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**To:** Sarah Wong

**From:** Stephen Havill

**Date:** 21 October 2024

**Re:** Clause 23 further information request – Private Plan Change Request by Windsor Park Community and Multisport Hub Incorporated

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Dear Sarah,

We attach our reply to Council's second Clause 23 Further Information Request dated 4<sup>th</sup> October 2024, regarding the Private Plan Change Request by Windsor Park Community and Multisport Hub Incorporated at 20 Noel Williams Place (Windsor Park).

**Attachment A** – Assessment of Environmental Effects (Updated)

**Attachment B** – Windsor Park Precinct Provisions (Updated)

**Attachment C** – Client Response (WPCMSH)

**Attachment D** – Engineering Response Memo (Land Works)

**Attachment E** – Updated Infrastructure Capacity Assessment (Land Works)

**Attachment F** – Updated Stormwater Management Plan (Land Works)

In general, we note the following points;

1. **Rezoning** : We have lodged an application for a rezoning. As part of this application AEE we included an indicative concept development plan, the purpose of which was to confirm that the site could be potentially developed, while at the same time, identifying a realistic development threshold, which served as a basis for assessing traffic demand, urban design capability and reviewing services infrastructure demand and capacity.

Unfortunately, some of the RFI questions have focused on this indicative development example, with the resultant questions being more appropriate for a subsequent land use application.

2. **Client Intention** : The applicant's intention is to sell the land post rezoning, with any subsequent land use process being the responsibility of the purchaser. Obviously, any future land use application will need to address wide ranging environmental, technical and AUP related matters, including addressing many of the SMP related questions raised by Healthy Waters.

Our RFI responses have focused on demonstrating that the site can be realistically developed and issues such as stormwater management, addressed.

We address the questions in order as follows;

**Planning Statutory & General Matters**

**P2 – Incorporating MDRS**

Please refer to the Updated Windsor Park Precinct has been included as Attachment B.

**P4 - General (S32 Evaluation)**

Please refer to the Updated AEE which has been provided as Attachment A.

**Healthy Waters (Stormwater)**

**SW3 – SMP Stormwater Management**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular, the confirmation that the future road within the PPC area will remain private, and therefore does not require consultation with AT.

Please also note that this is an application for rezoning. The future land use application will determine whether private or communal stormwater devices will be used in a future residential development. This assessment has provided the confidence that there are sufficient mitigation options to accommodate a potential residential rezoning and development at this site.

**SW4 – SMP Stormwater Management**

Please refer to the Updated Civil Engineering Response within Attachment D, including explanations regarding specialists and updates to impervious area. It is reiterated that this is an application for rezoning only. No final stormwater mitigation option has been recommended as there is no detailed development proposal included in this application.

**SW5 – SMP Geotechnical**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular, we note that the level of detailed asked for by Healthy Waters does not relate to a Proposed Plan Change. We cannot confirm such details when there is no finalised land use application. The responses to date have however provided a level of confidence that should that land be rezoned, any future land use application can provide suitable mitigation.

**SW6 – SMP Receiving Environment**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular, the wider view of the receiving environment.

**SW7 – SMP Stakeholder Consultation**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular it has been confirmed with the traffic engineer that the internal road will remain private and not public. Details regarding Iwi consultation have also been included.

**SW8 – SMP Asset Ownership**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular it is noted that the privatisation of the road removes the need for consultation with Auckland Transport. Details regarding private stormwater mitigation and treatment devices will be part of a future land use application.

**SW9 – SMP Water Quality**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular noting that the future internal road will remain private.

**SW11 – SMP Flooding**

Please refer to the Updated Civil Engineering Response within Attachment D. As this application is for rezoning only, there is no stormwater effect on the surrounding properties. At the time of a land use application the confirmed proposal will detail any stormwater effects generated by the proposal and the proposed mitigation measures. This civil engineering assessment has provided that confidence that a future land use consent will be able to provide sufficient stormwater mitigation.

**SW12 – SMP Flooding**

Please refer to the Updated Civil Engineering Response within Attachment D. Please refer to the comments within the attachment and those made above as part of SW11.

**SW14 – SMP General**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular it is noted that there is no need to update the conclusions as this application for rezoning does not generate any stormwater effects. Stormwater effects will be generated by and land use consent which will likely come in the future after the site is rezoned and sold.

**SW15 - SMP Stormwater Pipe Network**

Please refer to the Updated Civil Engineering Response within Attachment D. In particular we reiterate that this is not a physical development or land use application. This application seeks to rezone the site for a future land use consent and residential development. Based on this future land use application the potential realignment of stormwater pipes can be designed around the proposed building layout. We do note that building over pipes should be avoided where possible, however, at the rezoning phase we have no control over future land use applications.

## **Parks Planning**

### **PP1 – Open Space Provision Assessment**

Please refer to the Response provided by the Client within Attachment C.

The client has provided details as to how the PPC area is currently used by the clubs. It is noted that this is sparingly used given the field surface and poor quality lighting. The PPC area is not used for formal organised sport, and recreational users prefer to use the other sand based fields for the higher quality of the surface.

In terms of future impact on the function of Windsor Park, the client has reiterated that the purpose of the PPC is to free up capital for reinvestment into the remaining park area. The facilities that are planned to be provided with this capital will significantly improve the useability of the park for both organised sport and recreation users, without leaving the open space lacking.

### **PP2 – Arboricultural and Architect Assessment – Existing Trees**

Please refer to the Response provided by the Client within Attachment C.

### **PP5 – Pedestrian Connectivity – Greenway Connections**

Please refer to the Response provided by the Client within Attachment C. The client has noted that there are currently two access points to the Carpark, one of which is public, and one which is owned by the Church with legal easement access given the WPCMSH. Unless WPCMSH agree to any changes, the legal easement is enduring and will not be affected by any future sale of the Church land.

Once rezoned and sold, the PPC site will only be accessed via Noel Williams Drive.

### **PP6 – SMP General**

Please refer to the Updated Civil Engineering Response within Attachment D. This outlines the potential for the remaining fields to act as a dry detention basin, should this be required in a heavy rainfall event. It is further noted that the fields have their own drainage infrastructure which was implemented by WPCMSH, and will provide fast and effective stormwater drainage in the event of a large rainfall event.

## **General**

Other comments not within the remit of clause 23 of the First Schedule of the Resource Management Act 1991.

## **Planning**

### **1 *Incorporating MDRS into proposed plan provisions***

Refer to Attachment B – Updated Proposed Windsor Park Precinct. The recommended amendments have been accepted.

2      *Precinct Plan*

Refer to Attachment B – Updated Proposed Windsor Park Precinct. A Precinct Plan has been included to improve the readability and understanding of the proposed precinct.

Healthy Waters

3      *Stormwater Management*

Refer to Attachment B – Updated Proposed Windsor Park Precinct. The recommended amendments have been accepted.

Parks Planning

4      *Tree Protection*

As mentioned above in the Clients Response, they are happy to create a setback which would protect the health of the trees and ensure they remain.

We trust this reply will allow you to continue processing the application.

If you require any further clarification, please contact the office on (09) 216 9857, or by email [Stephen@sfhconsultants.co.nz](mailto:Stephen@sfhconsultants.co.nz)

Yours faithfully

**SFH Consultants Limited**