

## Parks Planning PP1 Response

Windsor Park is zoned open space, primarily for sport recreation purposes, has served a wide catchment of the East Coast Bays area for forty years now. While the Urban Design Response states that the remaining fields will absorb future use, further clarification is required on the following:

Current use of the site proposed for rezoning: Please clarify the extent of public use to the site, noting that it is currently private open space limited to training activities associated with rugby and cricket.

The area proposed for rezoning has an unimproved soil surface. It is partially irrigated but has no drainage. It has a very limited amount of poor quality lighting. As such it is not suitable for rugby or cricket training.

It is used for a very limited amount of junior rugby training. It is not used for cricket training either Senior or Junior.

At times during Touch Rugby season it is used as an overflow field but is avoided, if at all possible, due to its surface.

At times random people use it to walk around and unfortunately to exercise dogs even though dogs are banned from all areas of our park.

Due to the lack of drainage the area can get boggy after rainfall especially in the winter months.

Is this space widely available to the public, or primarily restricted to training and limited use, with broader recreational activities taking place in other parts of Windsor Park?

As noted above it has very limited use. No formal competition sport is played there and broader recreational activities take place on the fields that are sand based with proper irrigations and drainage (and are not subject to the rezoning application).

Impact on future uses and surrounding fields: Should the rezoning occur, how will the remaining open space land in Windsor Park continue to provide for the current sporting and recreational functions and community needs?

The sole intention of the proposed rezoning and sale of land is to free up capital to reinvest in our Park.

The reinvestment will provide a 4 lane indoor cricket facility that will have a flexible layout enabling multipurpose use in addition to cricket activities including but not limited to rugby training; futsal; indoor bowling; walking football; bootcamps; tiny tots recreation; table tennis and any other recreational activity that requires a weather tight rectangular space.

There will also be a new changing shed complex that caters for modern needs. The current changing sheds are too small for rugby and not suitable for providing a safe environment for an increasing number of our female community who now participate in cricket, rugby and touch rugby at our park.

A new social area (Clubrooms) will be part of the complex providing family friendly facilities enabling wider community usage. As the complex will have a large roof area rain water retention and reusage on the park will be investigated. There is also the intention to use solar panels to become as self-sufficient as possible for electricity needs.

The 3 sports fields will be upgraded with appropriate sand carpet surfaces including appropriate irrigation and drainage and fit for purpose sports field lighting. This has a current design and consent to proceed.

Upgraded sports fields and lighting will allow a greater training and playing capacity especially in winter. Training will be able to be spread across 3 fields. Currently only 1.25 fields can be utilised due to inadequate lighting.

Due to inadequate lighting winter training is concentrated in areas of the fields where there is an element of lighting. This leads to excessive wearing and degradation of the playing surface. This can and does result in the fields being closed.

New lighting and upgraded surfaces will allow greater flexibility in terms of scheduling and also the introduction of new competitions. Friday night and mid-week rugby in winter provides the opportunity to keep players, who cannot play on weekends, in the sport.

The offering of Friday night or mid-week Junior rugby will reduce traffic and parking congestion on a Saturday morning and also free up families' weekend time.

Touch rugby will also be able to be played under lights providing opportunities for more people to play.

We also intend to build a concrete path around the outer regions of the park. This will allow members of the community to still walk or jog around the park in all seasons and conditions. Similar to what happens at parks like Sunnynook Park, Rosedale Park.

A concrete path would also allow a better spectator experience in the winter.

In summary, the rezoning and subsequent selling of the rezoned parcel of land will provide the necessary capital to invest in our park. That investment will result in a greater capacity to utilise the park for both competitive sport and for casual recreation.

Thus the rezoning and selling of the parcel of land results in more capacity not less.

## Parks Planning PP2 Response

Parks paid for and planted the 15 Pohutukawa trees in their current open space zone location.

The trees are slowly maturing and their current landscape, ecological and climate change value is in accord with the Urban Ngahere strategy and the current Open Space objectives and policies of the AUP. They also provide open space landscape amenity to the subject and adjacent sites.

Trees are offered no protection in the Residential – Mixed Housing Urban Zone, and the architect concept plan for the subject site has excluded them from the design.

It is our recollection that the North Shore City Council offered us the trees for nothing as they were spare. We did not request the trees but were happy to have them planted on our land.

We are happy to keep the trees with a sufficient setback to ensure the health of the trees.

## Parks Planning PP5 Response

As noted in the Armstrong Murray Lawyers Opinion dated 19 June 2018, Transfer B969314.3 grants an easement over the area marked B on the plan attached to the title.

This is a small sliver of land adjacent to the Church's land over which there is a right of way granting access and egress to and from East Coast Road.

This easement (B969314.3) from the East Coast Road arterial will be the only 'legal vehicle access' to the entire New Windsor open space area if the upper fields (subject site of the plan change) is implemented.

Please provide technical transport information on how the remaining open space land will be serviced safely and efficiently from a traffic perspective based on this sole legal vehicle access from East Coast Road.

There are two entrances to the carpark that Windsor Park Community and Multisport Hub Incorporated has an enduring right of easement over. Both are accessed from East Coast Road. One being at the end of the carpark by the KFC and Small Fries daycare centre. This is a public access not owned by the Church. The other entrance is owned by the Church but is covered by Easement B969314.2.

Rezoning does not have any impact on this easement and thus carparking and rights of way. Access to the rezoned and sold parcel of land will be via Noel Williams Place. Owners of the rezoned and sold parcel of land will have no carparking and rights of way rights.

As noted in the Armstrong Murray Lawyers Opinion dated 19 June 2018, Easement Certificate B969314.2 grants easement for carparking in favour of the Board (owner of Windsor Park) over the land owned by the Church. If the church sells their land holdings (buildings and carpark area) no parking will be available in its current locality for future Windsor Park users.

The easements that Windsor Park Community and Multisport Hub Incorporated has in place can only be adversely affected if agreed to by the Windsor Park Community and Multisport Hub Incorporated. The easements enure for all time and any sale of the Church's property must be effected subject to the easements. Thus our rights under the easements are not impacted by any sale by the Church unless we agree to the easements being amended.

Please provide technical transport information on how car parking for the needs of the remaining open space zoned land will be provided if the current carpark is unavailable.

As per above Windsor Park Community and Multisport Hub Incorporated will not be giving up nor selling its easement rights thus car parking will be available as per the easement.

Please provide details on whether the increase in availability and utilisation, as mentioned by the requestor, will be entirely utilised by the rugby club in winter or would access to formal sport be made available to other groups.

Increases in availability and utilisation will be prioritised by Windsor Park Community and Multisport Incorporated in favour of East Coast Bays Rugby Club and East Coast Bays Cricket.

Any spare capacity will be evaluated as and when it becomes available.