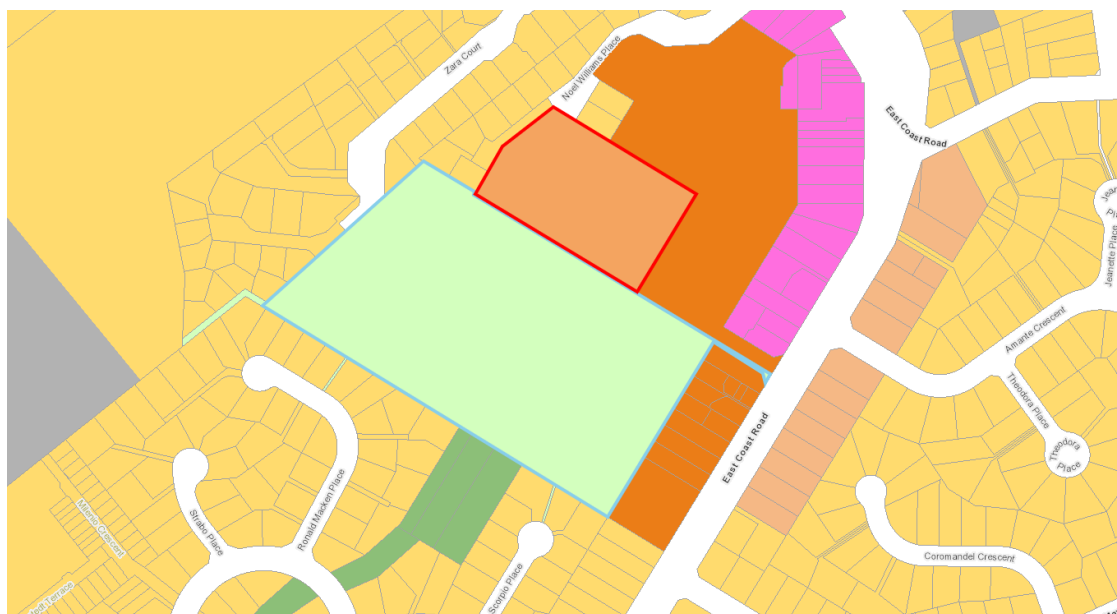


Figure 14 Option 3 Potential Rezoning

The Mixed Housing Urban [MHU] zone, is a reasonably high intensity zone which enables a higher intensity of dwellings within the residential zones.

This zone seeks to achieve an urban built character, and supports a variety of housing typologies, including detached dwellings, terraced housing and low-rise apartment buildings.

How would this option play out in achieving the purpose of the request?

This option could have a positive impact on the future of Windsor Park and the Clubs involved, as well as the surrounding community.

- As residential land of this size and within the MHU zone is uncommon, the site is likely to draw the attention of several developers.
- The land is likely to sell for more than it would in its current zoning. Ultimately resulting in more capital funds to reinvest in the new facilities and maintenance of the grounds.
- The potential effects on the surrounding dwellings are balanced with the potential residential development.
- The new facilities and investment within the remaining Windsor Park area will likely see continued interest in the clubs and organised sport on the grounds.
- Future use of the space for larger events, such as world cup training sites is more likely to support the continued standard of the space well into the future.

The objectives and policies of the zoning

- H5.2 Objective 2: Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.
- H5.2 Objective 3: Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- H5.3 Policy 1: Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.

- H5.3 Policy 3: Encourage development to achieve attractive and safe streets and public open spaces including by: providing for passive surveillance, optimising front yard landscaping, and minimising visual dominance of garage doors.
- H5.3 Policy 9: Enable more efficient use of larger sites by providing for integrated residential development.

Under the MHU zone an urban built character can still be achieved, while minimising the effects on the surrounding environment. Development can provide for a variety of housing typologies, including apartments, within the 2-3 storey building height. This keeps development at a more human scale, providing safe and attractive streets, ample passive surveillance, and minimising visual and functional effects on the surrounding environment and adjoining residential street and properties.

For the reasons above, we consider the application of the MHU zone to be the most appropriate option to achieve the purpose of the plan change.

5.3.2.2 Costs and Benefits

The following section assesses the costs and benefits of the reasonably practicable options to achieve the purpose of the plan change.

Option 1: Status Quo or Do Nothing:	
Benefits	Costs
Windsor Park Community and Multisport Hub Incorporated	
<ul style="list-style-type: none"> • Current retention of all playing fields would allow all current codes of sport to continue in their current state 	<ul style="list-style-type: none"> • In the event of attempting to sell the proposal site the Board would need to expect a lower land value, if there was in fact any demand at all. • Risk of no sale • Both clubs and the incorporated board dissolve due to the financial costs of maintenance and upkeep
Auckland Council	
<ul style="list-style-type: none"> • Continued use of private owned open space does not require Auckland Council to invest in the 	<ul style="list-style-type: none"> • In the event of the clubs and board dissolving, Auckland Council would need to invest in the provision of

provision of publicly owned open space	outdoor social and recreational place for the surrounding community
Neighbours	
<ul style="list-style-type: none"> The surrounding neighbours are unlikely to experience any impact if the adjacent sporting grounds were to continue functioning in their current state 	<ul style="list-style-type: none"> The same costs as the wider public, outlined below.
Wider Community	
<ul style="list-style-type: none"> The existing residential and recreational amenity would continue in its current state. There would be no loss of recreational land and local organised sport facilities. 	<ul style="list-style-type: none"> No ability for increased housing capacity within a sought-after suburb and school zone where residential land is limited. Reduced quality of open space due to high maintenance costs Eventual loss of local organised sport is likely

Option 2: THAB Rezone:	
Benefits	Costs
Windsor Park Community and Multisport Hub Incorporated	
<ul style="list-style-type: none"> The development opportunities of the proposal site will increase, as well as and increased land value and likely increase in interest from developers. The capital funds gained from a land sale would provide the board with the funds to develop new, and upgrade existing facilities within the residual park. New facilities increase the capacity of the park throughout the week by providing night and indoor training options 	<ul style="list-style-type: none"> Loss of training field space. May reduce the capacity of the park at key times.
Auckland Council	
<ul style="list-style-type: none"> The capital investment in the residual open space provides additional recreational and social amenities that Auckland Council do not have to fund 	
Neighbours	
<ul style="list-style-type: none"> The same benefits as the wider public, outlined below. 	<ul style="list-style-type: none"> Significant changes in the adjoining residential amenity (Shading, visual dominance, building bulk etc.)

	<ul style="list-style-type: none"> Vehicle access along Noel Williams Place would be significantly compromised by the level of traffic generated by high density residential typologies
Wider Community	
<ul style="list-style-type: none"> The resulting capital funds will improve the residual park amenity and facilities, which can have a positive effect on real estate demand and resale value within the local community. Continued public access to a privately owned open space and its playing spaces/ open facilities. 	<ul style="list-style-type: none"> Changing interface with the residual park and playing areas, as well as the commonly used car park and dwellings that do not directly adjoin the site. Potential infrastructure capacity issues

Option 3: MHU Rezone	
Benefits	Costs
Windsor Park Community and Multisport Hub Incorporated	
<ul style="list-style-type: none"> The development opportunities of the proposal site will increase, as well as and increased land value and likely increase in interest from developers. The capital funds gained from a land sale would provide the board with the funds to develop new, and upgrade existing facilities within the residual park. New facilities increase the capacity of the park throughout the week by providing night and indoor training options 	<ul style="list-style-type: none"> Loss of training field space. May reduce the capacity of the park at key times.
Auckland Council	
<ul style="list-style-type: none"> The capital investment in the residual open space provides additional recreational and social amenities that Auckland Council do not have to fund 	
Neighbours	
<ul style="list-style-type: none"> Changes in traffic generation along Noel William Place are more manageable and unlikely to generate a noticeable adverse impact. Increased passive surveillance and crime prevention of adjoining car 	<ul style="list-style-type: none"> Some changes in the adjoining residential amenity (Shading, visual dominance, building bulk etc.). However, these effects are more balanced with the of the existing adjacent residential properties.

park, street and existing residential areas	
Wider Community	
<ul style="list-style-type: none"> • The resulting capital funds will improve the residual park amenity and facilities, which can have a positive effect on real estate demand and resale value within the local community. • Continued public access to a privately owned open space and its playing spaces/ open facilities. • Increased passive surveillance and crime prevention of an open space which is accessible at all hours of the day and night. • More suitable dwelling choices for families, given the zoning and close proximity of sought after schools 	

5.3.2.3 Efficiency and Effectiveness of Provisions

Status Quo (Do Nothing)

The status quo will not efficiently or effectively achieve the purpose of the proposal. This is as a result of the uncertainty associated with the limited permitted activities and potential extent of development when assessed against the current objectives and policies of the current zoning.

While the current provisions enable continued active recreation and sporting use, this is of no use if the Board can no longer afford to maintain the site and its current aging assets. Moreover, the current zoning is limiting the land value in a future sale, therefore reducing the effectiveness of this process in order to raise capital and fund new assets within the park.

Alternative Provisions

Option 2: THAB Rezone

While the THAB zone would likely create the most effective increase in land value, and the most efficient housing densities, there are concerns as to the overall effect on the wider environment.

Windsor Park Community and Multisport Hub Incorporated has always been a community based, and community minded group. While the THAB zone would likely provide them with the most capital benefit, the additional 4-5m in permitted building height, 10% more permitted building coverage, greater dwelling density and less natural amenity, may have a greater impact on the surrounding community that Windsor Park serves and values.

Option 3: MHU Rezone

We consider that the provisions of the plan change are the most efficient and effective means for providing for the continued feasibility of Windsor Park while balancing the effects on the surrounding neighbours.

In particular, this option provides for:

- Efficient residential development capacities which will increase the land value and demand during sale.
- Development interest in the land almost guarantees a sale which will provide the Board with the much-needed capital funds in an efficient manner.
- Investment in the residual site can proceed quickly.
- Future residential development on the proposal site will be of a similar density to that which currently exists along Noel Williams Drive and Zara Court.
- The effects generated by any future residential development will be less dominant on the residual park.

Overall, it is considered that Option 3, the rezoning of 1.2 hectares of open space to residential under the Mixed Housing Urban zone, is the most efficient and effective use of the site. While higher residential density can be achieved by the THAB zone, alongside the much-needed Windsor Park improvements, the effective functionality of the wider community is called into question. This includes the effects on neighbouring dwellings along Noel Williams Place, and potential traffic effects within the surrounding area. The use of the MHU zone will best balance the

need of efficient and effective zoning and development, the existing surrounding environment and road networks, and all potential positive and negative impacts of redevelopment, and consider the needs of all parties involved.

5.3.2.4 Risk of Acting or Not Acting

There is sufficient information contained within this proposal to be certain about the need for the plan change request and the need for additional capital funds to provide the necessary facilities and grounds maintenance.

The risk of not acting is that the East Coast Bays Rugby and Crickets Clubs, will be unable to provide a suitable space for organised sport on the North Shore. This will ultimately result in both clubs dissolving. The aging buildings and unmaintained playing spaces will be left in their current state, reducing the opportunities for organised sport and community recreation within the Northshore / East Coast Bays area.

The risk of acting on this information is less than not acting.

5.3.2.5 Iwi Authorities

As noted within the consultation section of this request, the Mana Whenua groups relevant to this area, as identified by Auckland Council, were consulted and provided with the opportunity to provide input or comment.

The Iwi authorities consulted include:

- Ngai Tai ki Tamaki
- Ngati Manuhuri
- Ngati Maru
- Ngati Paoa
- Ngati Tamatera
- Ngati Te Ata
- Ngati Whanaunga
- Ngati Whatua o Kaipara
- Ngati Whatua Orakei

- Te Akitai Waiohū
- Te Kawerau o Maki

To date, there have been no negative responses received. Refer to section 7.5 for further discussion regarding these responses.

5.3.3 Section 32 Evaluation Conclusion

The evaluation contained within this report has been prepared in accordance with S32 RMA and contains a level of detail that corresponds to the scale and significance of effects.

This section of the Proposed Plan Change Report has concluded that Option 3, the proposal rezoning of the 1.2-hectare open space to Mixed Housing Urban, is the most appropriate solution that serves to benefit the future of the Windsor Park Multisport Hub, a future developer, and the wider community.

The evaluation concludes that the proposed application of the MHU zoning is the most appropriate way to achieve the purpose of the Act, and the provisions are the most efficient and effective way to achieve the much-needed improvements to Windsor Park, provide future additional housing capacity in an existing urban area, and balance the effects on the surrounding environment.

5.4 Policy Framework

The following documents provide a consistent policy framework at varying levels of statute. This provides a clear guideline on the expectations for such growth and development within Auckland and New Zealand as a whole.

5.4.1 Auckland Plan 2050

The Auckland Plan is the key strategic document which sets the council's social, economic, environmental, and cultural objectives. A key component of the Auckland Plan is the Development

Strategy which sets out how future growth will be accommodated up to 2050. The Auckland Plan focusses on a quality compact approach with future development focussed within Auckland's urban footprint, meaning most growth will occur in existing urban areas.

Achieving a quality compact form for future development is considered to be a twofold approach. It requires sufficient capacity for growth across Auckland as well as good urban design practice.

The Plan Change area is within walking distance of the Windsor Park Local Centre with well serviced bus routes along East Coast Road. Other amenities such as open space, education, and community facilities are also provided within walkable catchment area.

The plan change provides an opportunity to increase development capacity within a highly sought after area with a wide provision of existing amenities. Development capacity is maximised by rezoning from open space to residential, particularly that of the MHU zone which can be relied upon to achieve quality-built outcomes without compromising the existing character of the surrounding community.

5.4.2 Regional Policy Statement

The Regional Policy Statement (RPS) sets out the overall strategic statutory framework to achieve the integrated management of natural and physical resources within the Auckland Region. While the RPS gives effect to the broader strategic direction of the Auckland Plan, Chapter B2 is of particular relevance to this Plan Change.

B2.2 Urban Growth and Form

The proposal places a strong importance on a quality compact urban form, while also balancing potential adverse effects.

Growth requires sufficient development capacity so that residential, commercial and social land uses can support each other.

Within the receiving environment the following zones and land use activities are provided

- The existing Local centre zone: provides a variety of daily services and amenities, with potential growth available in the South
- The existing THAB zone: has the potential to provide higher density residential typologies, however the existing land uses are non-residential and unlikely to be redeveloped in the foreseeable future.
- The surrounding MHS zone is well provided for, with minimal fragmented intensification enabled on a site-by-site basis.

In support of the receiving environment the proposed plan changes to create MHU zoned land will

- Increase residential density adjacent to support local social and commercial amenities, and within walking distance of Rangitoto College, St Johns School and Small Fired Childcare
- Create a more seamless fade in density from the local centre zone towards the open space. This will have even more effect if the existing THAB zone was ever to be redeveloped for residential purposes.
- Support a positive interface with the remaining and improved open space, including appropriate levels of outlook and passive surveillance.

B2.3 A quality Built Environment

The objectives and policies within B2.3 seek to achieve a quality-built environment by ensuring that the development responds to the qualities and characteristics of the site. The plan change presents an opportunity to achieve these objectives and contribute to the provision of housing choice within the local area. The application of the MHU zone will be consistent with the development of the existing neighbourhood, in particular by ensuring that the bulk and location of buildings are managed by height, height in relation to boundary, yard controls and coverage.

In summary, the Plan Change is consistent with the policy direction of the RPS. This is achieved by considering not only the positive impacts on the site itself, or the Multisport Hub, but on the receiving

environment that supports growth from a commercial and social lens, as well as residential.

5.4.3 Notional Policy Statement on Urban Development

The National Policy Statement on Urban Development 2020 (NPSUD 2020) sets out the objectives and policies for well-functioning urban environments under the Resource Management Act 1991. The NPSUD 2020 contains objectives and policies that require councils to carry out long term planning that accommodates growth and ensures well-functioning cities.

There are a number of objectives and policies that are of particular relevance when considering the proposed plan change. These include;

- Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:
 - the area is in or near a centre zone or other area with many employment opportunities.
 - the area is well-serviced by existing or planned public transport.
 - there is high demand for housing or for business land in the area, relative to other areas within the urban environment.
- Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
- Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient

to the current and future effects of climate change.

- Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:
 - have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households;
 - have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
- Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.
- Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:
 - that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes
 - may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - are not, of themselves, an adverse effect

The Plan Change area is located within walking distance or an established centre and is also highly accessible to a range of public transport, open space and education options. Alongside the discussions above in support of the RPS, the Plan Change provides for increased development capacity. This

will ensure the efficient use of this land to support the nearby centre and associated amenities.

5.4.4 Policy Framework Conclusion

Based on the varying levels of policy framework, it is considered that the proposed plan change achieves the objective and policies laid out within the Auckland Plan 2050, Regional Policy Statement, and National Policy Statement on Urban Design 2020.

The proposal plan change considers quality compact growth to be a particularly important function of residential development, as the consideration of both location and zoning options have both been highly considered.

There are no concerns of note regarding the approach of the Plan Change as the outcome benefits not only residential development, but also the economic, social and recreational outcomes of the local community.

6.0 Assessment of Environmental Effects

Clause 22(2) of Schedule 1 RMA requires that where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.

The relevant effects that require consideration as a result of this plan change request are reviewed and assessed as follows in 6.1.1 to 6.1.8.

6.1.1 Character and Amenity

It is anticipated that there will be a change in the character and amenity of the area as a result of the increased scale and intensity of residential development enabled.

Amenity values are defined within the RMA as, those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Character is a subset of amenity, and the ordinary meaning of the word can include the aggregate of features and traits that form the individual nature of some person or thing.

Consideration was given to alternative zoning options, being either THAB or MHU. The following table summarises the key provisions of each zone.

Control	THAB Zone	MHU Zone	MDRS
Potential dwelling density	Up to 800	80-100	80-100
Building Height	Building must not exceed 16m in height	Buildings must not exceed 11m Occupiable height and 12m total height	Buildings must not exceed 11m Occupiable height and 12m total height
HIRB	3m + 45°	3m + 45°	4m + 60°
AHIRB	Front 20m: 8m + 60° Beyond: (8mV + 1mH) + 60°	(3.6mV + 1mH) + (73.3° / 1mH) + 45°	-
Yards	Front: 1.5m Side/Rear: 1m	Front: 2.5m Side/Rear: 1m	Front: 1.5m Side/Rear: 1m
Impervious Area	Must not exceed 70% Site Area	Must not exceed 60% Site Area	Must not exceed 60% Site Area
Building Coverage	Must not exceed 50% Net Site Area	Must not exceed 45% Net Site Area	Must not exceed 50%
Landscaping	Must be at least 30% Net Site Area	Must be at least 35% Net Site Area	Must be at least 20%

In assessing the potential character and amenity changes derived from the proposed plan change, it is important to acknowledge that the WPCMSH would not be developing that site themselves. The sale of the site would relinquish all control as to the future of the proposal site. As part of this plan change rezoning options have been discussed in order to manage as many potential effects as possible before sale occurs.

The choice to proceed with option 3, and the proposed rezoning of the site as a Mixed Housing Urban residential site sought to balance the needs of WPCMSH and the character and amenity effects on Windsor Park, Noel Williams Place, and the surrounding sites.

Firstly, the permitted dwelling density is significantly different between the two zones. While maintaining within the permitted building height, building coverage, and minimum dwelling sizes, the future residential development of this site could provide for upwards of 800 units within the THAB zone, in comparison the approximately 100 units within the MHU zone. *Reference Attachment 9.6.*

This significant difference would also have significant effects on the degree of character and amenity effects anticipated on the surrounding environment, as well as the traffic generation on an existing, low density, residential cul-de-sac street. The assessment below covers these potential effects.

The largest point of difference between the two zones is the maximum permitted height. With a difference of 4-5m this contributes not only to the number of dwellings which can be developed, but also the increased level of shading, reduced daylight and outlook opportunities, and overall visual dominance of the other residents within the sites and adjoining sites.

The coverage proportions also differ between the zones. The MHU zone providing for slightly less impervious space and building coverage, and greater importance placed on landscaping. Ultimately, the visual amenity proved from the lower density zone is more consistent with that of the surrounding properties, and subsequently will generate less visually adverse effects.

Urban Design Assessment:

While an urban design summary is included in section 5.4.5 below, supported by the Urban Design Report *Reference Attachment 9.7*, it is important to note;

The reasons for the MHU zoning were found to be the strongest, including;

- The housing market professional advice indicates that the most commercially viable development would consist of mostly two storey townhouses and three storey walk up apartment buildings.
- The MHU zone can better accommodate for the vehicle access limitations, and the possibility of non-vehicular connections with surrounding environment.
- The expected outcomes from the MHU zone are more in line with the surrounding built form

An illustrative Indicative Concept Plan within the limitations of the MHU zone, *as Referenced in Attachment 9.6* has found to support the character and amenity expectations of the zone, and that of adjoining neighbours. This includes design aspects such as;

- The 85-unit development includes a mix of typologies; 60 walk up apartments, 21 terraced houses, and 4 duplex dwellings.
- Site depth of 20m-25m to allow for north facing outdoor spaces where possible and a considerable setback from adjoining sites.
- Two storey terraces border the more residential areas to create better consistency while Three storey walk up apartment are located near to the more open spaces of the car park and Windsor Park.
- The looping private road is more practical and efficient for providing vehicle access.
- Particularly the southern section of the road creates a semi-public interface with outlook and natural passive surveillance provided by the south facing apartment buildings.

Noel Williams Place Residents:

A residential development such as that shown by the Indicative Concept Plan, Attachment 9.6, will also provide benefits for the current residents of Noel Williams Place. Despite having a clear view of Windsor Park to the South and East, residents of Noel Williams Place have never been provided with safe or direct access to Windsor Park. To access Windsor Park residents are currently required to head North to the Noel Williams Place access to the shared carpark, and then walk through the large carpark area to access Windsor Park. In some cases, this is a

400m walk to access the park directly adjoins the residential property. While some of the existing dwellings will lose their view across the park, they will be provided with a more direct pedestrian access to the remaining park area, via the vehicle and pedestrian access to the future residential development. Access to open space is a modern living principle that becomes increasingly important as residential sites decrease in size.

Noel Williams Drive will also create a suitable setback to reduce any potential shading or visual dominance effects generated by the future proposed development. However, as Noel Williams Place is elevated from Windsor Park, and the existing dwellings are 1-2 storeys in height, it is considered unlikely that residential dwellings within the MHU zone and intended character could create any adverse effects beyond that which occur between the dwellings on Noel Williams Place and those which directly adjoin to the North via Zara Court.

In Conclusion, the MHU zone most appropriately reflects the wider residential amenity, both in terms of scale and density. This is consistent with the urban design assessment and key infrastructure assessments of traffic and services.

6.1.2 Land and Building Stability Effects

The proposed plan change area provides for essentially flat land. This contour is suitable for residential development and requires less site works to occur to create suitable building platforms and access points.

There are also no recognised hazards, such as flood plains or major overland flow paths, within this section of the site. As the highest piece of land within the existing Windsor Park, it is also considered unlikely that any future changes to the residual Windsor Park site would have any potential effects on this assigned plan change area, or those areas located downstream from the site.

6.1.3 Contamination Effects

There is no known history of potentially harmful contaminants or hazardous activities occurring within the assessment area.

6.1.4 Infrastructure Services Effects

The proposed plan change is accompanied by an infrastructure assessment which assesses the ability of the public infrastructure to accommodate a proposed residential development at this location.

An Infrastructure Assessment, *Attachment 9.8*, has been crafted based on an MHU residential development range of approximately 80-100 units.

Both potable water and wastewater connections are currently available within Windsor Park and the surrounding area. Additional connections and capacity levels can be achieved to align with the future development within Windsor Park and the Plan Change area.

A Stormwater Assessment, *Attachment 9.8*, has been crafted based on an MHU residential development of approximately 80-100 units. With use of the Indicative Concept Plan, stormwater mitigation options have been figuratively used to assess how a future residential development can mitigate stormwater effects and meet the relevant stormwater management principles. While other options, such as a dry detention basin, were considered, the use of these figurative assessments has concluded that private or communal stormwater tanks would be a suitable option for future development at a similar scale to the Indicative Concept Plan.

The stormwater effects of carparking will also need to be considered at the land use application stage as it is likely that a proposal for 80-100 units will result in a similar number of carparks. As such this is likely to exceed the 30 car parking spaces that generate a high contaminant generating area.

This report confirms the following: *“A proposed development such as that depicted in these plans could be designed to meet the requirements set out in the Regionwide Stormwater Network Discharge Consent for a Brownfields large development. All the following should be provided at resource consent application stage and should be in accordance with the relevant Auckland Council documents listed in section 3.1.*

Water Quality: Accessways and communal carparking should be pretreated by Litta traps then connecting to treatment devices for water quality treatment in accordance with GD01. Private carparks should where practically slope towards the accessway so its runoff can be treated by the above devices. Roofs and buildings should be constructed from inert and low contaminant generating materials.

Stream Hydrology: SMAF 2 mitigation should be provided for all impervious areas. Dual purpose retention/detention tanks for the dwellings with other impervious surfaces like the accessway connecting to detention only tanks would be suitable.

Flooding for 10% AEP: 10% Detention volumes should be combined with the accessway SMAF tanks to attenuate the post development peak flows back to pre-development levels for the 10% AEP rainfall event.

Flooding for 1% AEP: Structures should be designed with compliant freeboard to OLFP and flood levels. Accessways and footpaths should be designed to provide safe access to and from the site in the design storm event. Peak flows from the site should be attenuated back to pre-development levels for the 1% AEP rainfall event.

A development of the subject site would be able provide a compliant design to connect and discharge to the existing stormwater network without adversely affecting the receiving environment.”

It should also be noted that the reduced density provided by the MHU zoning will positively contribute to mitigating any additional adverse effects on the surrounding residential community,

especially those which are located downstream from Windsor Park.

Overall, and relying upon the advice of suitably qualified professionals, it is noted that there is suitable available infrastructure to provide for the future water and wastewater needs of the community. Additional provisions and hydrology mitigation measures are to be provided to ensure that stormwater can be appropriately detained and released into the public network.

6.1.5 Urban Design Summary

The proposed plan change is accompanied by an urban design assessment which assesses the context of the site and surrounding areas, and its ability to accommodate a proposed residential development at this location.

The assessment framework provided by Urbanism Plus assessed the proposed plan change to;

- Efficiently contribute to the wider urban environment through providing for increased densities and diverse housing needs
- Create a positive and appropriate interface with each of the adjoining land uses. This includes the remaining sports fields, car park and adjoining residential properties.
- Ensure passive surveillance and crime prevention opportunities have been considered.
- The Indicative Concept Plan layout appropriately considers the needs of the different housing typologies, including privacy, sunlight access and open space.
- Vehicle access is safe and efficient

The supporting urban design assessment has been provided as *Attachment 9.7*

This report concludes;

“...that the proposed Private Plan Change is supported from an urban design point of view, as it meets the following criteria:

- *It is considered in line with best practice urban design and planning, in that it aims for efficient urban development, increases densities within the urban area, and provides for diverse housing needs.*
- *It will enable development that will be well-integrated into the urban fabric through vehicular and non-vehicular connections.*
- *It will allow for new dwellings with designs that respond appropriately to the surrounding private and public realm, including overshadowing, outlook, and passive surveillance.*
- *It will allow for dwellings which will have the required residential amenity, taking into account functionality, solar orientation, privacy, and indoor-outdoor relationship.*
- *It will promote walking and cycling through the way the movement network can be laid out and through provisions that contribute to a streetscape that is attractive, safe, and efficient.”*

6.1.6 Transportation Effects

The proposed plan change is accompanied by a traffic assessment which assesses the context of the site, the surrounding road network, and its ability to accommodate an indicative concept plan for residential development at this location.

The plan change request would expand upon the existing residential traffic patterns along Noel Williams Place. While the rezoning will change the use of the proposal site, there is currently no access between Noel Williams Place and Windsor Park, and subsequently no associated open space traffic.

While the future residential development of the proposal site would ultimately increase residential traffic patterns along Noel Williams Place, the traffic assessment has used a variety of assessment tools to confirm that the existing road corridor and intersections related to Noel Williams Drive will be able to cope with the MHU zoning and estimated residential density of 80-100 units.

While there are no minimum parking requirements within the MHU zoning, the indicative concept plan provides 1-2 parking spaces per dwelling as an anticipated level of parking. This acknowledges that parking will most likely be provided for each unit in a future development proposal, as not all lifestyles or occupations can rely on public transport.

The project traffic engineers have assessed the potential transportation effects that are reasonably anticipated by a residential development at this location. Their reporting confirms;

“Based on the assessments undertaken in this report, it is concluded:

- *The crash history does not highlight any safety concerns near the site;*
- *The site has good accessibility to various transport modes: walking, cycling, bus, and private vehicle;*
- *The concept development proposes 100 dwellings in a mix of typologies. The effects of the proposed increase in vehicles are expected to be negligible with all existing roads and intersections capable of accommodating this additional traffic;*
- *The level of parking on-site meets Unitary Plan requirements;*
- *In terms of likely parking demand, this can be satisfied by a combination of on-site parking, and available on-street parking resources near the site;*
- *An extension of the Noel Williams Place carriageway will provide access to the site. Sight distance at the new intersection is considered acceptable and can meet relevant guidelines;*
- *Construction effects can be managed with a Construction Management Plan (CTMP).*

From our assessment of the proposal, and subject to the recommendations detailed above, the generated traffic effects of the proposed re-zoning are considered to be negligible and there is no reason, from a transport perspective, to preclude approval of the development.”

Overall, and relying upon the advice of suitably qualified professionals, it appears that there is appropriate capacity within Noel Williams Place to provide for the dwelling density anticipated within the MHU zone. As the cul-de-sac street is solely used for residential access there are unlikely to be any unexpected fluctuations in traffic generation based on events occurring at Windsor Park. Construction management will also be appropriately dealt with when future development of the Plan Change site occurs.

6.1.7 Cultural Effects

The proposal has the potential to adversely affect cultural values. In understanding the extent of cultural values that might be affected, the mana whenua groups identified by Auckland Council as having an interest in this area were contacted for comment.

At the time this report was finalised there had been no negative responses, thus reflecting a community and recreational focus among Iwi. The feedback provided by Iwi has been collated in section 6.8 of this report.

We further note that mana whenua groups can participate in the process following submission of this plan change request, and that they will also have an opportunity to participate and raise any issues at a later date.

For the time being, we consider there are no cultural effects or that they are of a less than minor extent.

6.1.8 Effects Summary

The actual and potential effects of the proposed Plan Change have been considered above, based on extensive reporting and analysis undertaken by a wide range of technical experts.

As a result of the assessment provided above, which is based on the opinion of a range of consultants, it is our opinion that the built form and land use activities that are enabled by the MHU zone, and more specifically this Plan Change, is appropriate in this particular context. This is supported by the continued consideration of the environment, as well as the social, recreational and economic wellbeing of the community.

6.2 Acceptance

As outlined within Clause 25 of schedule 1, following receipt of the Request, Auckland Council may take one of several options.

We consider Auckland Council should not reject the request because none of the criteria under clause 25(4)(a)-(e) apply.

- The request to rezone the proposal site as Mixed Housing Urban is not a frivolous or vexatious request.
- The request has not been considered by Auckland Council or the Environment Court within the last 2 years (or at all).
- The request accords with sound resource management practices.
- The request does not create any inconsistency between the plan and part 5.
- At the date of the lodgement of this request, the plan has been operative in part for more than 2 years.

We do not consider that the proposal should be dealt with as a resource consent application, because of the difficulty of the current open space zoning, and the uncertainty that exists because of the non-complying activity status of the proposal.

Having regard to the evaluation and assessment contained within this request, which is informed by the range of specialist reports which accompany this proposal, we consider that Auckland Council should accept the request and proceed to notify the request as per clause 26 of Schedule 1.

7.0 Consultation

The Windsor Park Community and Multisport Hub Board have engaged in consultation with a range of parties including; Auckland Council, Local Board Members, Urban Design Panel, Neighbours, Mana Whenua, among others.

The following sections provide information with respect to who was consulted, when and their feedback.

7.1 Auckland Council – Initial Consultation

A meeting was convened with Warren McLennan and Peter Vari on 29 August 2023, at Councils Albany offices. The purpose of the meeting was to outline the Boards intention to seek a PPC and the reasons behind this decision.

7.2 Auckland Council – Councillors

A meeting was convened at Windsor Park (East Coast Bays Rugby Club Rooms) with John Watson and Wayne Walker on 21 November 2023. The purpose of the meeting was to outline the Boards intention to seek a PPC and the reasons behind this decision.

7.3 Auckland Council – Local Board

Meetings with the Upper Harbour Local Board and Hibiscus and Bays Local Board was requested and arranged on the 22 February 2024 and 26 April 2024, and is summarised as follows;

7.3.1 Upper Harbour Local Board

Windsor Park Community and Multisport Hub Incorporated presented to the Upper Harbour Local Board on 22 February 2024.

That the Upper Harbour Local Board:

- a) whakaae / agree to extend Andrew Diver, Chairperson, Windsor Park Community and Multisport Hub Incorporated, Rod Schmulian, board member, Windsor Park Community and Multisport Hub Incorporated and Graham Stuart, board member, Windsor Park Community and Multisport Hub Incorporated speaking time by ten minutes to complete their presentation, in accordance with standing order 7.7.9 extension of time.

CARRIED

Resolution number UH/2024/6

MOVED by Member K Parker, seconded by Member C Blair:

That the Upper Harbour Local Board:

- a) whiwhi / receive the deputation from Andrew Diver, Chairperson, Windsor Park Community and Multisport Hub Incorporated, Rod Schmulian, board member, Windsor Park Community and Multisport Hub Incorporated and Graham Stuart, board member, Windsor Park Community and Multisport Hub Incorporated, representing Windsor Park Community and Multisport Hub Incorporated and thank them for their attendance.

CARRIED

Figure 15 Insert from Upper Harbour Local Board Meeting Minutes

7.3.2 Hibiscus and Bays Local Board

Windsor Park Community and Multisport Hub Incorporated presented to the Hibiscus and Bays Local Board on 26 April 2024.

8 Ngā Tono Whakaaturanga | Deputations

8.1 Deputation - Windsor Park Community and Multi-sport Hub

Resolution number HB/2024/34

MOVED by Deputy Chairperson J Parfitt, seconded by Member A Poppelbaum:

That the Hibiscus and Bays Local Board:

- a) whakamihi / thank Andrew Diver and Graham Stuart for their presentation and attendance at the meeting.

CARRIED

Figure 16 Insert from Hibiscus and Bays Local Board Meeting Minutes

The consultation with the Local Board members is on-going, and we will continue to update Auckland Council.

7.4 Neighbours

The Windsor Park Multisport Hub has liaised with the key adjacent neighbour, being the Windsor Park Baptist Church.

As the adjoining neighbour and landowner, the Board met with Church representatives on two separate occasions.

- 27 October 2023 (Takapuna)
- 23 November 2023 (Church Office)

The Church representatives included;

- Head Pastor – Grant Harris
- Property Manager – Jo Harris
- Property Advisor – Joe Kennedy

The church advised verbally that they would support a Private Plan Change for rezoning based on the THAB zone.

With regards to the wider residential properties, these will be subject of the statutory publicly notified process.

7.5 *Mana Whenua*

Council have provided the Mana Whenua contact details for the relevant Mana Whenua Groups within the local area.

13 Mana Whenua groups, listed in 5.3.2.5, were consulted on initially via email dated 31 November 2023 prior to lodgement of this plan change request. This contained information about the proposal including plans and an offer to meet onsite or other location if desirable.

No response was received from any of the groups.

Further to this, we understand that Mana Whenua receive a weekly list of all applications lodged and are able to provide comment and feedback for inclusion into the consenting process. We also note that they can participate through the formal submissions process, and we would welcome any additional feedback from interested Mana Whenua groups should they wish to comment any further. Moreover, Mana Whenua can participate in the development process at the resource consent stage.

7.6 *Consultation Conclusion*

Overall, it is considered that initial consultation by Andrew Diver and Windsor Park Community and Multisport Hub Incorporated has made a clear presentation of the proposed plan change, background, and the current context of the site.

Currently it is understood that feedback has been largely positive, and in support of this proposal.

The Board are well aware of the need to continue to maintain clear forms of communication with these interested parties as consultation continues throughout the plan change process.

At the same time the Board is mindful of the potential effects sought from any rezoning, and as such as applied from an MHU zone rather than the more intensive THAB zone.

Finally, all monies obtained from the rezoning are directly channelled back into the recreational amenities, and as such, will benefit the wider community.

8.0 Conclusion

This report has been prepared in support of a Private Plan Change on behalf of Windsor Park Community and Multisport Hub Incorporated to;

1. Rezone a 12,800m² section of Windsor Park (20 Noel Williams Place) from Active Sport and Recreation zone to the Residential Mixed Housing Urban zone;

The proposed rezoning will provide WPCMSH with a high value land asset which can be sold to a developer for future residential development.

The sale of the 1.2ha rezoned land will provide much needed capital funds which will be reinvested into the development of new, and update of existing facilities within the residual Windsor Park, as well as the continued maintenance of the grounds for the use of the wider community.

This proposal is considered necessary by WPCMSH to ensure the feasible continuation of the park, the organised sport run by the East Coast Bays Rugby and Cricket Clubs, and the continued public access to privately owned open space. It is considered likely that the Clubs and the WPCMSH board will fold without this much needed investment.

While the proposal above has considered the residential development options, and assessed the potential effects of a conceptual design, the benefits of the private plan change are derived from the sale of the rezoned land, and the investment that can be realised for WPCMSH and the community they serve.

These benefits include;

- Flexible indoor spaces that can fit a variety of purposes for the wider community. This includes the booking of these spaces for small events, or even as the training bases for international teams.
- Facilities for females, which responds to the growing number of girls and women who participate in both cricket and Rugby and fosters their sense of belonging at Windsor Park.
- Floodlighting and indoor training facilities which increases the useable training and playing time for a variety of sports codes throughout the week.

- Continued community access to organised sport and recreation space, which benefits the mental, social and physical health of the community. It is proposed that in the future this could extend to walking paths, exercise equipment, playground and 3x3 outdoor basketball court.

The rezoning will give effect to the National Policy Statement for Urban Development and the relevant objectives and policies. This includes providing for the social, economic and recreational well-being of the community, provides further opportunities for high amenity urban living with a range of housing types, and easy accessibility between home, employment and day to day amenities. It is considered highly unlikely that the MHU rezoning will have an adverse impact on the functionality of the surrounding urban and suburban environment.

The rezoning will achieve the higher order Regional Policy Statement Objectives and Policies regarding a Quality Built Environment, Urban Growth and Form and Transport among others. A wide range of specialist reports have been prepared in support of the rezoning and confirm that the rezoning will not result in significant environmental effects.

A Section 32 Report has been prepared and concludes that the proposed rezoning will more effectively and efficiently achieve the objectives of the Auckland Unitary Plan and the purpose of the Resource Management Act 1991, compared to the existing operative zonings.

It is therefore concluded that the proposed rezoning sought by the Windsor Park Community and Multisport Hub Inc. will result in significant benefits without generating significant adverse environmental effects.

9.0 Attachments

9.11 Bayley's Real Estate Media Statement
