

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 115 (Private)

Windsor Park

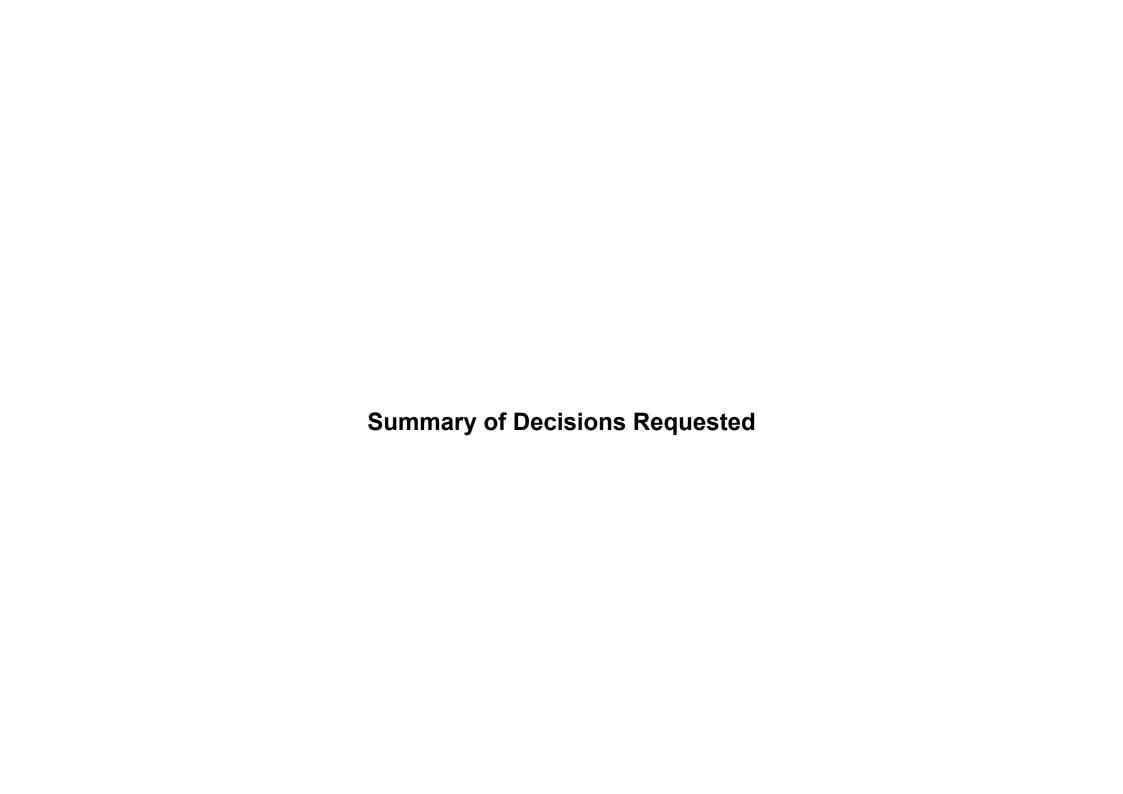
SUMMARY OF DECISIONS REQUESTED

Enclosed:

- Explanation
- Summary of Decisions Requested
- Submissions

Explanation

- You may make a "further submission" to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 07 August 2025
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.





	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
1	1.1	Amori de Bruin	amoridebruin@gmail.com	Decline the plan change with no decisions requested.			
2	2.1	Andrew Diver	andrewdiver02@gmail.com	Approve the plan change with no decisions requested.			
3	3.1	Anne Bird	anne_m_obrien@hotmail.com	Approve the plan change with no decisions requested.			
4	4.1	Arnold Nam	djarn2903@gmail.com	Decline the plan change with no decisions requested.			
5	5.1	Bradley Schmulian	schmulzieb@gmail.com	Approve the plan change with no decisions requested.			
6	6.1	Brian Frederick Ramsay	nancyr@kiwilink.co.nz	Approve the plan change with no decisions requested.			
7	7.1	Brian Gill	bee_eljay.gill@xtra.co.nz	Rezone the land at 20 Noel Williams Place, Windsor Park from Open Space - Active Recreation Zone to Residential - Mixed Housing Urban Zone.			
8	8.1	Chris Ash	chris@affiliated.nz	Approve the plan change with no decisions requested.			
9	9.1	David Nash	28 Oban Road Westmere Auckland 1022	Approve the plan change with no decisions requested.			
10	10.1	David Wigley	david.wigley@marsh.com	Approve the plan change with no decisions requested.			
11	11.1	Dean King	jdacnz@hotmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
12	12.1	Elaine Lee-Gibbons	elaine.lee-gibbons@anz.com	Approve the plan change with no decisions requested.			
13	13.1	Graham Handisides	ghandisides@yahoo.co.nz	Protect existing green areas.			
14	14.1	Hannah Nie	Hannahnie@outlook.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
15	15.1	Hui Yang	danielle.huiyang@gmail.com	Decline the plan change in full.			



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15	15.2	Hui Yang	danielle.huiyang@gmail.com	Reject the proposed rezoning of Windsor Park.			
15	15.3	Hui Yang	danielle.huiyang@gmail.com	Require Council to undertake an independent review of the stormwater and infrastructure assessments, in particular - the flood risk modelling.			
15	15.4	Hui Yang	danielle.huiyang@gmail.com	Require an investigation on the environmental role of the current site as a functional stormwater absorption area.			
15	15.5	Hui Yang	danielle.huiyang@gmail.com	Consider the conflict of interest in relying exclusively on reports commissioned by the applicant.			
15	15.6	Hui Yang	danielle.huiyang@gmail.com	Acknowledge the inconsistency between the initial advice for 20 dwellings and the current proposal for 85, especially given no major changes to stormwater, wastewater, or road capacity.			
15	15.7	Hui Yang	danielle.huiyang@gmail.com	Amend the plan change to only allow 20 dwellings, with access to the site not provided via Noel Williams Place.			
15	15.8	Hui Yang	danielle.huiyang@gmail.com	Request an updated traffic assessment from the applicant that assesses the area's traffic environment in 2025, during the middle of the school term.			
16	16.1	James Stuart McCully	j.mccully@brother.co.nz	Approve the plan change with no decisions requested.			
17	17.1	Lisa Hazelden	lisahazelden@hotmail.com	Decline the plan change in full.			
17	17.2	Lisa Hazelden	lisahazelden@hotmail.com	Protect Windsor Park from overdevelopment.			
17	17.3	Lisa Hazelden	lisahazelden@hotmail.com	Ensure that Windsor Park remains dedicated to sport, recreation, and open green space — exactly as it was intended.			
17	17.4	Lisa Hazelden	lisahazelden@hotmail.com	Reconsider the access point to the site, with this provided from Windsor Park rather than Noel Williams Place.			
17	17.5	Lisa Hazelden	lisahazelden@hotmail.com	Prioritise the safety and functionality of the surrounding community.			
18	18.1	Mark Johnson	majohnson@komatsu.co.nz	Approve the plan change with no decisions requested.			
19	19.1	Michael William Nees	m.c.w.nees@gmail.com	Approve the plan change.			



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19	19.2	Michael William Nees	m.c.w.nees@gmail.com	Enable medium density residential development in the area.			
20	20.1	Nicole Ralston	schmuly@gmail.com	Approve the plan change with no decisions requested.			
21	21.1	Olly Wilson	olly.wilson@cbrands.com	Approve the plan change with no decisions requested.			
22	22.1	Philip Walsh	hello@thephilipwalsh.com	Approve the plan change with no decisions requested.			
23	23.1	Rodney Schmulian	rschmulian@ecservices.co.nz	Approve the plan change with no decisions requested.			
24	24.1	East Coast Bays Cricket Incorporated	rod_cricket@xtra.co.nz	Approve the plan change with no decisions requested.			
25	25.1	Sarah Jane Hanna	sarahh0154@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
26	26.1	Stuart Bennett	stuartbennettnz@gmail.com	Rezone the land at 20 Noel Williams Place, Windsor Park from Open Space - Active Recreation Zone to Residential - Mixed Housing Urban Zone.			
27	27.1	Long Bay College	CJHealey@lbc.school.nz	Approve the plan change to enable the upgrading of Windsor Park's sporting facilities. [inferred].			
28	28.1	Rebecca Duffy	missbeckymason@gmail.com	Decline the plan change.			
28	28.2	Rebecca Duffy	missbeckymason@gmail.com	Explore alternative locations for development that do not compromise valued community open space, and prioritise long-term community wellbeing.			
29	29.1	Grace Deacon	gracie.deacon@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
30	30.1	Renee Andersson	reneepryce@hotmail.com	Do not build any housing in Windsor Park.			
30	30.2	Renee Andersson	reneepryce@hotmail.com	Retain the existing open space and sportsfield on Windsor Park.			
31	31.1	Deni Nersezova	d.nersezova@gmail.com	Do not build any housing on the Windsor Park Rugby Field.			



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32	32.1	Albert Quan	albert_quan@163.com	Proceed with great cautions when considering any zone change from recreational space to residential in large scale.			
32	32.2	Albert Quan	albert_quan@163.com	Consider flood risk under the Auckland Unitary Plan and National Policy Statement on Urban Development (NPS-UD).			
32	32.3	Albert Quan	albert_quan@163.com	Consider the flooding impacts on Windsor Park, if f this land was changed to impermeable. See photo in submission.			
33	33.1	Danielle Zheng	huidanzheng123@gmail.com	Decline the plan change.			
33	33.2	Danielle Zheng	huidanzheng123@gmail.com	Consider the capacity or readiness of local public schools to accommodate the proposed increase in density.			
33	33.3	Danielle Zheng	huidanzheng123@gmail.com	Require applicant to obtain confirmation on investment or undertake strategic planning to increase school capacity, when considering the plan change.			
34	34.1	Windsor Park Community and Multisport Hub Incorporated	chairman@baysrugby.com	Approve the plan change with no decisions requested.			
34	34.2	Windsor Park Community and Multisport Hub Incorporated	chairman@baysrugby.com	Protect our communities love for sport, by enabling upgrades to the existing facilties.			
35	35.1	Graham Charles Stuart	grahamanne_stuart@hotmail.com	Support the plan change with no decisions requested.			
35	35.2	Graham Charles Stuart	grahamanne stuart@hotmail.com	Create an improved Community Facility for both cricket and Rugby.			
36	36.1	Zhiruo Liu	blanche.kavalan@gmail.com	Decline the plan change with no decisions requested.			
37	37.1	Najmeh Naderi	najmehnaderi@hotmail.com	Decline the plan change in full.			
37	37.2	Najmeh Naderi	najmehnaderi@hotmail.com	Retain existing open space in Windsor Park.			
37	37.3	Najmeh Naderi	najmehnaderi@hotmail.com	Consider alternative entry/ exit points to the site that are not from Noel Williams Place [inferred].			
37	37.4	Najmeh Naderi	najmehnaderi@hotmail.com	Require the applicant to fundraise for sporting facility upgrades, rather than undertake the rezoning process.			



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38	38.1	David Wang	wangziyi60@126.com	Decline the plan change with no decisions requested.			
39	39.1	Bruce Hendry Mitchinson	bh.mitchinson@gmail.com	Approve the plan change with no decisions requested.			
40	40.1	John Bedford	johnbedfordnz@gmail.com	Approve the plan change with no decisions requested.			
41	41.1	Debra Seekup	d.seekup@xtra.co.nz	Decline the plan change with no decisions requested.			
42	42.1	Wenjuan Zhou	wenjuanjojo@gmail.com	Decline the plan change with no decisions requested.			
42	42.2	Wenjuan Zhou	wenjuanjojo@gmail.com	Complete upgrades to the current road network on East Coast Road prior to enabling further densification [inferred].			
42	42.3	Wenjuan Zhou	wenjuanjojo@gmail.com	Prepare traffic impact studies for the school zone.			
42	42.4	Wenjuan Zhou	wenjuanjojo@gmail.com	Undertake community consultation before any approval.			
43	43.1	Yunqi Deng	racesisay517@hotmail.com	Decline the plan change with no decisions requested.			
44	44.1	Xiaoyan Lu	xiaoyanlucola@hotmail.com	Decline the plan change with no decisions requested.			
45	45.1	Celia Yu	celiayu417@gmail.com	Reduce the density enabled by the plan change [inferred]			
46	46.1	Jennifer Hao	jinghao0209@hotmail.com	Approve the plan change with no decisions requested.			
46	46.2	Jennifer Hao	jinghao0209@hotmail.com	Focus on solving existing problems rather than blindly developing more residential areas.			
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47	47.1	Peter Charles Arthur Bowerman	pcabowerman@gmail.com	Approve the plan change with no decisions requested.			
48	48.1	Xingyu Wang	xingyuwang.1984@gmail.com	Decline the plan change with no decisions requested.			



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49	49.1	Jun Geng	gengj33@gmail.com	Decline the plan change with no decisions requested.			
50	50.1	Charles Cui	charlescuiti@gmail.com	Decline the plan change with no decisions requested.			
51	51.1	Davey Chang	daveychangnz@gmail.com	Do not allow more intensification until such time the infrastructure can cope with more people.			
51	51.2	Davey Chang	daveychangnz@gmail.com	Amend the plan change to incorporate a subway station at 20 Noel Williams Place, Windsor Park, to enable future mixed-use rather than residential developments on this site.			
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52	52.1	Brett Young	assets@communityassetsolutions.co.nz	Approve the plan change with no decisions requested.			
53	53.1	Chris Brown	charliebrown1028@gmail.com	Retain and upgrade the existing sportsfield at Windsor Park.			
54	54.1	Craig Hitchen	craighitchen101@gmail.com	Approve the plan change and keep sports happening at Windsor Park.			
55	55.1	Gareth Ewen	gareth.ewen@gmail.com	Approve the plan change with no decisions requested.			
56	56.1	Greg Frittelli	greg.frittelli@outlook.com	Approve the plan change with no decisions requested.			
00	00.1	orog i miom	grey.micom@odilook.com	represe the plant change with the decicle requested.			
57	57.1	HongFei Niu	niuhongfei@gmail.com	Decline the plan change with no decisions requested.			
58	58.1	Hsin-Huei Chiu	stacychiu80@gmail.com	Decline the plan change with no decisions requested.			
59	59.1	Jie Su	emily.jie@gmail.com	Decline the plan change with no decisions requested.			
60	60.1	Jonathan Clark-Howard	jono@jackch.co.nz	Approve the plan change with no decisions requested.			
61	61.1	Lei wei	weilei1984@gmail.com	Decline the plan change with no decisions requested.			
62	62.1	Ling Lin	linglin1820@gmail.com	Decline the plan change with no decisions requested.			



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63	63.1	Nicholas Samuel Scott	n.sam.scott@gmail.com	Approve the plan change with no decisions requested.			
64	64.1	Nick White	nick.crick@outlook.com	Approve the plan change with no decisions requested.			
65	65.1	Ning liu	5460lyn@gmail.com	Decline the plan change with no decisions requested.			
66	66.1	Sandy Chang	sc09151987@yahoo.com.tw	Update waste water management in the area if need but do not turn green lands into more residential areas.			
67	67.1	Steven Redwood	stevencarIredwood@hotmail.com	Approve the plan change with no decisions requested.			
68	68.1	Yue Wu	yueliang0534@gmail.com	Decline the plan change with no decisions requested.			
69		Zoe Song	53260923@qq.com 22 Pitoitoi Avenue Greenhithe	Decline the plan change with no decisions requested.			
70	70.1	Dean Wolley	Auckland 0632	Approve the plan change with no decisions requested.			
71	71.1	Graham Kristiffor	grahamkristiffor@gmail.com	Approve the plan change with no decisions requested.			
72	72.1	Lisa Schierhout	lisa@schierhout.co.nz	Approve the plan change with no decisions requested.			
73	73.1	Michael Messenger	michaeljmessenger82@gmail.com	Approve the plan change with no decisions requested.			
74	74.1	Nicholas Brian Hook	nick@smartsims.com	Approve the plan change with no decisions requested.			
74	74.2	Nicholas Brian Hook	nick@smartsims.com	Enable upgrades to the Windsor Park facilities available to the public as part of this development.			
75	75.1	Qian Lu	tlutaralu@hotmail.com	Decline the plan change with no decisions requested.			
		Vivienne Rundle	vivienne.rundle@gmail.com	Approve the plan change with no decisions requested.			
76	10.1	VIVICILIE ITUITUIC	vivicinic.runule@gmaii.com	properties the plant change with no decisions requested.			



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77	77.1	Dale Harrison	dale.harrison@outlook.co.nz	Approve the plan change with no decisions requested.			
78	78.1	Gary Langridge	langridgegary@gmail.com	Approve the plan change with no decisions requested.			
79	79.1	Grant Ferguson	grant.ferguson@coastline.net.nz	Approve the plan change with no decisions requested.			
80	80.1	Jing Lu	jinglulintang@icloud.com	Decline the plan change with no decisions requested.			
81	81.1	Joan Zhu	<u>luvjuju@gmail.com</u>	Decline the plan change with no decisions requested.			
82	82.1	Johnny Liu	jjauk@hotmail.com	Decline the plan change with no decisions requested.			
83	83.1	Lin Tang	<u>lyntang2016@gmail.com</u>	Decline the plan change with no decisions requested.			
84	84.1	Peter Schierhout	schierhout@hotmail.com	Approve the plan change with no decisions requested.			
84	84.2	Peter Schierhout	schierhout@hotmail.com	Ensure that facilities like Windsor Park are nurtured, secured, developed and continuously improved.			
85	85.1	Timothy Jones	timjonesnz94@gmail.com	Approve the plan change with no decisions requested.			
86	86.1	TingYi Wu	chris1211@hotmail.com	Decline the plan change.			
00	00.1	Thigh wu	CHIS 12 TT(@HOUHAIL.COM	Decline the plan change.			
86	86.2	TingYi Wu	chris1211@hotmail.com	Retain existing green spaces in Windsor Park [inferred].			
86	86.3	TingYi Wu	chris1211@hotmail.com	Require the Council to buyout this recreational land with fair value and retain its function or for new public facilities.			
87	87.1	Ping Chen	pingping0725@hotmail.com	Decline the plan change with no decisions requested.			
88	88.1	Mark Free	mark.free141@gmail.com	Approve the plan change with no decisions requested.			



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89	89.1	Warren G Tobin	warren@altaine.com	Approve the plan change with no decisions requested.			
90	90.1	Bruce Freeman	bfreeman@marathon.co.nz	Enable the proposed development for the good of the community.			
91	91.1	Cooper Murdoch	coop.murdoch@gmail.com	Approve the plan change with no decisions requested.			
92	92.1	Palladian Property	bcatley@palladian.co.nz	Approve the plan change with no decisions requested.			
93	93.1	Court Construction LTD	cam@courtconstruction.co.nz	Approve the plan change with no decisions requested.			
94	94.1	Peter Richard Johnston	pete@rockridge.co.nz	Approve the plan change with no decisions requested.			
95	95.1	Trevor Searle	trevor.searle@baycom.co.nz	Approve the plan change with no decisions requested.			
96	96.1	Andrew Smith	andrew@pba.nz	Approve the plan change with no decisions requested.			
97	97.1	John Murdoch	john.jnr@mnl.co.nz	Approve the plan change with no decisions requested.			
98	98.1	Jacob Matthew Teleiai	jacob@vegalend.co.nz	Approve the plan change with no decisions requested.			
99	99.1	Wenbin Zhu	willzhu7634@gmail.com	Decline the plan change with no decisions requested.			
100	100.1	East Coast Bays Rugby Football Club	reeco04@outlook.com	Approve the plan change with no decisions requested.			
101	101.1	Tony Dawson	tony.dawson@curtainstudio.co.nz	Approve the plan change with no decisions requested.			
102	102.1	Auckland Cricket Association	avanuden@aucklandcricket.co.nz	Approve the plan change with no decisions requested.			
103	103.1	Alison Caunce	alisoncaunce@hotmail.com	Approve the plan change with no decisions requested.			



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104	104.1	Brad Thomson	thomsonbj5@gmail.com	Decline the plan change.			
104	104.2	Brad Thomson	thomsonbj5@gmail.com	Retain existing open space in Windsor Park for rugby and cricket.			
105	105.1	Bradden Rees du Jary	bradden.dujary@lifenz.org	Retain 20 Noel Williams Place, Windsor Park for sporting facilities to accommodate junior sports growth.			
106	106.1	Duane Heard	heardduane@gmail.com	Approve the plan change with no decisions requested.			
107	107.1	Duncan Grigor	Duncan.grigor@googlemail.com	Approve the plan change with no decisions requested.			
108	108.1	Eddie Elliott	eddie@elliottplumbing.co.nz	Approve the plan change with no decisions requested.			
109	109.1	Glen McNaughton	glen.mcnaughton@lego.com	Approve the plan change with no decisions requested.			
110	110.1	Hayley Flatz	hayleyflatzx@gmail.com	Approve the plan change with no decisions requested.			
111	111.1	Jack Heighton	heightonjack4@gmail.com	Approve the plan change with no decisions requested.			
112	112.1	Jessie Jia Xin Tan	jess-tjx@hotmail.com	Decline the plan change.			
112	112.2	Jessie Jia Xin Tan	jess-tjx@hotmail.com	Reject higher housing density in this area.			
112	112.3	Jessie Jia Xin Tan	jess-tjx@hotmail.com	Retain existing open space zoning in Windsor Park.			
113	113.1	Jill Catherine Hazelden	jillhazelden16@gmail.com	Decline the plan change with no decisions requested.			
114	114.1	John Mason	john@sideways.ai	Approve the plan change with no decisions requested.			
115	115.1	Ju Kim	jukim0617@gmail.com	Decline the plan change.			



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115	115.2	Ju Kim	jukim0617@gmail.com	Consider alternatives for enabling intensification (see submission).			
115	115.3	Ju Kim	jukim0617@gmail.com	Enable the protection of Windsor Park.			
116	116.1	Kelly Cundell	kelly@sport-factory.eu	Approve the plan change with no decisions requested.			
117	117.1	New Zealand Cricket Ltd	kent.stead@nzc.nz	Approve the plan change with no decisions requested.			
118	118.1	Mark Dawson	info@dawsonconstruction.co.nz	Approve the plan change with no decisions requested.			
119	119.1	Mark Robson	Mark.Robson@markwellfoods.co.nz	Approve the plan change with no decisions requested.			
120	120.1	Megan Parsons	fletch78@gmail.com	Approve the plan change with no decisions requested.			
121	121.1	Nikki Weir	itwiz4u@hotmail.com	Approve the plan change and enable the development to proceed.			
122	122.1	Rachel MacIver	rmaciver@gmail.com	Approve a private plan change to enable rezoning of the proposed land.			
123	123.1	Roger Boyle	rogboyle@hotmail.com	Decline the plan change.			
123	123.2	Roger Boyle	rogboyle@hotmail.com	Keep open spaces and ensure only part of the land is sold to build a new club rooms and changing rooms.			
124	124.1	Ross Edward Bridgens	rossandmarilyn@gmail.com	Approve the plan change with no decisions requested.			
125	125.1	Stuart Wilson	stuartwilson0@gmail.com	Enable the rezoning of land that doesn't effect the sporting operations for other uses.			
126	126.1	Sun Man Kang	nzeummenkeng@gmeil ee	Decline the plan change			
120	120.1	Sun Man Kang	nzsunmankang@gmail.com	Decline the plan change.			
126	126.2	Sun Man Kang	nzsunmankang@gmail.com	Retain the existing open space in Windsor Park [inferred].			



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126	126.3	Sun Man Kang	nzsunmankang@gmail.com	Consider the potential increase in traffic and congestion.			
120	120.3	Sun Man Kang	<u>rizsurimankang@gmaii.com</u>	Consider the potential increase in trainc and congestion.			
127	127.1	Tony Gribble	tony@fdgl.co.nz	Approve the plan change with no decisions requested.			
128	128.1	Youngmi An	nz_youngmi@hotmail.com	Decline the plan change.			
128	128.2	Youngmi An	nz youngmi@hotmail.com	If the plan change is approved, place significant limitations on the proposed development to address infrastructure, transport and open space limitations.			
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129	129.1	David Fitzgerald	dbfitzy65@gmail.com	Approve the plan change with no decisions requested.			
130	130.1	Michael David Anscombe	michael@menatwork.net.nz	Approve the plan change with no decisions requested.			
131	131.1	Gerard van Tilborg	gerard@vantilborg.co.nz	Approve the plan change with no decisions requested.			
132	132.1	Gavin Kennedy	gavinrlkennedy@hotmail.com	Decline the plan change.			
122	122.2	Cavin Kannadu	and the allower and the Chapter of the area	Peguire the Council to provide financial cupport to enable ungrades to Windoor Perk facilities (informed)			
132	132.2	Gavin Kennedy	gavinrlkennedy@hotmail.com	Require the Council to provide financial support to enable upgrades to Windsor Park facilities [inferred].			
133	133.1	Simon Webster	simon.webster@financenz.co.nz	Approve the plan change with no decisions requested.			
134	134.1	Ken Pemberton	pemberoni@gmail.com	Approve the plan change with no decisions requested.			
135	135.1	Geoffrey Craig Ganley	cganley@xtra.co.nz	Approve the plan change with no decisions requested.			
136	136.1	Abigail Quinn	abigailquinn@hotmail.com	Approve the plan changeand upgrade the ECB clubrooms and facilities.			
137	137.1	Tyron Glenn Montgomery	tyron.montgomery@vanguard.school.nz	Approve the plan change with no decisions requested.			
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138	138.1	Bernice Elaine Ganley	cganley@xtra.co.nz	Approve the plan change with no decisions requested.			



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139	139.1	Daniel Balasoglou	dbalasoglou@yahoo.com	Approve the plan changeand upgrade the ECB clubrooms and facilities.			
140	140.1	Daniel Irvine	danirvine@icloud.com	Approve the plan change with no decisions requested.			
141	141.1	Andrew Davey	andrewda@gmail.com	Ensure that the Windsor Park and club facilities meet the needs for the community in the future.			
142	142.1	Adrian Donald	adrian.donald@gmail.com	Enable the rezoning of the proposed land at Windsor Park.			
143	143.1	Andrew Cordes	acordes@premiumtools.au	Approve the plan change with no decisions requested.			
144	144.1	Andrew Smart	smart.j.andrew@gmail.com	Enable the intended selling of land at Windsor Park, to improve the location's sporting facilities for the wider community.			
145	145.1	Averil Joy Hay	hay-family@xtra.co.nz	Ensure that the sportsgrounds [at Windsor Park] are retained as sportsgrounds and do not enable more housing.			
146	146.1	Bruce Thomson Strang	bruce.strang@hcb.co.nz	Approve the plan change with no decisions requested.			
147	147.1	Campbell Patterson	lifebydesignintl@hotmail.com	Enable the intended selling of land at Windsor Park, to improve the location's sporting facilities for the wider community.			
148	148.1	Daniel Walker	danieljwalker777@gmail.com	Approve the plan change to allow for upgrades to the Park's facilities.			
149	149.1	David Meacher	dmeacher52@gmail.com	Approve the plan change with no decisions requested.			
-	-						
150	150.1	Edward Hempseed	hempseeded@gmail.com	Decline the plan change with no decisions requested.			
151	151.1	Greg Stuart	brettgreg@hotmail.com	Approve the plan change with no decisions requested.			
152	152.1	Hugh Doyle	hdoyle98@icloud.com	Approve the plan change with no decisions requested.			
153	153.1	Loudene Matais	loudene@gmail.com	Approve the plan change with no decisions requested.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
154	154.1	Mark Beale	ecb.markbeale@gmail.com	Approve the plan change.			
154	154.2	Mark Beale	ecb.markbeale@gmail.com	Enable the development of a community sports space for our local sportsmen and sports women to participate in sporting activities.			
155	155.1	Rangitoto College	patrick.gale@rangitoto.school.nz	Decline the plan change.			
155	155.2	Rangitoto College	patrick.gale@rangitoto.school.nz	Require the Integrated Transportation Assessment Report to assess the traffic situation during school hours (8.20 am to 3.40 pm).			
156	156.1	Paul Campbell Malbon	pmalbon89@gmail.com	Approve the plan change with no decisions requested.			
157	157.1	Paul Schon	schon.paulo@gmail.com	Approve the plan change.			
157	157.2	Paul Schon	schon.paulo@gmail.com	Require the investment of significant capital in the short term to enable upgrades to Windsor Park's facilities.			
158	158.1	Ryan Harrison	ryanharrison842@gmail.com	Update the club and facilities at Windsor Park.			
159	159.1	Ryan Schierhout	ryansch99@hotmail.com	Approve the plan change with no decisions requested.			
160	160.1	Tania Glover	tania.laurie@xtra.co.nz	Decline the plan change.			
160	160.2	Tania Glover	tania.laurie@xtra.co.nz	Require the Council to provide financial support to enable upfrgrades to Windsor Park facilities [inferred].			
161	161.1	Adam Harris	adamjbharris@gmail.com	Approve the plan change.			
161	161.2	Adam Harris	adamjbharris@gmail.com	Provide new club facilities for rugby and cricket.			
162	162.1	Angela Ferguson	angela@squirrel.co.nz	Approve the plan change with no decisions requested.			
163	163.1	Arthur Dewe	felixgdewe@gmail.com	Approve the plan change with no decisions requested.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
164	164.1	Blake Jay	blakejay0623@gmail.com	Approve the plan change with no decisions requested.			
165	165.1	Brandon Matzopoulos	brandonmatz@icloud.com	Approve the plan change with no decisions requested.			
165		Brandon Matzopoulos	brandonmatz@icloud.com	Approve the plan change.			
166		Callum Fredric	callumfredric@gmail.com	Provide new club facilities for rugby and cricket.			
167		Dylan de Beer	debeerdylan06@gmail.com	Approve the plan change.			
167		Dylan de Beer	debeerdylan06@gmail.com	Provide new indoor nets.			
168	168.1	Ethan Holman	ethanholman9@gmail.com	Approve the plan change with no decisions requested.			
169	169.1	Jordan van zyl	jordanvz1@icloud.com	Approve the plan change with no decisions requested.			
170	170.1	Josh van der Sande	joshvds177@gmail.com	Approve the plan change with no decisions requested.			
171	171.1	Kian Krause	kiankrause22466@gmail.com	Approve the plan change.			
171	171.2	Kian Krause	kiankrause22466@gmail.com	Provide new state of the art facilities for the development of local athletes.			
172	172.1	Lakshitha Weerakkody	weerakkodylr@gmail.com	Approve the plan change.			
172	172.2	Lakshitha Weerakkody	weerakkodylr@gmail.com	Approve the plan change with no decisions requested.			
173	173.1	Liam Kristiffor	lkristiffor@gmail.com	Approve the plan change with no decisions requested.			
174	174.1	Logan Ferguson	lferguson6000@gmail.com	Approve the plan change with no decisions requested.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
175	175.1	Luke Watson	lukewato7@gmail.com	Approve the plan change with no decisions requested.			
176	176.1	Matthew Ross	mattyw.ross@gmail.com	Approve the plan change with no decisions requested.			
177	177.1	Molly Dougherty	mollydougherty326@gmail.com	Approve the plan change with no decisions requested.			
178	178.1	Nathan Banks	nathanbanks18@gmail.com	Approve the plan change with no decisions requested.			
179	179.1	Niravkumar Rathod	niravrathod008@gmail.com	Approve the plan change.			
470	470.0						
179	179.2	Niravkumar Rathod	niravrathod008@gmail.com	Provide indoor sports facilities.			
180	180.1	Reza Naderi	reza.naderi@hotmail.com	Amend the proposed zoning from Residential - Mixed Housing Urban to Residential - Mixed Housing Suburban.			
180	180.2	Reza Naderi	reza.naderi@hotmail.com	Amend the proposed vehicle access entry/ exit point, so that access is provided via the church carpark [at 542 East Coast Road] and the street between 492–498 East Coast Road, rather than via Noel Williams Place.			
181	181.1	Rishabh Kapoor	Rishabh.kapoornz@gmail.com	Approve the plan change with no decisions requested.			
182	182.1	Ryan Johnson	ryanj58a@gmail.com	Approve the plan change with no decisions requested.			
183	183.1	Ryan Millward	rlmillward@outlook.com	Approve the plan change.			
183	183.2	Ryan Millward	rlmillward@outlook.com	Provide new club facilities for rugby and cricket.			
184	184.1	Simon Gough	simongough@outlook.com	Approve the plan change with no decisions requested.			
185	185.1	Tien Lan Hsu	future0228@gmail.com	Require a further consideration of transport effects on the surrounding environment resulting from the proposed residential development.			
186	186.1	Tim Ferguson	sportyfergs@gmail.com	Approve the plan change with no decisions requested.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
187	187.1	Toby Costain	tobysocials123@gmail.com	Approve the plan change with no decisions requested.			
188	188.1	Yu Yang	john-yang95@hotmail.com	Approve the plan change with no decisions requested.			
189	189.1	Maddie Stevens	maddiestevens42@yahoo.co.nz	Decline the plan change with no decisions requested.			
190	190.1	William Walker	w.walker@hotmail.co.nz	Approve the plan change with no decisions requested.			
190	190.1	William Walker	w.waikei@notmail.co.nz	Approve the plan change with no decisions requested.			
191	191.1	Dan and Kourtney Spearing	dan.spearing@hotmail.co.nz	Decline the plan change in full.			
100	102.1	Androw Willo		Amound the plan change to provide everflow porking error generate through the Window Dark corror (at 542 Feet Coast Dood)			
192	192.1	Andrew Wills	andrew.rien@gmail.com	Amend the plan change to provide overflow parking arrangements through the Windsor Park carpark [at 542 East Coast Road].			
192	192.2	Andrew Wills	andrew.rien@gmail.com	Explore alternatives such as land acquisition along parts of Noel Williams Place, to accommodate a 5.5m wide carriageway and a 1.8m wide footpath [adjacent to 13 Noel Williams Place]. See details in submission.			
192	192.3	Andrew Wills	andrew.rien@gmail.com	Provide traffic management measures along Noel Williams Place, in response to vehicle movements from 542 East Coast Road shops. See details in submission.			
193	193.1	Binjie Chen	katychen228@gmail.com	Decline the plan change.			
133	133.1	Diffic Offeri	<u>katychenzzologmaii.com</u>	Decime the pair change.			
193	193.2	Binjie Chen	katychen228@gmail.com	Retain existing open space in Windsor Park.			
194	194.1	Brucedrinkwater	sandown@orcon.co.nz	Decline the plan change with no decisions requested.			
195	195.1	Charis Fan	charis.fan@yahoo.com.hk	Decline the plan change.			
195	195.2	Charis Fan	charis.fan@yahoo.com.hk	Retain existing open space in Windsor Park.			
195	195.3	Charis Fan	charis.fan@yahoo.com.hk	Reject higher housing density in this area.			
196	196.1	Charles Peter Hazelden	charliehazelden@gmail.com	Install additional traffic lights to manage traffic turning from Noel Williams Place to East Coast Road.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
196	196.2	Charles Peter Hazelden	charliehazelden@gmail.com	Retain the existing 'Open Space - Sport and Active Recreation Zone' zoning at Windsor Park [inferred].			
196		Charles Peter Hazelden					
		Chanes Peter Hazeiden	charliehazelden@gmail.com	Do not sell the green space [at Windsor Park].			
197	197.1	Chen	cche213@gmail.com	Decline the plan change with no decisions requested.			
198	198.1	Chi Yu Chan	chiyujacky.chan@gmail.com	Decline the plan change.			
198	198.2	Chi Yu Chan	chiyujacky.chan@gmail.com	Require the transport assessment to reflect the lived experience of local road users.			
199	199.1	Chris Bayes	bayespowell@xtra.co.nz	Decline the plan change.			
199	199.2	Chris Bayes	bayespowell@xtra.co.nz	Retain existing open space in Windsor Park.			
199	199.3	Chris Bayes	bayespowell@xtra.co.nz	Reject higher housing density in this area.			
200	200.1	Chunyan Tan	calenther@163.com	Retain existing open space in Windsor Park.			
200	200.2	Chunyan Tan	calenther@163.com	Reject higher housing density in this area.			
201	201.1	Dick Bourke	rdbourke@gmail.com	Decline the plan change with no decisions requested.			
202	202.1	Dmytro Kopylov	kopylov.dmytro@gmail.com	Decline the plan change with no decisions requested.			
203	203.1	Emily Deng	emilydeng166@hotmail.com	Decline the plan change.			
203	203.2	Emily Deng	emilydeng166@hotmail.com	Reject higher housing density in this area.			
204	204.1	Eric Swanton	swantoneric@yahoo.co.nz	Reject the proposition for rezoning.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
205	205.1	Erica Mak	pinoc96@yahoo.com.hk	Retain the current 'Open Space - Sport and Active Recreation Zone' zoning at 20 Noel Williams Place, Windsor Park.			
205	203.1		риносэо@уаноо.соти.нк	Retain the current Open Space - Sport and Active Recreation Zone Zoning at 20 Noel Williams Flace, Williams Flace, Williams			
206	206.1	Jonathan Newsome	gracejonny27@gmail.com	Decline the plan change.			
206	206.2	Jonathan Newsome	gracejonny27@gmail.com	Retain public spaces.			
207	207.1	Laura Butler	laurajayne.butler@yahoo.co.nz	Retain existing open space in Windsor Park.			
208	208.1	Li He	<u>lhe2017@hotmail.com</u>	Decline the plan change.			
209	209.1	Lisa Chen	lisachen198@gmail.com	Retain existing open space in Windsor Park.			
210	210.1	Lisa Newall	lisa.newall@yahoo.co.nz	Retain existing open space in Windsor Park.			
211	211.1	Lisa Peel	lisapeel123@icloud.com	Decline the plan change with no decisions requested.			
212	212.1	Melissa Grey	melissa@studio16three.com	Decline the plan change.			
212	212.2	Melissa Grey	melissa@studio16three.com	Retain existing open space in Windsor Park [inferred].			
212	212.3	Melissa Grey	melissa@studio16three.com	Require [Windsor Park] to be offered to Rangitoto College (to purchase) for expansion of the school.			
213	213.1	Melissa Swanton	melissaswanton@outlook.co.nz	Preserve the green space in Windsor Park and do not allow this land to be developed.			
214	214.1	Michael Weng	michaelweng2012@gmail.com	Decline the plan change.			
214	214.2	Michael Weng	michaelweng2012@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
215	215.1	Murray Lamont	muzza.lamont@gmail.com	Approve the plan change with no decisions requested.			



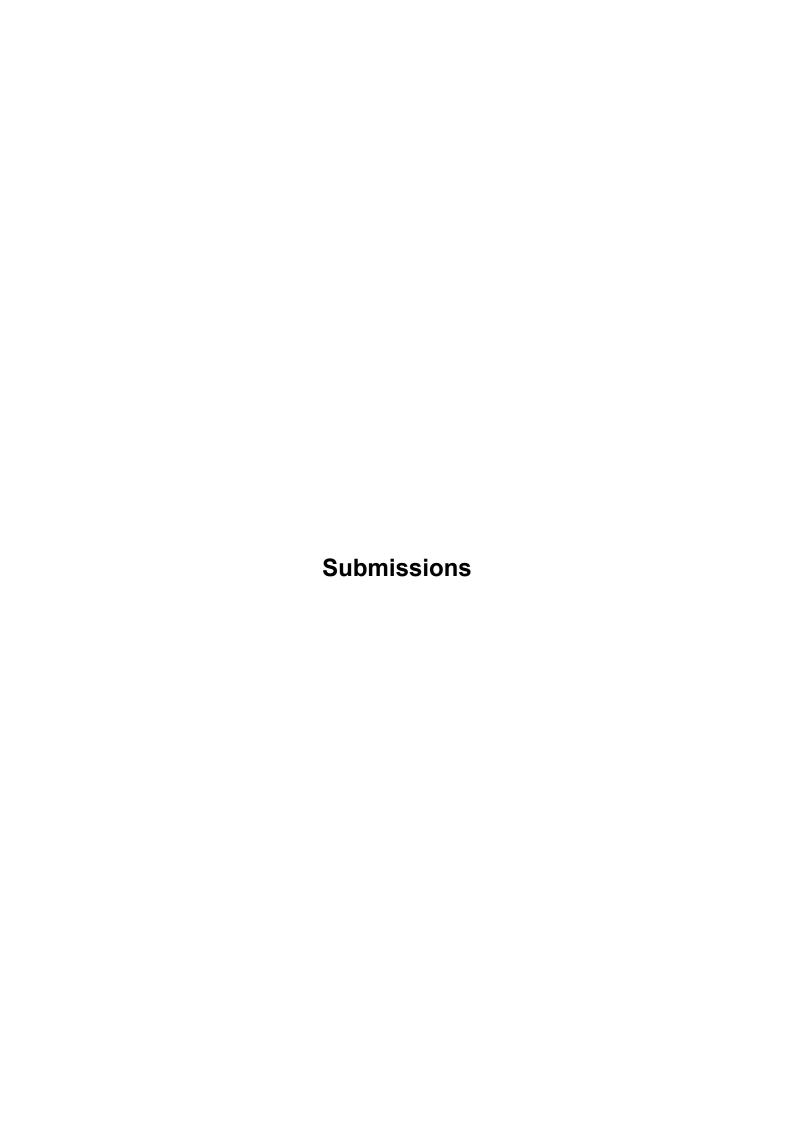
	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
216	216.1	Novia Yang	bingxueyutu@hotmail.com	Decline the plan change with no decisions requested.			
217	217.1	Sarah Scholz	sarahbeachman@gmail.com	Retain the area [at Windsor Park] as a recreational and sporting area.			
217	217.2	Sarah Scholz	sarahbeachman@gmail.com	Reject higher housing density in this area.			
218	218.1	Sheila Gyawali	gyawali.sheila@gmail.com	Decline the plan change.			
218	218.2	Sheila Gyawali	gyawali.sheila@gmail.com	Retain the existing sportsfield at Windsor Park.			
219	219.1	Simona Hulton	sk.krsteva@gmail.com	Decline the plan change with no decisions requested.			
220	220.1	Sze Wah Ng	szewah.ng@gmail.com	Decline the plan change with no decisions requested.			
221	221.1	Tim Gry	timgraynz90@gmail.com	Approve the plan change with no decisions requested.			
222	222.1	Wong Lai Yin	grammywly@gmail.com	Decline the plan change.			
222	222.2	Wong Lai Yin	grammywly@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			
223	223.1	Xi Li	strongcc@gmail.com	Decline the plan change with no decisions requested.			
224	224.1	Yin Ling Lam	icygirls38@gmail.com	Defer approval of the plan change until a comprehensive and independent traffic impact assessment, meticulously considering peak hour conditions and the cumulative effects of surrounding development including Rangitoto College's established traffic patterns, is undertaken. See submission for further details.			
224	224.2	Yin Ling Lam	icygirls38@gmail.com	Require a comprehensive traffic assessment that proposes and commits to funding for necessary roading and public transport infrastructure upgrades prior to any development proceeding.			
224	224.3	Yin Ling Lam	icygirls38@gmail.com	Reduce the allowable density within the precinct should be significantly reduced to mitigate these severe traffic and parking impacts if funding for transport upgrades is not available.			
225	225.1	Yuntao Cai	actionjits@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park.			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
226	226.1	Windsor Park Baptist Church	Grant.Harris@windsorpark.org.nz	Amend the plan change to address and acknowledge reverse sensitivity effects from ongoing community activities at the adjacent Windsor Park Baptist Church [542 East Coast Road], including noise from existing events and uses.			
226	226.2	Windsor Park Baptist Church	Grant.Harris@windsorpark.org.nz	Seeks that any sale of 20 Noel Williams Place include a no-complaints covenant to prevent future owners from objecting to any permitted activities carried out by Windsor Park Baptist Church [542 East Coast Road] under its current zoning.			
226	226.3	Windsor Park Baptist Church	Grant.Harris@windsorpark.org.nz	Amend the plan change to require fencing covenants for future developments at 20 Noel Williams Place, including solid boundary fencing with no access gates to the existing church carparks.			
226	226.4	Windsor Park Baptist Church	Grant.Harris@windsorpark.org.nz	Amend the plan change to ensure that future residents on the rezoned land are notified that the carpark at 542 East Coast Road is privately owned by the church and cannot be used for any purpose unless expressly approved by the church.			
227	227.1	Joye Elizabeth Mahan	joyemahan@xtra.co.nz	Decline the plan change.			
227	227.2	Joye Elizabeth Mahan	joyemahan@xtra.co.nz	Develop a larger sporting complex to support additional community sports.			
228	228.1	Simon Hallam Ward	simonwardcontracting@xtra.co.nz	Reject higher housing density in this area.			
228	228.2	Simon Hallam Ward	simonwardcontracting@xtra.co.nz	Retain the existing sportsfield at Windsor Park.			
229	229.1	Helen Mary Hogan	hmhogan6@hotmail.com	Decline the plan change.			
229	229.2	Helen Mary Hogan	hmhogan6@hotmail.com	Retain more space for sports.			
230	230.1	Sarah Ward	sarahjward11@gmail.com	Retain the sports complex on Windsor Park for sports.			
230	230.2	Sarah Ward	sarahjward11@gmail.com	Reject higher housing density in this area.			
231	231.1	Glenys Joan Ward	glenysward@outlook.com	Reject more infill housing in Mairangi Bay.			
231	231.2	Glenys Joan Ward	glenysward@outlook.com	Reconsider traffic effects on East Coast Road.			
231	231.3	Glenys Joan Ward	glenysward@outlook.com	Enable Windsor Park land to be uilised for other sports and medical land uses (see submission).			



	Plan Change 115 (Private) - Windsor Park						
	Summary of Decisions Requested						
Sub#	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested			
232	232.1	James Jun Sen Chong	james-js-chong@hotmail.co.nz	Decline the plan change.			
232	232.2	James Jun Sen Chong	james-js-chong@hotmail.co.nz	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park [inferred].			
233	233.1	Jin Gyong Jung	jiwonc87@gmail.com	Decline the plan change.			
233	233.2	Jin Gyong Jung	jiwonc87@gmail.com	Retain the 'Open Space - Sport and Active Recreation Zone' at 20 Noel Williams Place, Windsor Park [inferred].			
234	234.1	Matt	armadilloman@gmail.com	Approve the plan change with no decisions requested.			
235	235.1	Matt Mimmack	matt.mimmack@bayleys.co.nz	Approve the plan change.			
235	235.2	Matt Mimmack	matt.mimmack@bayleys.co.nz	Upgrade the existing cricket club dacilities.			
236	236.1	Paul Lloyd	paul.lloyd@apolloprojects.co.nz	Approve the plan change with no decisions requested.			
237	237.1	Sally Plater	sallyplater@hotmail.com	Retain the existing sportsfield at Windsor Park.			
238	238.1	Shing Shan Yim	seamusyim@gmail.com	Decline the plan change.			
238	238.2	Shing Shan Yim	seamusyim@gmail.com	Reconsider this proposal in light of its potential impact on traffic congestion and local infrastructure.			
239	239.1	Sunnary Nguon	terryeir8@gmail.com	Decline the plan change with no decisions requested.			
240	240.1	Trent Harnett	trent@pdnz.co.nz	Approve the plan change with no decisions requested.			
241	241.1	Wai Yin Cheung	mackeylai@yahoo.com.hk	Decline the plan change.			
241	241.2	Wai Yin Cheung	mackeylai@yahoo.com.hk	Reconsider this rezoning proposal in order to preserve the livability, sustainability, and well-being of our community.			



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Amori de Bruin

Date: Monday, 26 May 2025 10:30:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amori de Bruin

Organisation name:

Agent's full name:

Email address: amoridebruin@gmail.com

Contact phone number:

Postal address: 47 mapou road Hobsonville Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Windsor Park is an incredible community resource with years of history and memories for east coast bays and wider Auckland families.

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

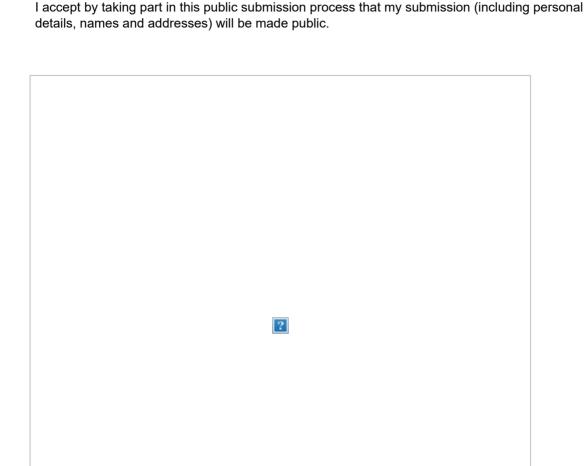
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Andrew Diver

Date: Monday, 26 May 2025 6:00:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Diver

Organisation name:

Agent's full name: Andrew Diver

Email address: andrewdiver02@gmail.com

Contact phone number:

Postal address: 217 Paremoremo Road Auckland Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This will be a fantastic opportunity to secure the future of Windsor Park for ECB Rugby, ECB Cricket and for the general community who use the park for recreation. The ability to sell the land will generate the funds to invest immediately back into the park. Current facilities there are dated and falling apart and not fit for today's needs. Facilities are needed that cater for the growing number of girls and women that are now playing sport. The Council will not provide any funding to upgrade the park so the only way to modernise is by rezoning the land it allow for it to be sold. The 3 playing fields will not be impacted and will remain for the enjoyment of competitive sport and general exercise.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

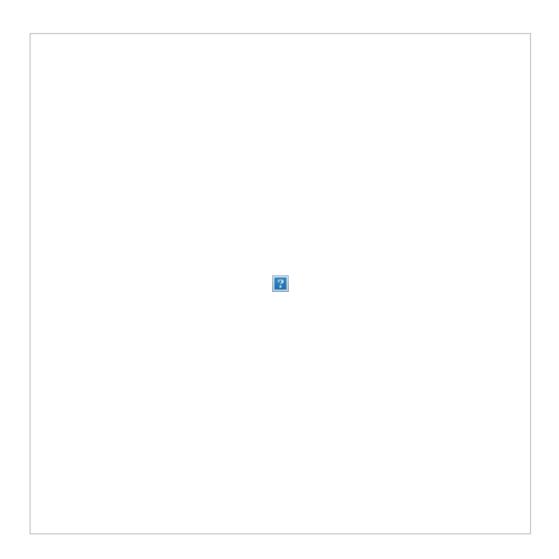
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Anne Bird

Date: Sunday, 25 May 2025 2:15:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne Bird

Organisation name:

Agent's full name:

Email address: anne_m_obrien@hotmail.com

Contact phone number:

Postal address:

32 Bushlands Park Drive

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This would be an excellent enhancement for East Coast Bays and would be a fantastic resource for young sportspeople engaging in cricket, rugby and other sports, as well as for the East Coast Bays and surrounding communities.

I or we seek the following decision by council: Approve the plan change without any amendments

3 1

Details of amendments:

Submission date: 25 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

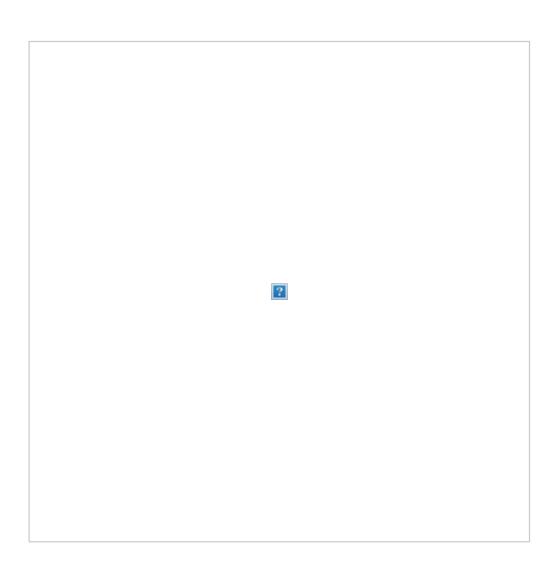
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Arnold Nam

Date: Monday, 26 May 2025 10:30:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Arnold Nam

Organisation name:

Agent's full name: Arnold Nam

Email address: djarn2903@gmail.com

Contact phone number:

Postal address:

482B East Coast Road

Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 482B East Coast Road, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I live nearby and this wouldn't add to the neighbourhood. The rugby club also is positive for young tamariki growing up.

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bradley Schmulian

Date: Saturday, 24 May 2025 9:31:01 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bradley Schmulian

Organisation name:

Agent's full name:

Email address: schmulzieb@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am a professional cricketer who came through the East Coast Bays Cricket junior programme and played for the club's Premier Men's team for several years. Having played and coached cricket around the world, I have felt for some time that the Windsor Park facilities require upgrading to ensure that East Coast Bays continues to thrive and an indoor training centre in particular is a necessity. The changing room facilities are also in a poor state and require upgrading. My understanding is that the rezoning and potential sale of the land would provide the funds necessary to upgrade the facility, which I believe would be of huge benefit to both East Coast Bays Cricket and Rugby.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 24 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

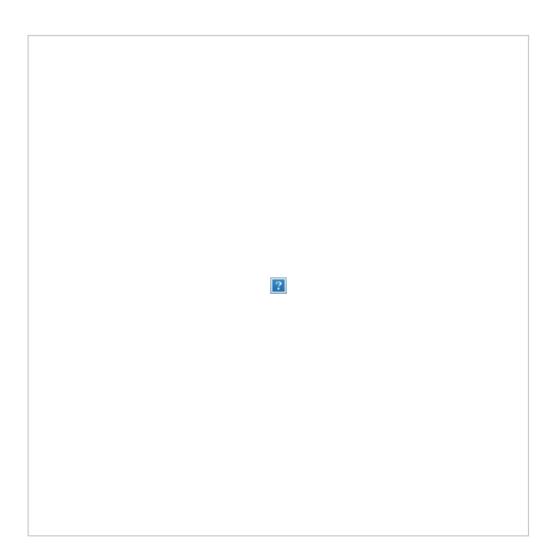
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Brian Frederick Ramsay

Date: Friday, 23 May 2025 3:16:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brian Frederick Ramsay

Organisation name:

Agent's full name:

Email address: nancyr@kiwilink.co.nz

Contact phone number:

Postal address: 172 Beach Road Campbells Bay North Shore Auckland 0630 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

PC 115 (private) Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It's the best option

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

6.1

Declaration

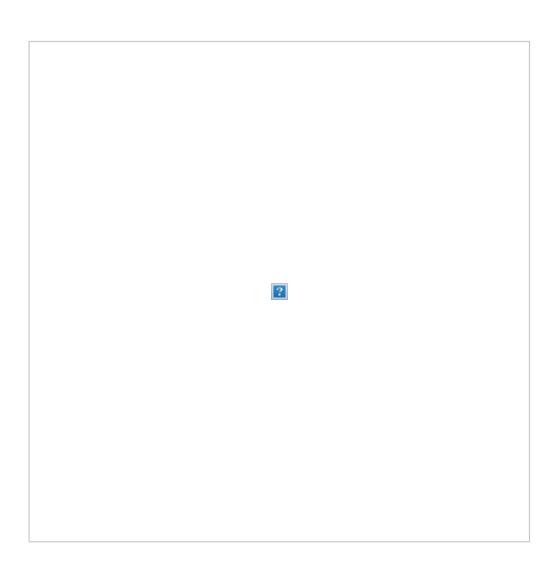
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Brian Gill

Date: Monday, 26 May 2025 4:30:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brian Gill

Organisation name:

Agent's full name: Brian Gill

Email address: bee_eljay.gill@xtra.co.nz

Contact phone number:

Postal address: 10 Rosewood Drive Amberley Amberley 7410

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The provisions for rezoning part of the area known as Windsor Park I fully concur with. As a Life Member of E C Bays Cricket Club the existing facilities require substantial upgrading to meet the needs of both clubs and the community at large in East Coast Bays. The vision for improvements can only be met by approving the plan change submitted to fund them.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

7.1

Declaration

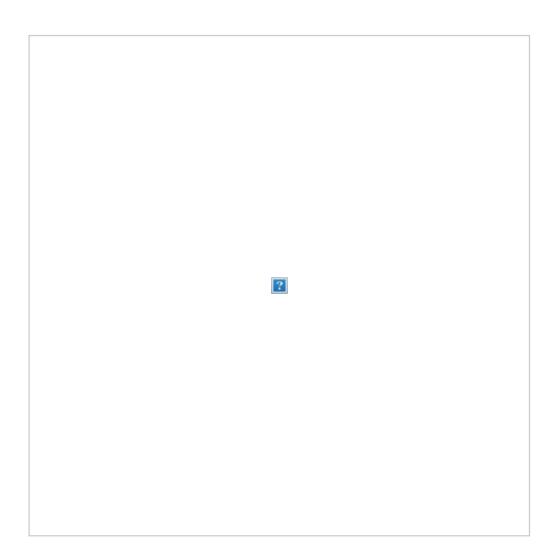
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chris Ash

Date: Friday, 23 May 2025 3:31:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Ash

Organisation name:

Agent's full name: Chris Ash

Email address: chris@affiliated.nz

Contact phone number: 0274164300

Postal address: 89a Kowhai Road Mairangi Bay 0630 6037

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 496 East Coast Road, Windsor Park, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Great long term community benefit with enhanced facilities for the Bays area.

I or we seek the following decision by council: Approve the plan change without any amendments

8.1

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

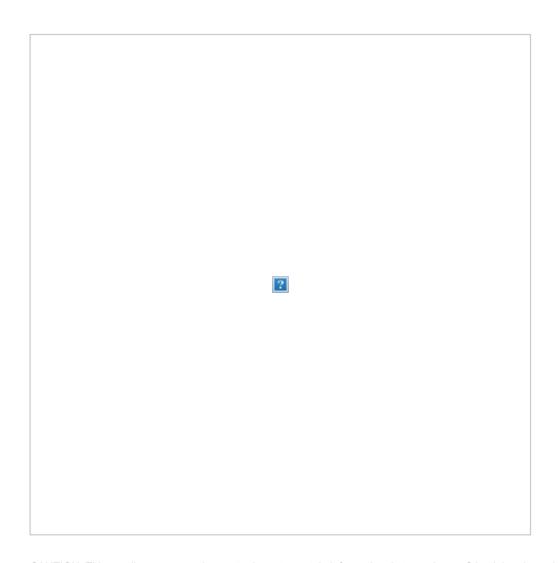
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - David nash

Date: Friday, 23 May 2025 9:01:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David nash

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address: 28 Oban rd Westmere Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This will be a great addition for the community. The area and associated clubs have supported the community for many years and the is addition will further improve the people of the area. I am full support.

I or we seek the following decision by council: Approve the plan change without any amendments

9.1

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

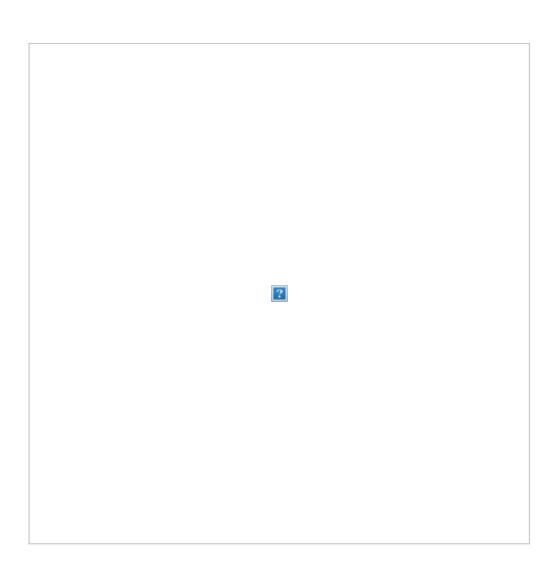
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - David Wigley

Date: Sunday, 25 May 2025 3:30:50 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Wigley

Organisation name:

Agent's full name:

Email address: david.wigley@marsh.com

Contact phone number:

Postal address: 16 Prestige Place Castor Bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposal appears to be put forward with excellent rationale and can only be a positive step for the area generally, as well as the hugely popular sports clubs based there.

I or we seek the following decision by council: Approve the plan change without any amendments

10.1

Details of amendments:

Submission date: 25 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

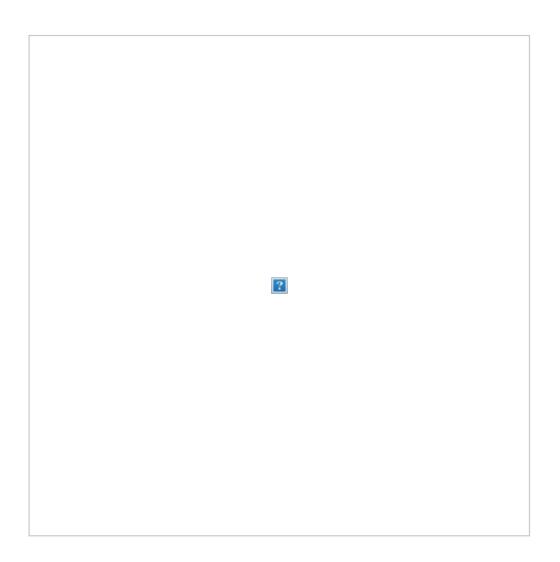
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Dean King

Date: Monday, 26 May 2025 9:30:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dean King

Organisation name:

Agent's full name:

Email address: jdacnz@hotmail.com

Contact phone number:

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is not just any patch of grass. These grounds have been the beating heart of local rugby, family life, childhood memories, and weekend joy for generations. It's where children learn teamwork, parents cheer from the sidelines, and even our beloved pets find space to play. It is a green sanctuary in one of the safest, most community-minded areas on the North Shore.

Let us be clear: this is not unused or wasted land. It is a vital community asset in an already overdeveloped region. North Shore residents have already sacrificed too many green spaces in the name of development. We cannot afford to lose this one.

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

11 -

Do you wish to be heard in support of your submission? No

Declaration

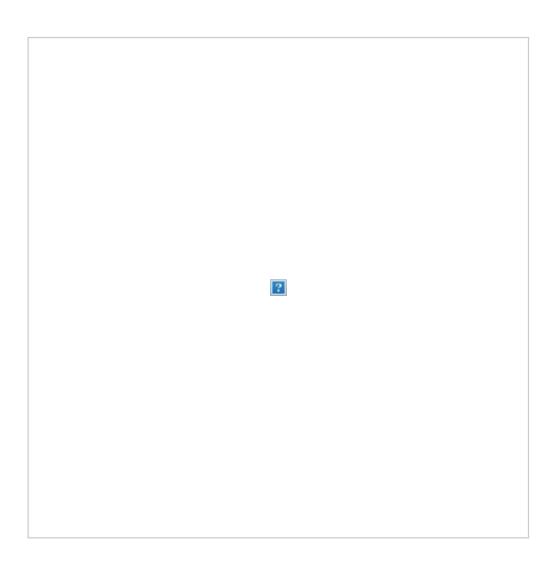
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Elaine Lee-Gibbons

Date: Sunday, 25 May 2025 11:15:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Elaine Lee-Gibbons

Organisation name:

Agent's full name:

Email address: elaine.lee-gibbons@anz.com

Contact phone number:

Postal address: 4/31 Clonbern Road Remuera Auckland 1050

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It is good for the club to provide further facilities for its members and non-members to utilise; a place to socialise and build community spirit.

I or we seek the following decision by council: Approve the plan change without any amendments

12.1

Details of amendments:

Submission date: 25 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

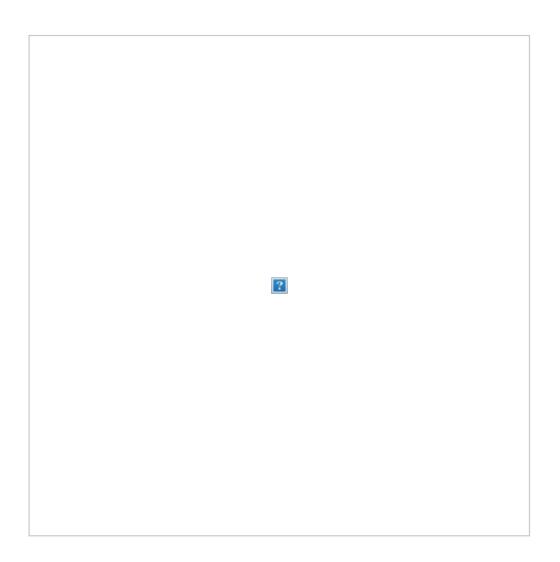
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Graham Handisides

Date: Monday, 26 May 2025 10:45:09 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graham Handisides

Organisation name:

Agent's full name:

Email address: ghandisides@yahoo.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

The proposal in its entirety.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Green areas need to be protected. In 20 years, they'll delineate between good, and shortsighted, town planning.

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

13.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - hannah nie

Date: Monday, 26 May 2025 10:00:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: hannah nie

Organisation name:

Agent's full name:

Email address: Hannahnie@outlook.com

Contact phone number:

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

We urgently need your voice to help protect a cherished piece of our community's heart — Windsor Park Rugby Fields. There are current plans underway to redevelop the field and its adjacent carpark into a medium-density housing zone. And if we let our guard down, this could potentially turn into low-income housing, raising real concerns about the safety and wellbeing of nearby residents — including our young students from Rangitoto College.

This is not just any patch of grass. For generations, these grounds have been the beating heart of local rugby, family life, childhood memories, and weekend joy. It's where children learned teamwork, parents cheered from the sidelines, and even our beloved pets found space to play. It is a green sanctuary in one of the safest, most community-minded areas on the North Shore.

Let us be clear: this is not unused or wasted land. It is a vital community asset in an already overdeveloped region. North Shore residents have already sacrificed too many green spaces in the name of development. We cannot afford to lose this one.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We urgently need your voice to help protect a cherished piece of our community's heart — Windsor

Park Rugby Fields. There are current plans underway to redevelop the field and its adjacent carpark into a medium-density housing zone. And if we let our guard down, this could potentially turn into low-income housing, raising real concerns about the safety and wellbeing of nearby residents — including our young students from Rangitoto College.

This is not just any patch of grass. For generations, these grounds have been the beating heart of local rugby, family life, childhood memories, and weekend joy. It's where children learned teamwork, parents cheered from the sidelines, and even our beloved pets found space to play. It is a green sanctuary in one of the safest, most community-minded areas on the North Shore.

Let us be clear: this is not unused or wasted land. It is a vital community asset in an already overdeveloped region. North Shore residents have already sacrificed too many green spaces in the name of development. We cannot afford to lose this one.

14.1

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

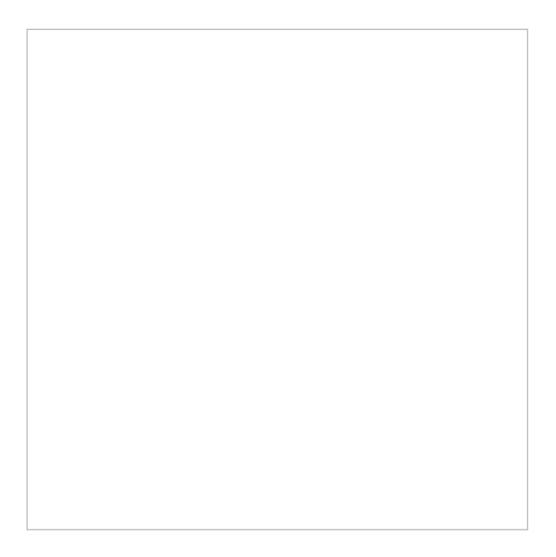
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hui Yang

Date: Monday, 26 May 2025 9:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hui Yang

Organisation name:

Agent's full name:

Email address: danielle.huiyang@gmail.com

Contact phone number: 0224059986

Postal address:

Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Proposed rezoning from Greenfield to THAB zone (PC115), including 85 dwellings and apartment buildings.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am a resident of Noel Williams Place, and I strongly object to Private Plan Change Request PC115.

I understand the need for the club to sell the land and fund the recreational center. However, it proposes the entry/ exit to the new site via Noel Williams Place, which is a very selfish move. Why the entry/ exit is not via the carpark but from our street?

Noel Williams Place is a quiet residential cul-de-sac. Adding potentially 80 – 100 dwellings will bring significant increases in traffic, vehicle noise, and safety risks. As I know, there are many young kids in this neighborhood, and the construction work and, once completed, the traffic will impose danger to the quiet neighborhood.

East Coast Road, already a heavily congested arterial route, will face further strain. At the moment, turning right (east) to East Coast Road is getting more and more challenging, with the new residents and cars from the new townhouses on Hasting Road, Maxwelton Road and East Coast Road. The current infrastructure—roads, stormwater systems, water supply, and waste services—is not designed to support a sudden influx of residents. There is no commitment in the proposal to fund necessary upgrades.

Additionally, local public schools are already nearing capacity, and the introduction of dozens of new households will only increase pressure on already stretched educational resources.

Rezoning and potentially the development would bring years of noisy, dusty, and disruptive construction, dramatically affecting the peace and well-being of surrounding residents. The area would be transformed from a quiet and family-friendly neighbourhood into a busy construction zone. Even once completed, the development will permanently reduce privacy, increase noise levels, and degrade the character of the area.

Notably, AUT Millennium, a world-class sports and fitness facility, is located nearby and is fully equipped to meet local and regional needs for high-performance sport, health, and recreation. Given this proximity, the justification for removing a community-designated recreation space to solve financial pressures is extremely weak.

This area should be preserved for its intended purpose—not replaced with high-density residential housing. Open recreational spaces are increasingly valuable in Auckland's growing suburbs.

If approved, this plan change would set a dangerous precedent, effectively encouraging other recreational and public spaces to be sold off or repurposed for private residential development. This undermines long-term planning goals for sustainable, inclusive, and balanced communities.

Residents of Noel Williams Place purchased their homes with the expectation of a quiet, low-traffic, and recreationally rich environment. The proposed rezoning would fundamentally alter that character, and almost certainly reduce property values, especially for homes adjoining the proposed development.

This proposal is not in the best interest of the community. Rezoning 20 Noel Williams Place to allow 80-100 residential units, is excessive, disruptive, and incompatible with the area's infrastructure, amenities, and neighbourhood identity. With AUT Millennium already providing extensive sporting facilities, there is no strategic justification for repurposing recreationally zoned land in this location.

I strongly urge Auckland Council to decline Private Plan Change PC115 in full.

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

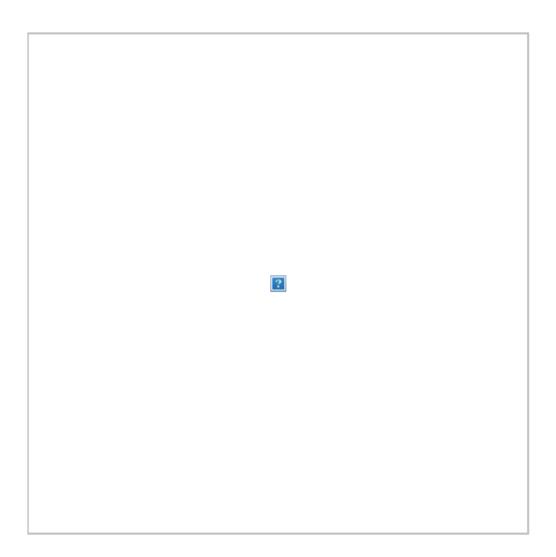
- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

15.2

15 1



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hui Yang

Date: Wednesday, 28 May 2025 9:15:14 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hui Yang

Organisation name:

Agent's full name: Hui Yang

Email address: danielle.yang@auckland.ac.nz

Contact phone number: 0224059986

Postal address: 7 Noe Williams Place Windsor park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

the independence of the report and the flooding in Noel Williams Place

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I respectfully urge Auckland Council to critically assess the objectivity and impartiality of the professional reports submitted in support of Private Plan Change Request PC115. All technical assessments—including civil engineering, infrastructure, and planning reports—have been directly commissioned by the applicant, Windsor Park Community and Multisport Hub Incorporated. These reports uniformly support the proposed rezoning, raising concerns about the independence of the evidence base.

In particular, I wish to highlight a statement from Mr. Peter Lowe, the civil engineer engaged to provide infrastructure advice. In his earlier correspondence dated 10 May 2023, Mr. Lowe stated:

"Based on the infrastructure available, the site may support approximately 20 dwellings, subject to detailed servicing assessments."

15.7

This original recommendation stands in stark contrast to the current proposal for 85 dwellings, including apartments. The significant jump from 20 to 85 units suggests either a complete reassessment or a compromise in objectivity—especially as no major infrastructure upgrades have been proposed to support this increase.

Furthermore, the site in question serves a critical role in stormwater absorption. The surrounding area, including Noel Williams Place, is prone to flooding during heavy rainfall. The site currently acts as a natural sponge, absorbing and slowing runoff before it reaches nearby roads and properties. Replacing this greenfield land with high-density housing will remove this absorption capacity and significantly increase surface runoff, potentially worsening localised flooding.

Yet, the stormwater modelling presented by the applicant assumes that all additional runoff can be managed within the existing network—without offering any robust, independent evidence or a peer-reviewed hydrological assessment. The risk of relying solely on the applicant's consultants—who are incentivised to see the development approved—should not be overlooked.

For these reasons, I strongly recommend that Auckland Council:

Require independent reviews of the stormwater and infrastructure assessments, especially flood risk modelling.	15.3
Investigate the environmental role of the current site as a functional stormwater absorption area.	15.4
Consider the conflict of interest in relying exclusively on reports commissioned by the applicant.	15.5
Acknowledge the inconsistency between the initial advice for 20 dwellings and the current proposal for 85, especially given no major changes to stormwater, wastewater, or road capacity.	15.6

Rezoning this site would permanently remove a greenfield space that currently provides ecological and infrastructural value—not just recreational use. Any decision to approve this plan change must be based on robust, independent, and environmentally responsible evidence.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: only allow 20 dwellings and not via Noel Williams Place.

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

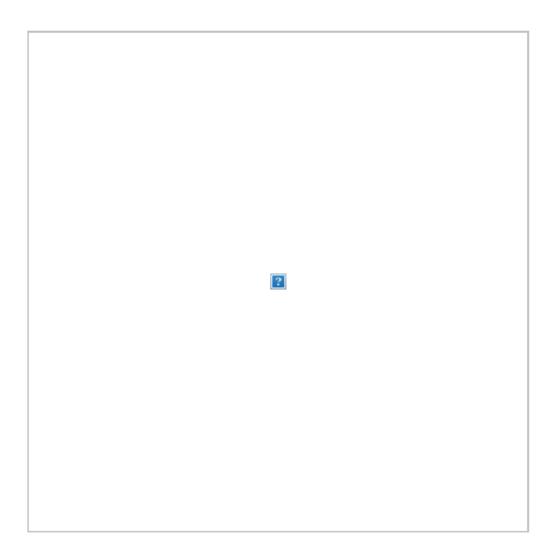
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hui Yang

Date: Wednesday, 28 May 2025 9:45:32 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hui Yang

Organisation name:

Agent's full name: Hui Yang

Email address: danielle.yang@auckland.ac.nz

Contact phone number: 0224059986

Postal address: 7 Noel Williams Place Auckland

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

traffic report by Commute

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The traffic report by Commute is out of date. It was conducted in 2024 while there a lot of new houses built in 2025. It says the average wait to turn right in the morning is 22 second. It is not. Adding 100 new home would make it more than 2 minutes to turn right, per car. i urge a new report is being completed, and 8th Feb 2024 when the report was done, the school hasn't started so it needs to be in the mid of school term. The report is not accurate, conducted on the wrong time and it is out dated.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

15.7

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

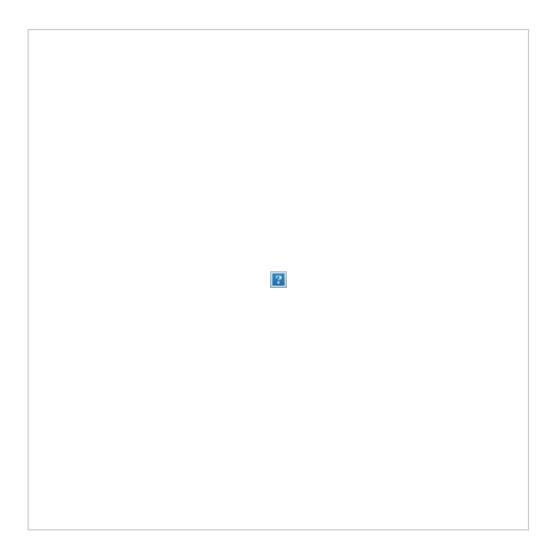
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.







To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - James Stuart McCully

Date: Monday, 26 May 2025 1:30:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Stuart McCully

Organisation name:

Agent's full name:

Email address: j.mccully@brother.co.nz

Contact phone number:

Postal address: 44 Peter Terrace Castor Bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It will be beneficial for the Sports Club, the various club members and especially for the community.

I or we seek the following decision by council: Approve the plan change without any amendments

16.1

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

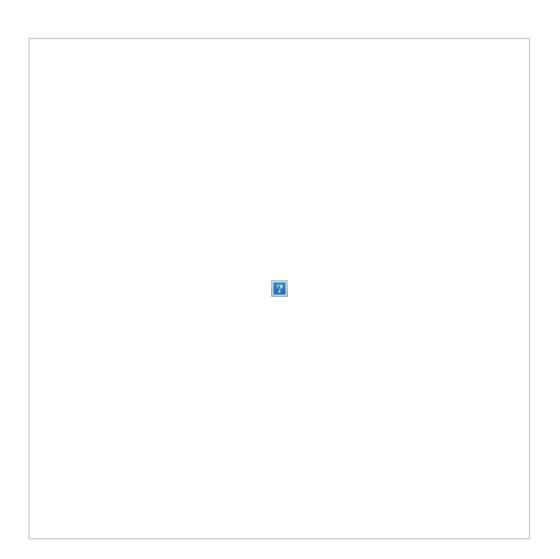
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lisa hazelden

Date: Monday, 26 May 2025 2:15:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa hazelden

Organisation name:

Agent's full name: Zoe Crawford

Email address: lisahazelden@hotmail.com

Contact phone number:

Postal address: 11 Noel Williams Place Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Property address

Property address: 20 Noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am writing to strongly oppose the proposed plan change to rezone part of the land at 20 Noel Williams Place from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban Zone, and the introduction of the Windsor Park precinct.

As a local resident, I am deeply concerned about the long-term impacts this change would have on our community. This area is already under significant pressure in terms of traffic congestion, school crowding, and stretched infrastructure. Adding high-density housing will only make these issues worse.

More importantly, green space and recreational areas are already extremely limited in this part of Auckland. Windsor Park is a vital part of our neighbourhood. I regularly see people using the space — families having picnics, parents playing rugby or throwing a ball around with their kids, children on scooters and bikes, people walking their dogs, or simply enjoying the open air. It's not empty

land — it's an active, well-loved community area that supports mental and physical wellbeing.

With the number of schools and families in the area, we should be protecting green space — not building over it. Once it's gone, it's gone. This proposal would result in the permanent loss of a valuable public space that has real, everyday benefit to the people who live here.

Transforming a much-used community asset into residential development is a short-sighted decision that prioritises more housing over the livability and health of the neighbourhood. Windsor Park should remain dedicated to sport, recreation, and open green space — exactly as it was intended.

17.3

I strongly urge the council to reject this plan change in full and protect this land from overdevelopment for the benefit of current and future generations.

17.1 17.2

Lisa

I or we seek the following decision by council: Decline the plan change

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - lisa Hazelden

Date: Tuesday, 27 May 2025 2:45:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: lisa Hazelden

Organisation name:

Agent's full name: lisa Hazelden

Email address: lisahazelden@hotmail.com

Contact phone number:

Postal address: 11 Noel Williams Place Windsor Park Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 11 Noel williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am re-submitting my concerns regarding the proposed development of 85 apartments at Windsor Park, with particular concern around the proposed entry point off Noel Williams Place.

Noel Williams Place is already under significant pressure. The street currently accommodates access to a busy church that hosts hundreds of people, in addition to retail businesses located on the corner site. Furthermore, the street is frequently congested during school pick-up times, with vehicles parked along both sides, reducing visibility and making it difficult to navigate safely.

Adding 85 residential units and directing all associated traffic through Noel Williams Place is not only short-sighted—it poses a serious safety risk and will cause considerable disruption for existing residents, businesses, and visitors. The infrastructure of this street simply cannot cope with the additional traffic volume that a development of this scale would bring.

If this development is to proceed, the entry point must be reconsidered. It would be far more appropriate for vehicle access to come from the Windsor Park side, where there is greater capacity to manage traffic flow. Placing the entry on Noel Williams Place is not viable and does not reflect responsible urban planning.

17.4

I urge decision-makers to reconsider the access point and prioritise the safety and functionality of the surrounding community.

17.5

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Mark Johnson

Date: Monday, 26 May 2025 4:45:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Johnson

Organisation name:

Agent's full name:

Email address: majohnson@komatsu.co.nz

Contact phone number:

Postal address: majohnson@komatsu.co.nz

Auckland 0620 auk Auckland 0620 auk 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I fully support this submission. The benefits as a result to the Community and East Coast Bays Rugby and Cricket will be significant. Fit for purpose facilities will result in use for decades ahead as well as providing Community facilities. New additional Community walking tracks and children's playground will be a great addition to the area and those that live nearby creating additional facilities for the East Coast Bays.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

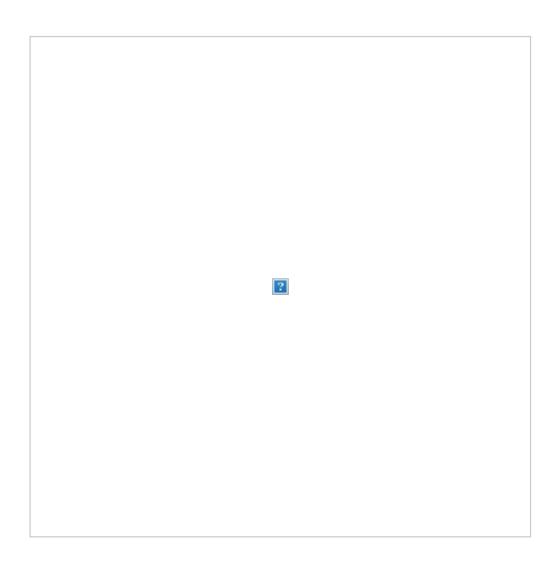
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Michael William Nees

Date: Sunday, 25 May 2025 5:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael William Nees

Organisation name:

Agent's full name:

Email address: m.c.w.nees@gmail.com

Contact phone number:

Postal address: 79 Weatherly Road Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: All rules

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support Private Plan Change 115 to rezone part of the Windsor Park property to Medium Density Residential zoning. The proposed rezoning is appropriate and strategically aligned with the region's objectives for urban growth and intensification.

The location is well-suited to accommodate medium density development. It benefits from proximity to key amenities, public transport, and existing infrastructure, making it a logical area for residential intensification. Importantly, a significant neighbouring property—currently occupied by a church—has already been zoned for a higher density than what this plan change proposes. This precedent reinforces the suitability of increased residential density in this locality.

Furthermore, there is a clear and ongoing shortage of high-quality housing options in the area. Enabling medium density residential development will contribute to housing supply, improve housing choice, and support a more diverse and sustainable community.

For these reasons, I support the proposed plan change and encourage its adoption.

I or we seek the following decision by council: Approve the plan change without any amendments

19.1

Details of amendments:

Submission date: 25 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

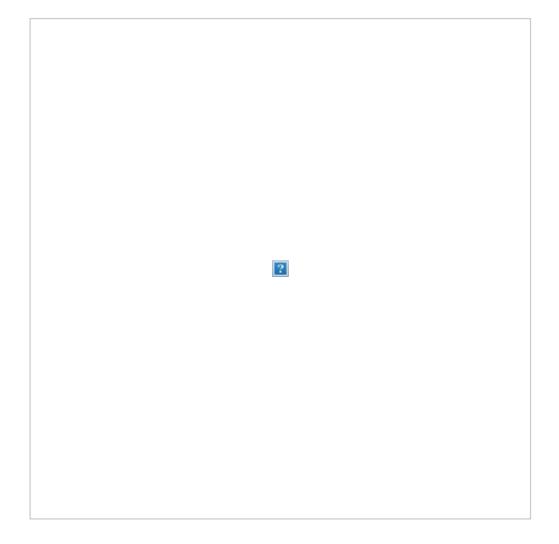
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nicole Ralston

Date: Sunday, 25 May 2025 5:00:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicole Ralston

Organisation name:

Agent's full name:

Email address: schmuly@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I was brought up in Browns Bay and spent a lot of time at Windsor Park socialising and watching family and friends play sport. However the facilities do appear to be getting a bit run down and new facilities, which would be more female and children friendly would be great.

I or we seek the following decision by council: Approve the plan change without any amendments

20.1

Details of amendments:

Submission date: 25 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

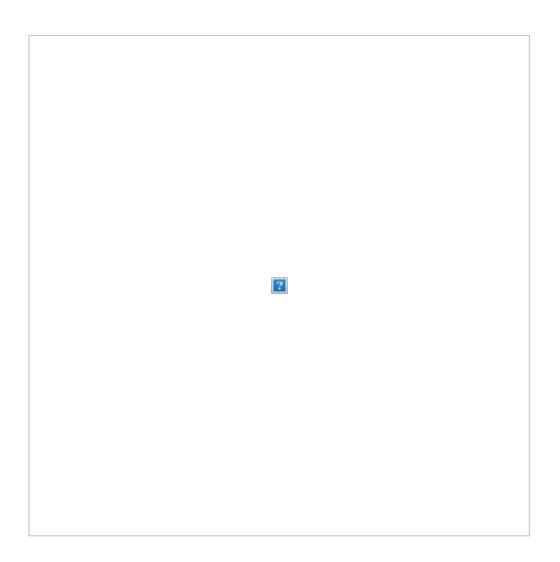
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Olly Wilson

Date: Monday, 26 May 2025 10:30:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Olly Wilson

Organisation name:

Agent's full name:

Email address: olly.wilson@cbrands.com

Contact phone number:

Postal address: 161 Kowhai Road Mairangi Bay Auckland 0639

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, East Coast Bays

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This would benefit the East Coast Bays Rugby and Cricket club and the wider community with and amazing facility.

I or we seek the following decision by council: Approve the plan change without any amendments

21.1

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

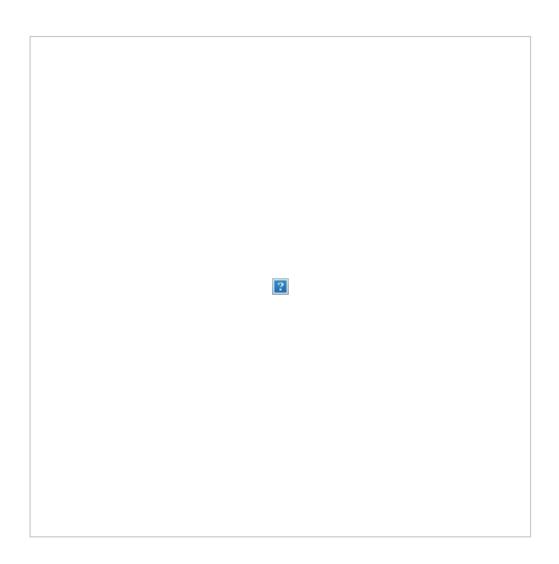
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Philip Walsh

Date: Friday, 23 May 2025 5:46:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philip Walsh

Organisation name:

Agent's full name:

Email address: hello@thephilipwalsh.com

Contact phone number:

Postal address:

1/193 Racecourse Road

Cambridge 3493

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It will be beneficial for the club, the members and the community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

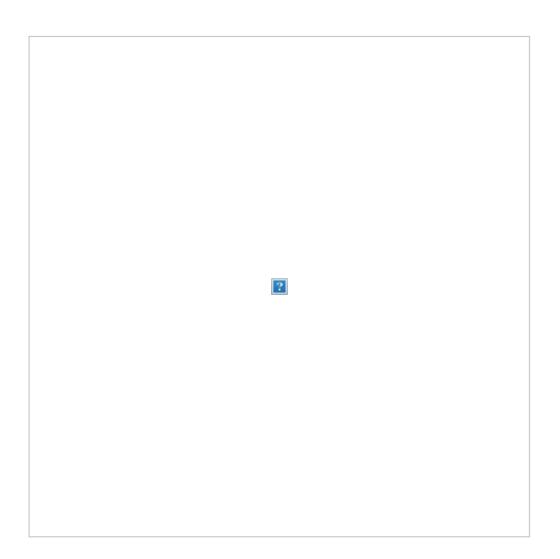
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rodney Schmulian

Date: Friday, 23 May 2025 12:01:33 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rodney Schmulian

Organisation name:

Agent's full name:

Email address: rschmulian@ecservices.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have lived in the East Coast Bays for 25 years and my family have had a close association with East Coast Bays Cricket who are based at Windsor Park. The rezoning and subsequent sale of the rezoned land would enable the land owners, Windsor Park Community and Multisport Hub Inc., to replace the aging clubhouse and change room facilities with modern, fit for purpose facilities for the benefit of East Coast Bays Rugby and Cricket and the general East Coast Bays community. The current facilities are becoming expensive to maintain and are no longer fit for purpose and this would ensure that Windsor Park remains a much needed sporting facility in the future.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

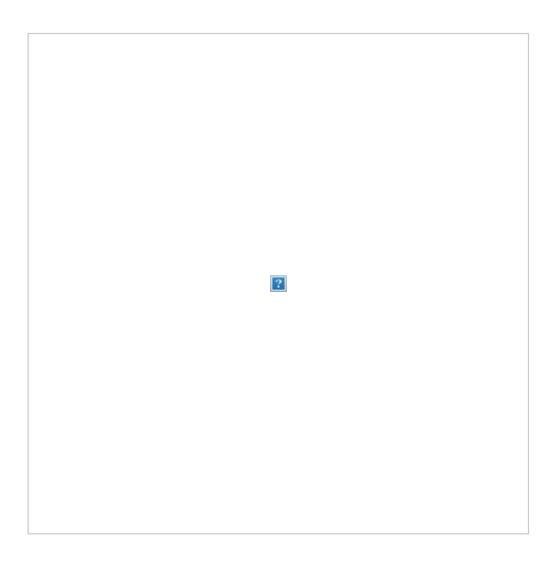
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rodney Schmulian

Date: Friday, 23 May 2025 12:46:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rodney Schmulian

Organisation name: East Coast Bays Cricket Incorporated

Agent's full name:

Email address: rod_cricket@xtra.co.nz

Contact phone number: 0272803437

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

East Coast Bays Cricket Inc. was established in 1961 and has been located at Windsor Park since the early 1980's. Windsor Park is also the home of East Coast Bays RFC. The Club house was built in the 1980's, but subsequent to that there has been little further enhancement of the facility. As a result, the facilities have become aged and expensive to maintain and are no longer fit for purpose. New changing and ablution facilities suitable for both male and female use, floodlighting to enable better utilisation of the fields, an indoor training facility to enable year round training, warm hospitable social areas, well drained fields and community facilities such as a walking track and children's playground would greatly enhance and increase the utilisation of the facility. However funding for these projects is not available and by rezoning and selling a relatively small, under utilised piece of land, funds would be made available to not only secure the future of the facility, but also greatly enhance the experience of East Coast Bays Rugby and Cricket and the general East Coast Bays community.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

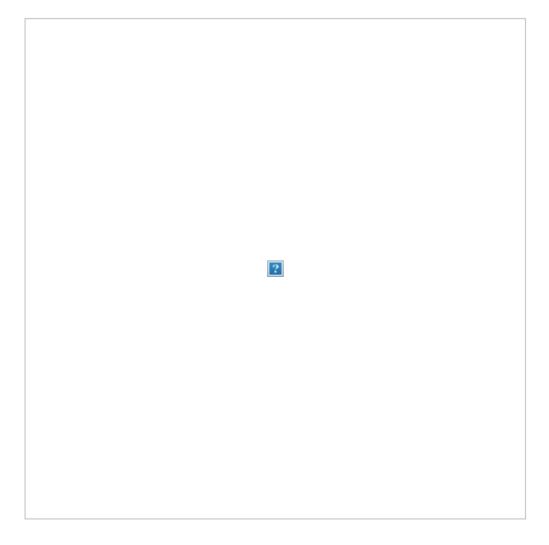
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sarah Jane Hanna

Date: Friday, 23 May 2025 5:16:09 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Jane Hanna

Organisation name:

Agent's full name:

Email address: sarahh0154@gmail.com

Contact phone number:

Postal address: 299 East Coast Road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Plan change number 115 PC115 Windsor Park

Property address:

Map or maps: Pc115 Windsor Park

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The green space in the neighbourhood should be preserved and made available for the use of locals.

I or we seek the following decision by council: Decline the plan change

Submission date: 23 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

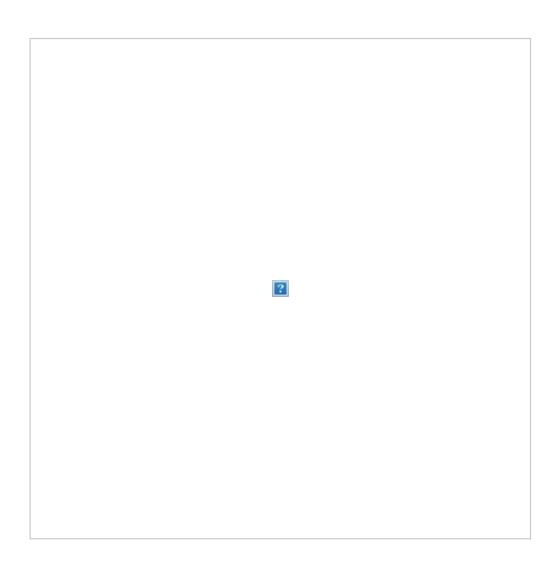
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Stuart Bennett

Date: Monday, 26 May 2025 9:30:44 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stuart Bennett

Organisation name: Personal

Agent's full name: STUART NEIL BENNETT

Email address: stuartbennettnz@gmail.com

Contact phone number:

Postal address: 52 Tahuna Road Paihia

Paihia 0200

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The land requires rezoning to support future plans for Windsor Park sports and community activities.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 26 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

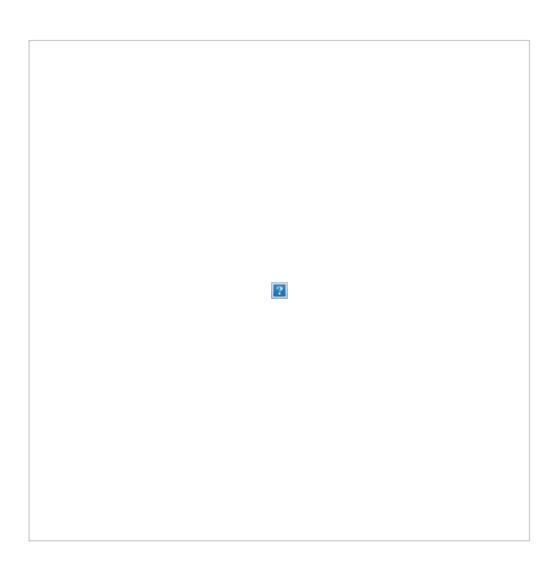
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



From: **Unitary Plan** To:

Windsor Park Upgrade Subject:

Date: Friday, 23 May 2025 9:39:07 am

Attachments: image001.jpg

Kia ora.

I am writing to support the proposed sale of non-sporting land to enable the upgrading of Windsor Park's sporting facilities.

As a school, we are often supported by Windsor Park to enable us to play floodlit games, and they do so generously. Any improvement of sporting facilities throughout Auckland is of great benefit to our wider community.

Ngā mihi

CJ HEALEY

Tumuaki / Principal

T: + 64 9 477 9009

PO Box 89007, Torbay, Auckland 0742, New Zealand Ashley Avenue, Long Bay, Auckland 0630, New Zealand

www.longbaycollege.com/www.facebook.com/LongBayCollege

www.longbaycollege.com/alumni / Long Bay College Alumni | Facebook



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To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rebecca Duffy

Date: Tuesday, 27 May 2025 2:45:15 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Duffy

Organisation name:

Agent's full name:

Email address: missbeckymason@gmail.com

Contact phone number:

Postal address: 17a Vaughan Crescent Murray's Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

I oppose the whole plan and here is why:

This green space is far more than just a field — it is a vital community hub. Every week, it is actively used by people of all ages for rugby training, weekend games, walking, running, bootcamps, casual play, and connection. For many residents, it's where friendships are built, physical and mental health are supported, and young people are given a positive outlet in a safe environment.

If this land is developed, we will lose:

- A critical sports facility that supports youth and adult club rugby something that brings pride and identity to our local area.
- Accessible green space that allows for free exercise and wellbeing activities, especially important in a time when mental health, obesity, and social isolation are national concerns.
- A sense of community belonging, as shared spaces like these are rare and irreplaceable once lost.

While we understand the need for housing and growth, it's essential that progress doesn't come at the cost of spaces that already serve such a strong social, health, and cultural function.

We urge the Council to prioritise long-term community wellbeing and explore alternative locations for development that do not sacrifice spaces so central to local life.

28.2

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Expressed above

I or we seek the following decision by council: Decline the plan change

28.1

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

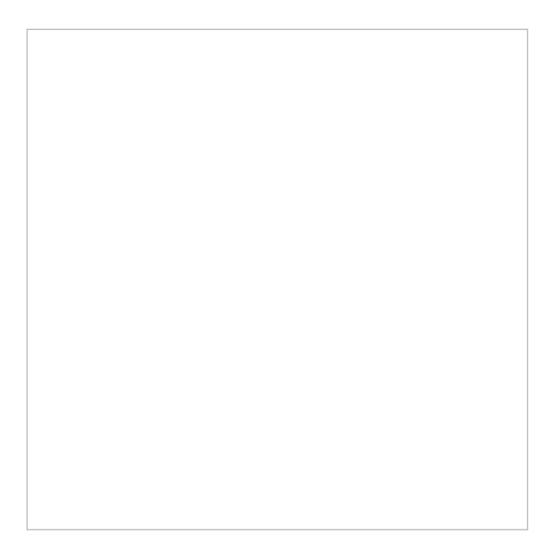
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Grace deacon

Date: Tuesday, 27 May 2025 7:45:14 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Grace deacon

Organisation name:

Agent's full name:

Email address: gracie.deacon@gmail.com

Contact phone number:

Postal address:

0614 Swanson

Auckland 0614

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Destroying a rugby club I have been too since I was born and watching my brother for years at

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

East Coast space rugby club is actively used every day and it's a heart of the community that you would be destroying cause and needs more houses and needs more money for the rich so it doesn't give a shout the community. Leave something untouched for once

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

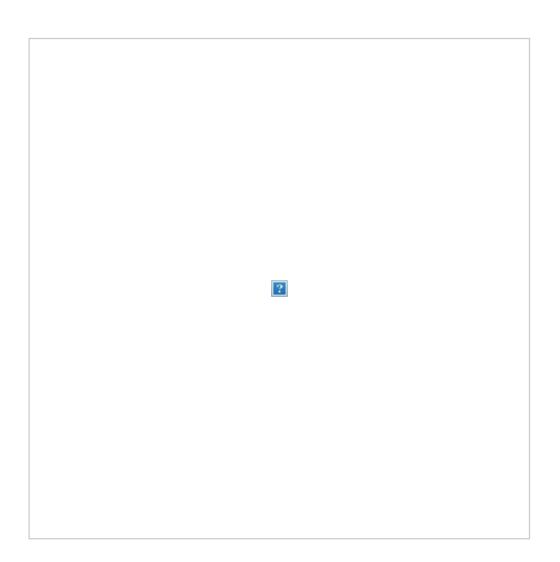
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Renee Andersson

Date: Tuesday, 27 May 2025 8:00:15 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Renee Andersson

Organisation name:

Agent's full name:

Email address: reneepryce@hotmail.com

Contact phone number:

Postal address: 16 Carina Crescent Torbay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Everything

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Do not build any housing here! This open space and sport field is a necessity for the community and surrounding towns. Many children and adults use these fields for sport and interschool sport activities. Taking this away would remove important social interactions and sport development opportunities. Sport is highly important in the development of children for their bodies and their minds. Auckland and the North Shore do not need more housing developments on these precious open spaces.

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

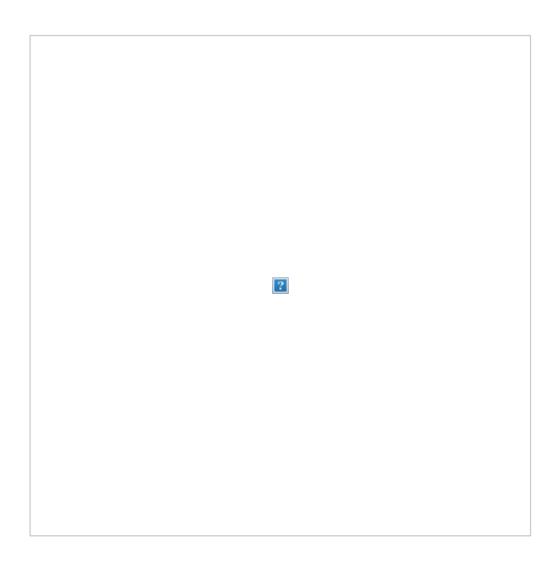
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Deni Nersezova

Date: Tuesday, 27 May 2025 8:30:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Deni Nersezova

Organisation name:

Agent's full name:

Email address: d.nersezova@gmail.com

Contact phone number:

Postal address:

0630

0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park Rugby Field, North Shore, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I don't wish housing to be built on the Windsor Park Rugby Field. It is much needed community space for sport snd community events

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Albert Quan

Date: Tuesday, 27 May 2025 10:00:31 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Albert Quan

Organisation name:

Agent's full name: Albert Quan

Email address: albert_quan@163.com

Contact phone number: 022 405 9984

Postal address: 7 Noel Williams PI Windsor Park Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning of 20 Noel Williams pl.

Property address: 20 Noel Williams pl, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

1. Auckland is getting more and more crowed, open green spaces are needed. It is extremely unfair practice to suddenly enable a zoning that is previously recreational to be changed to residential and reap all the profits. In all cases, this land should be sold to Auckland Council and maintain its current functions. This proposed zone change totally changed the feature and characteristics of local Windsor Park.

Any zone change from recreational space to residential in large scale is highly suspicious and very debatable, we want the Council to proceed with great cautions.

2. Not sure if Council is aware local stowmwater system is already struggling to handle water in heavy rain, the drainage constantly overflown during such heavy rain. (you can check with 556A East Coast Road). 2023 flooding in the area is already a lesson, inlcuding the Windsor Park Church is flooded. I strongly oppose the proposal to rezone our neighbourhood park for residential

development. Converting vital green space into housing will significantly increase population density and remove a natural area crucial for stormwater absorption. Our stormwater infrastructure already struggles during heavy rain, and further reducing permeable land will worsen flooding risks and overburden an aging system. This change prioritises short-term gain over long-term resilience and environmental stability.

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Albert Quan

Date: Wednesday, 28 May 2025 3:30:32 pm

Attachments: flood.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Albert Quan

Organisation name:

Agent's full name: Albert Quan

Email address: albert_quan@163.com

Contact phone number: 0224059984

Postal address: 7 Noel Williams Pl Windsor Park Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Flood Risk

Property address: 20 Noel Williams pl, Windsor Park

Map or maps: The land proposed to be zone changed of aorund 1.2ha

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is an addition and elaboration of an opposition I made earlier.

Auckland Council must consider flood risk under the Auckland Unitary Plan and National Policy Statement on Urban Development (NPS-UD).

I've uploaded a flood flow photo where you can see the land to be zone changing serves an important role of absorbing the storm water in the area, if this land is converted to residential, not only it will add pressure to the already overloading stormwater system (some stromwater drainage is gushing water out during heavy rain already!), it will also add overflown water to downstream, potentially endanger residents around Centorian Dr.

Windsor Park Church was flooded during the 2023 rain, and it is right next to it. Imagine how worse the situation will be if this land was changed to impermeable.

I'm happy to provide further photo of the flood issue in this area.

32.2

I think it is the same principal if I apply to change all my lawn in the front and back to be concrete, I'll most likely be declined by Council, and I can't imagine why a 1.2ha green land should be agreed to change to residential.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Supporting documents flood.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

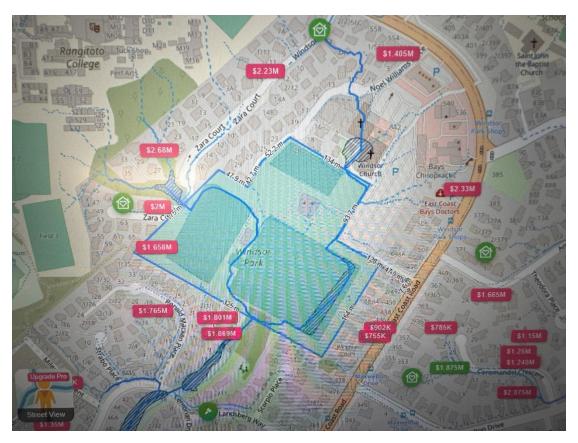
Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

-





To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Danielle Zheng

Date: Tuesday, 27 May 2025 11:15:27 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Danielle Zheng

Organisation name:

Agent's full name:

Email address: huidanzheng123@gmail.com

Contact phone number: 02102861749

Postal address:

huidanzheng123@gmail.com

Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Noel Williams Place is already a busy local street. It provides access not only to homes but also to nearby retail outlets, a church, and associated carparking areas. These facilities already generate significant traffic flow, especially on weekends and during events. Adding additional dwellings to this limited access cul-de-sac would significantly worsen congestion and safety issues, particularly for pedestrians and families with young children who regularly walk or cycle in the neighbourhood.

The proposed rezoning and resulting development of up to 85 new residential units will bring a substantial number of additional residents into the area, including families with school-aged children. However, no consideration has been given to the capacity or readiness of local public schools to accommodate this increase.

Nearby schools such as Murrays Bay Primary, Murrays Bay Intermediate, and Rangitoto College are already operating near or at capacity. Enrolment zones are strictly managed due to high demand, and many families already face difficulties securing places for their children. Adding dozens of new households without corresponding investment in school infrastructure will place even

more pressure on these schools, potentially affecting classroom sizes, teaching quality, and student support services.

There are no provisions in the Private Plan Change application for additional educational facilities, school expansions, or funding support. This raises serious concerns about long-term planning and fairness. The education of current and future children in the area must be a priority—not an afterthought in urban development.

Furthermore, school traffic and congestion during drop-off and pick-up times are already problematic in the area. Increased population density would worsen these issues, leading to more traffic delays, parking problems, and safety concerns around school zones.

This development would place an unfair and unmanageable burden on public education services, which are a core part of any sustainable community. Without any confirmed investment or strategic planning to increase school capacity, the proposal is incomplete and not in the best interests of families living in or moving to this neighbourhood.

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Gary Roy Howarth

Date: Tuesday, 27 May 2025 11:15:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gary Roy Howarth

Organisation name: East Coast Bays Rugby Club

Agent's full name:

Email address: chairman@baysrugby.com

Contact phone number:

Postal address:

Castor Bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Schedule 1to the Resource Management Act 1991 (RMA)

Property address: 20 Noel Williams Place, Windsor Park, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I fully support the Private Plan Change on behalf of Windsor Park Community and Multisport Hub Incorporated.

I have been a member (player, coach, manager, administrator - current Chairman) of the ECB rugby club for 40 years and during the time when we moved to Windsor Park in the late 1980's. It has been an awesome space for not only rugby, but cricket, touch and other sports. The facility itself on the part of the land for rezoning, is now outdated and run down. It is not fit for purpose for both rugby and cricket moving forward.

Numerous avenues have been explored in an effort to raise funds to develop a new purpose built facility. This would embody both clubs needs and future proof for not only them but other sports interested in using the facility for the next 40-50 years.

We would loose very little "outdoor" space which is currently not utilised fully, and with an upgrade to fields, any activity on this space can be taken up on the current full fields.

We need to protect our communities love for sport. We are loosing a little green space to create a magnificant facility to cater for all for years to come.

34.2

I or we seek the following decision by council: Approve the plan change without any amendments

34.1

Details of amendments:

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Graham Charles Stuart

Date: Tuesday, 27 May 2025 11:30:26 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graham Charles Stuart

Organisation name: n/a

Agent's full name: Graham Charles Stuart

Email address: grahamanne_stuart@hotmail.com

Contact phone number:

Postal address: 2/447 Beach Road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Plan Change

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Create an improved Community Facility for both cricket and Rugby

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

35.2

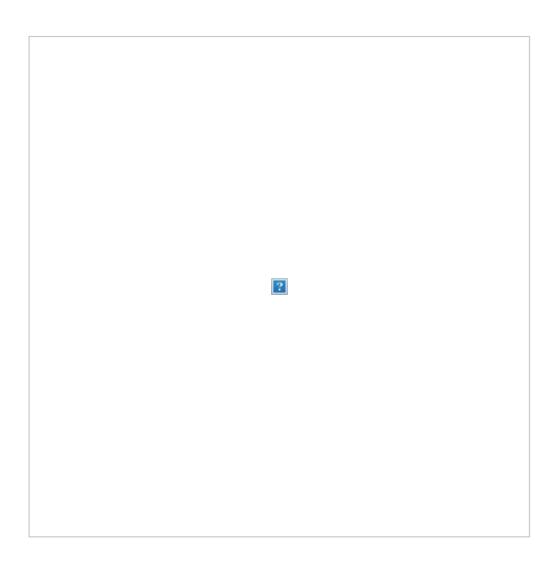
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Zhiruo Liu

Date: Tuesday, 27 May 2025 1:00:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zhiruo Liu

Organisation name:

Agent's full name:

Email address: blanche.kavalan@gmail.com

Contact phone number:

Postal address:

0632

Windsor park North Shore 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 35 Centorian drive Windsor park

Map or maps: Windsor park

Other provisions: Windsor park

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Too many people in this community and not good for school zone

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Najmeh Naderi

Date: Tuesday, 27 May 2025 1:45:33 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Najmeh Naderi

Organisation name:

Agent's full name:

Email address: najmehnaderi@hotmail.com

Contact phone number: 021452086

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 noel williams place

Map or maps: all of it

Other provisions:

ALL OF THE SUBMISSION including the change in zoning

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I have lived in Windsor Park for over 20 years and we have seen many developments including Zara Court. I completely oppose this said development for many reasons which i will list below:

- 1. Green spaces are necessary and a part of what forms our core values as a country. The Windsor Park grounds have been a space for families, sports teams and those exercising to have the space available to them. The more of such green spaces that are taken away from us in the Bays the more we will lose what is at the heart of making us different from every other suburb.
- 2. The infrastructure does not currently even cope with what traffic we have through Noel Williams place, let alone to have an additional 50-100 cars daily coming in and out of Noel Williams Place. The section between number 5-13 Noel Willaims Place barely allows for 1 car to go past with the current traffic we have. It would be absolutely catastrophic to our neighourhood to have that many additional cars go past through Noel Williams. The current plant has no entry or exit at any other point other than via Noel Williams.
- 3. Our neighbourhood is filled with young children who are often out in our cul de sac biking, scootering and walking this would be unequivocally impossible if this plan was to go ahead due to

the sheer volume of traffic in such a small space.

4. To turn right off Noel Williams into East Coast Road is nearly impossible as it is with the amount of traffic on East Coast Road as well as the visibility of traffic from that positioning. To add 50-100 more vehicles would mean we would literally have a TRAFFIC JAM in our cul de sac just to get out! AT the top there is only one space for one car to turn left and one car to turn right therefore to wait for that person to get way and turn will mean noone else can move. This would disrupt our lives in a way unimaginable. I know this because again i have lived here for over 20 years and have seen the changes first hand. The block of shops at top of road already have bought traffic beyond what we can handle. People coming out of the shops never even look left not even realising there is a street. Tehre would be a lot of danger put on our pedesterians to even cross.

37.3

- 5. The pedesestrians around school hours are high school and intermediate kids who already find it hard. The amount of near misses we see of these children walking into cars is too many to count. To add more cars and more traffic is unacceptable.
- 6. The schools that are in zone for Noel Willaims Place are all AT CAPACITY as it stands. Murrays Primary, Murrays Intermediate and Rangitoto College. To add more housing to the mix and a bigger pool of catchment is unacceptable when the schools are already at maximum capacity.
- 7. There are many townhouse developments in the area which have gone unsold for over a year (25 currently on search) so for Bayleys to claim there is a demand is not true and even if there was, they should find space that is suitable and that wont take away nature and space from current residents.

I completely and whole heartedly oppose this development and will continue to fight against it. The church if it needs money for the sporting facilities should fundraise (which the community is more than happy to do) and request via other means not at expense at selling a piece of land that has been under recreation zoning to develop an entire neighbourhood of housing that is not only not necessary but the area is not even equipped to handle.

37.4

I or we seek the following decision by council: Decline the plan change

37.

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

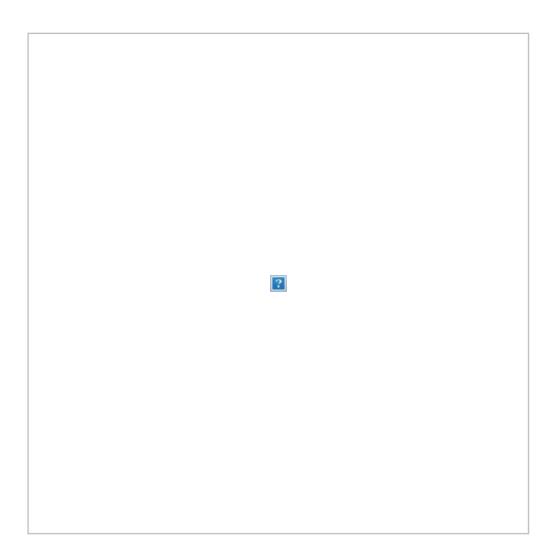
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - David Wang

Date: Tuesday, 27 May 2025 2:30:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Wang

Organisation name:

Agent's full name:

Email address: wangziyi60@126.com

Contact phone number: 02108888488

Postal address: 3A Sunrise Avenue Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 3a sunrise avenue, Murrays Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

bad traffic

I or we seek the following decision by council: Decline the plan change

38.1

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

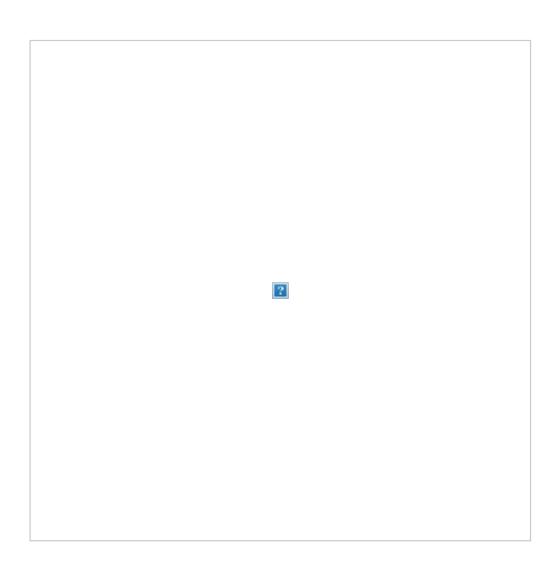
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bruce Hendry Mitchinson

Date: Tuesday, 27 May 2025 2:45:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bruce Hendry Mitchinson

Organisation name:

Agent's full name: Bruce Mitchinson

Email address: bh.mitchinson@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have been involved with the administration (previously as Chairman of Windsor Community and Multisport Hub) and sporting and community activities at Windsor Park for several years. The building facilities, in particular, are no longer fit for purpose. There is also potential to improve field utilisation. However, funding for ongoing maintenance and additional funding to meet future requirements is very difficult to source. This proposal will ultimately secure Windsor Park to meet future sporting and community needs.

I or we seek the following decision by council: Approve the plan change without any amendments

39.1

Details of amendments:

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

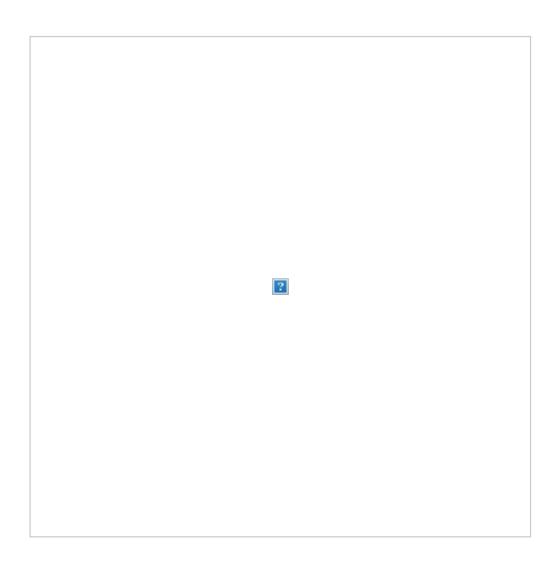
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - JOHN BEDFORD

Date: Wednesday, 4 June 2025 12:16:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: JOHN BEDFORD

Organisation name:

Agent's full name: JOHN BEDFORD

Email address: johnbedfordnz@gmail.com

Contact phone number:

Postal address: 12a Sandown Rd Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As outlined in SFH Consultants Ltd report pc115-aee-18-dec-2024, a plan change gives options for maintaining and upgrading the facilities, by providing a source of funding for any future plans. Currently the existing built facilities are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds.

We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fund ongoing improvements, as outlined in the report.

Not having these options means that the long term viability of the facilities is compromised, ultimately leading towards financial problems.

This proposal is a plan to deal with the future challenges the area faces.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

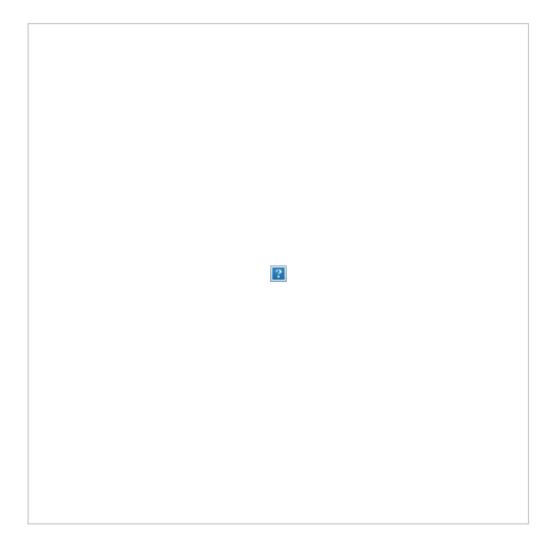
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



email may be those of the individual sender and may not necessarily reflect the views of Council.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Debra Seekup

Date: Tuesday, 27 May 2025 2:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Debra Seekup

Organisation name:

Agent's full name:

Email address: d.seekup@xtra.co.nz

Contact phone number:

Postal address: 16 Whitby Crescent Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The club is financial in owning all its land and is selling for a quick profit where they could mortgage against their asset to complete a rebuild of their club rooms and retain the land as a long term asset for the club. Green spaces can never be recovered once given up to development and with more infill housing bringing more people into the community it is critical to keep hold of our green fields for future generations to enjoy.

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

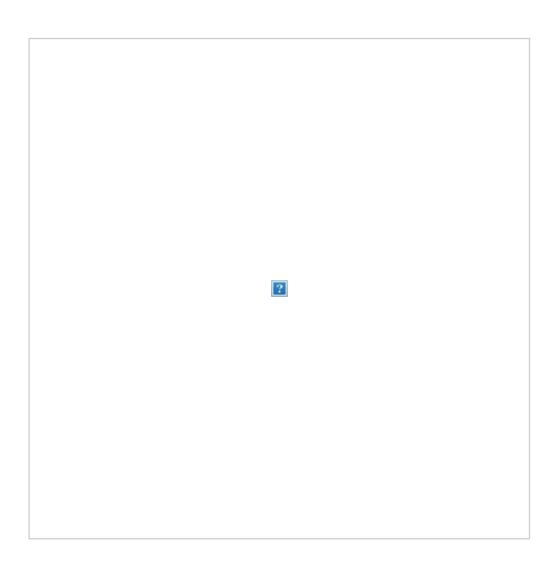
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Wenjuan ZHOU

Date: Tuesday, 27 May 2025 3:00:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wenjuan ZHOU

Organisation name:

Agent's full name:

Email address: wenjuanjojo@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

PC 115 (Private): Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

1. Inadequate Road Infrastructure**

The current road network (especially East Coast Road) is already operating at capacity during peak hours. Further densification without corresponding upgrades to:

- Road widening
- Intersection improvements
- Public transport capacity

will inevitably cause severe traffic gridlock.

2. Negative Impact on Local School**

Our area's public primary school is already near enrollment capacity. Additional housing units will:

- Overwhelm classroom resources
- Create dangerous pedestrian congestion during drop-off/pick-up
- Degrade the quality of education

3. Lack of Holistic Planning**

This proposal violates the "Infrastructure First" principle of sound urban development. We demand:

- Completion of the stalled [specific infrastructure project name]
- Traffic impact studies for the school zone
- Community consultation before any approval

I or we seek the following decision by council: Decline the plan change

42.1

42.3

42.4

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

?	

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Yungi Deng

Date: Tuesday, 27 May 2025 3:00:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yunqi Deng

Organisation name:

Agent's full name:

Email address: racesisay517@hotmail.com

Contact phone number:

Postal address: Penguin Dr Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Relevant provisions under the District Plan regarding residential zoning and infrastructure capacity

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Submission date: 27 May 2025

We strongly oppose the proposed redevelopment of the site into a high-density residential area. The location is along a main road that is already heavily congested, and adding more housing will significantly worsen traffic conditions. Furthermore, the large number of new homes will place additional pressure on local schools, potentially impacting the rights and access of children already zoned in the area.

I or we seek the following decision by council: Decline the plan change

5 , 1 5

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

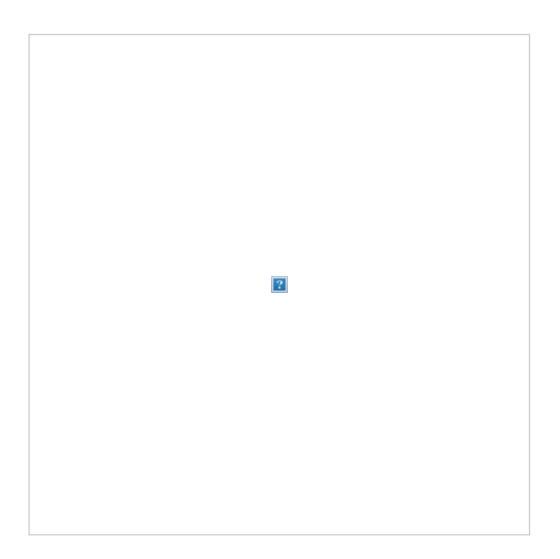
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Xiaoyan Lu

Date: Tuesday, 27 May 2025 3:00:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xiaoyan Lu

Organisation name:

Agent's full name:

Email address: xiaoyanlucola@hotmail.com

Contact phone number: 0224688415

Postal address: 17 Saddleback Rise Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

ΑII

Property address: 17 saddleback rise

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Building an apartment complex on this site will significantly increase the local population, which will in turn worsen Triassic congestion on East coast road. Nearby residents will face severe difficulties commuting during school and work peaks hours. Additionally, the existing primary and secondary school infrastructure will not be able to keep up with the growing number of students— there are simply not enough teachers to meet the demand.

I or we seek the following decision by council: Decline the plan change

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

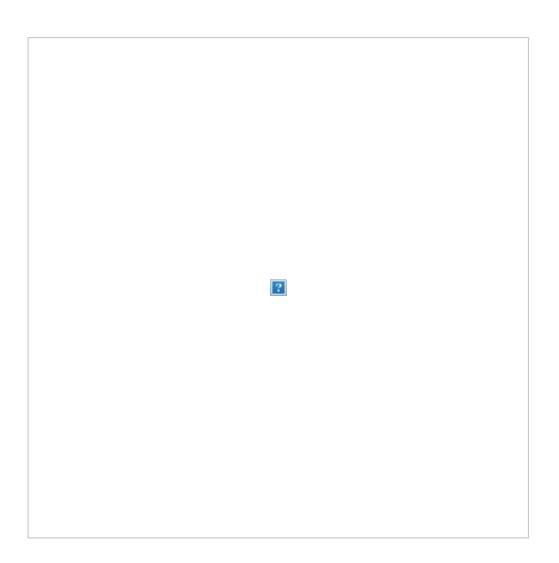
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



From: To:

<u>celia yu</u> <u>Unitary Plan</u> PC115(Private):Windsor Park Subject: Date: Tuesday, 27 May 2025 3:50:24 pm

Submission on a notified proposal for policy statement or plan change or variation Clause 6 of Schedule 1, Resource Management Act 1991 FORM 5

amended and the reasons for your views)



Send your submission to unitaryplan@a	aucklandcouncil.govt.nz or post to:	For office use only
Attn: Planning Technician		Submission No:
Auckland Council Level 16, 135 Albert Street		Receipt Date:
Private Bag 92300		
Auckland 1142		
Submitter details		
Full Name or Name of Agent (if applie	cable)	
Mr/Mrs/Miss/Ms(Full Name)	Celia Yu	
Organisation Name (if submission is	made on behalf of Organisation)	
Address for service of Submitter	41 Wyoming Ave	, Murrays bay
Telephone: 0210630	1768 Email: Celiay	u417@gmail.com
Contact Person: (Name and designation	n, if applicable)	
Scope of submission		
This is a submission on the following	g proposed plan change / variation t	o an existing plan:
Plan Change/Variation Number	PC 115 (Private)	9 ,
Plan Change/Variation Name	Windsor Park	
The specific provisions that my submodelease identify the specific parts of the		
Plan provision(s)		
Or		
Property Address		
Or Map		
Or		
Other (specify)		
Submission		

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them

I support the specific provisions identified above				
I oppose the specific provisions identified above				
I wish to have the provisions identified above amended Yes No				
The reasons for my views are:				
If high density housing is built, it will lead to an increase in high				
school degrees, which are already over the limit, and this will lead				
to a decline in teaching quality. Please reduce the size of the				
(continue on a separate sheet if necessary)	45.1			
I seek the following decision by Council:	10.1			
Accept the proposed plan change / variation				
Accept the proposed plan change / variation with amendments as outlined below				
Decline the proposed plan change / variation				
If the proposed plan change / variation is not declined, then amend it as outlined below.				
I wish to be heard in support of my submission				
I do not wish to be heard in support of my submission				
If others make a similar submission, I will consider presenting a joint case with them at a hearing				
Signature Smitter ate				
(b. person authorised to sign on behalf of submitter)				
Notes to person making submission:				
If you are making a submission to the Environmental Protection Authority, you should use Form 16B.				
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.				
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.				
I could /could not gain an advantage in trade competition through this submission. If you <u>could</u> gain an advantage in trade competition through this submission please complete the following:				
I am / am not directly affected by an effect of the subject matter of the submission that:				
(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.				
TO THE TOTAL TO THE STATE OF THE PROPERTY OF T				

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jennifer Hao

Date: Tuesday, 27 May 2025 4:30:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Hao

Organisation name:

Agent's full name:

Email address: jinghao0209@hotmail.com

Contact phone number:

Postal address: 40a sunrise avenue Mairangibay Auckland 0643

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps: East coast Rd, Sunrise avenue, Beach Rd, RosedaleRd

Other provisions:

Traffic condition, Education pressure, Reduce green spaces

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The East Coast road is already heavily congested during school commuting hours. Further expansion and development will reduce green spaces, worsening the climate and exacerbating traffic congestion. Moreover, the surrounding schools are already understaffed and cannot accommodate a large influx of students. This would lower the quality of education and neglect students' physical and mental well-being, especially by increasing the pressure on high schools. The government should focus on solving the existing problems rather than blindly developing more residential areas.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 27 May 2025

46.2

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

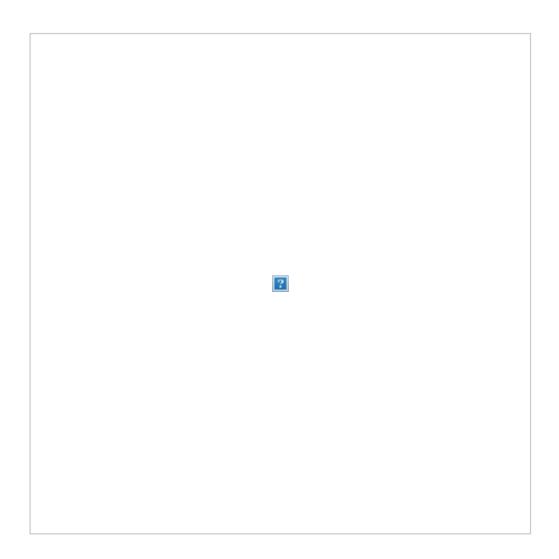
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Peter Charles Arthur Bowerman

Date: Tuesday, 27 May 2025 5:30:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Charles Arthur Bowerman

Organisation name:

Agent's full name:

Email address: pcabowerman@gmail.com

Contact phone number:

Postal address: 3 Linwood Ave Forrest Hill Auckland Forrest Hill Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams PI

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I hold the position of Secretary of East Coast Bays Rugby Football Club Inc.

As outlined in SFH Consultants Ltd report pc115-aee-18-dec-2024, a plan change gives options for maintaining and upgrading the facilities, by providing a source of funding for any future plans. Currently the existing built facilities are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds.

We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fun ongoing improvements, as outlined in the report.

Not having these options means that the long term viability of the facilities is compromised, ultimately leading towards financial problems.

This proposal is a plan to deal with the future challenges the area faces.

I or we seek the following decision by council: Approve the plan change without any amendments

47.1

Details of amendments:

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

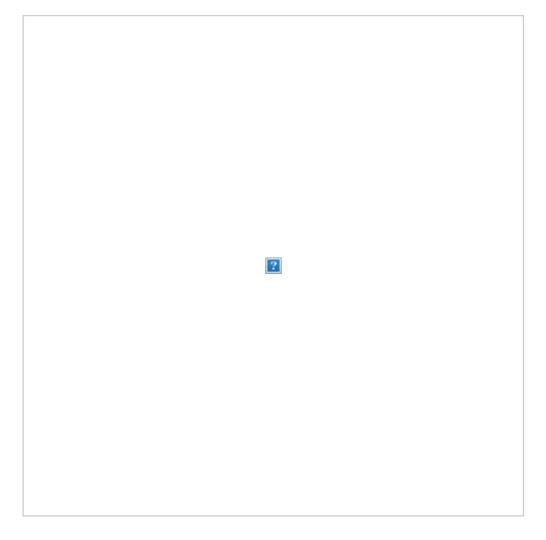
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Xingyu wang

Date: Tuesday, 27 May 2025 5:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xingyu wang

Organisation name:

Agent's full name:

Email address: xingyuwang.1984@gmail.com

Contact phone number:

Postal address:

Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Plan change 115 Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The traffic will get worse and too many people for the local schools!

I or we seek the following decision by council: Decline the plan change

48.1

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

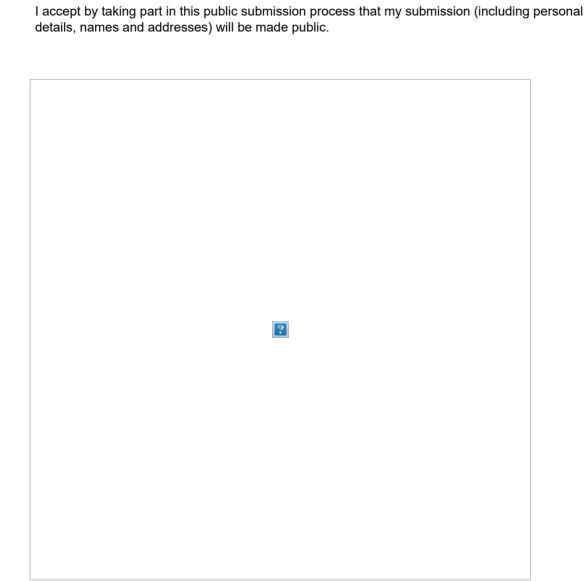
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jun Geng

Date: Tuesday, 27 May 2025 6:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jun Geng

Organisation name:

Agent's full name:

Email address: gengj33@gmail.com

Contact phone number:

Postal address: 9A Hythe Terrace Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

NA

Property address: NA

Map or maps: NA

Other provisions:

ΝΔ

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Will cause traffic issues, also reduce play area for kids living around.

I or we seek the following decision by council: Decline the plan change

49.1

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

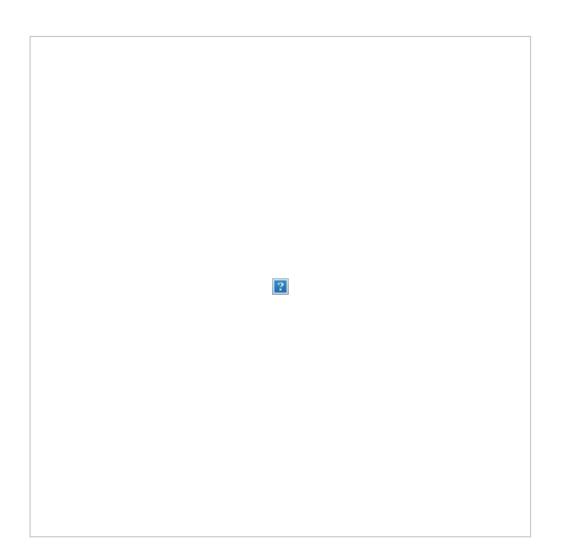
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Charles Cui

Date: Tuesday, 27 May 2025 6:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Charles Cui

Organisation name:

Agent's full name:

Email address: charlescuiti@gmail.com

Contact phone number:

Postal address: 30b honeysuckle lane Mairangi bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: plan change.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are: traffic trouble, poor council water system.

I or we seek the following decision by council: Decline the plan change

50.1

Submission date: 27 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



Davey Chang From: Unitary Plan To:

Subject: Submission against PC115 (Private): Windsor Park

Wednesday, 28 May 2025 10:04:53 pm pc115-form-5.pdf Date:

Attachments:

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy **statement or plan change or variation**Clause 6 of Schedule 1, Resource Management Act 1991

FORM 5



Send your submission to <u>unitaryplan@aucklandcouncil.govt.nz</u> or post to:		For office use only	
Attn: Planning Technician		Submission No:	
Auckland Council		Receipt Date:	
Level 16, 135 Albert Street Private Bag 92300			
Auckland 1142			
Submitter details			
Full Name or Name of Agent (if applic	able)		
Mr/Mrs/Miss/Ms(Full Name) Davey CHAI	NG		
,			
Organisation Name (if submission is made on behalf of Organisation)			
Address for service of Submitter			
1/22 CENTORIAN DRIVE. WINDSOR PARK. AUCKLAND 0632			
Telephone: 21725888	Email: daveychand	gnz@gmail.com	
Contact Person: (Name and designation, if applicable)			
Scope of submission			
This is a submission on the following		an existing plan:	
Plan Change/Variation Number	PC 115 (Private)		
Plan Change/Variation Name	Windsor Park		
-			
The specific provisions that my submer (Please identify the specific parts of the			
Plan provision(s)			
Or			
Property Address 20 Noel Williams Place, Windsor Park			
Or			
Мар			
Or Other (specify)			

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above	#51
I oppose the specific provisions identified above	
I wish to have the provisions identified above amended Yes No	
The reasons for my views are:	
East Coast Road and Constellation Drive are very congested. Rangitoto College is also overcrowded. W	Vhile I'm sympethatic
to the club's need to raise capital, and AT/MOE upgrading infrastructure is outside of the club's cont	rol, as a resident of
Windsor Park, I am opposed to more people moving into the area until such time the infrastructure can co	pe with more people.
	ate sheet if necessary) 51.1
I seek the following decision by Council:	I
Accept the proposed plan change / variation	
Accept the proposed plan change / variation with amendments as outlined below	
Decline the proposed plan change / variation	
If the proposed plan change / variation is not declined, then amend it as outlined below.	<u>≤</u> 51.2
The developer must incorporate a subway station at the address, and then the site can be	developed into a
multi-story complex with bus station, shops, offices and apartments, not cheap looking 3-sto	ory terrace house.
I wish to be heard in support of my submission	
I do not wish to be heard in support of my submission	×
If others make a similar submission, I will consider presenting a joint case with them at a hearing	
05/00/0005	
05/28/2025	
Signature of Submitter Date (or person authorised to sign on behalf of submitter)	
Notes to person making submission:	
If you are making a submission to the Environmental Protection Authority, you should use Form 16	iB.
Please note that your address is required to be made publicly available under the Resource Management 1991, as any further submission supporting or opposing this submission is required to be forwarded as the Council.	
If you are a person who could gain an advantage in trade competition through the submission, you	ur right to make a

submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ /could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am \square / am not \square directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and (a)
- does not relate to trade competition or the effects of trade competition. (b)

51.2

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Brett Young

Date: Wednesday, 28 May 2025 3:15:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brett Young

Organisation name:

Agent's full name:

Email address: assets@communityassetsolutions.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezone approximately 12,800m² (1.28ha) of land at 20 Noel Williams Place, Windsor Park—from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban Zone (MHU). The land is privately owned by the Requestor.

Introduce a new precinct, 'Windsor Park', which will apply to the rezoned land. The precinct incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991, and includes site-specific provisions to manage stormwater and maintain an appropriate interface with existing trees along the site's boundaries

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

- * Free up high value land asset by way of land sale with much needed capital funds to be reinvested into the development of new and refurbishment of existing facilities.
- * Provide funds for continued maintenance of the existing facilities and grounds for the use of the wider community (important to note that WPCMSH provides free access to community groups when not booked for organised use).

- * This will ensure the 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 operation will fold without this needed investment.
- * The land subject of this proposal has been identified as 'not fit-for-purpose' for sports activity and would required significant investment to bring to a 'playable or training standard'
- * Freeing up this land by way of sale will allow WPCMSH to invest in better/high quality facilities to meet current participant expectations and experiences. This for indoor and outdoor facilities.
- * This will also allow for continued community access to organised sport and recreation space which Council would otherwise not own.
- * Future facility improvements could also include walking paths, exercise equipment, playground and other facilities not otherwise provided within proximity. Introduction of other facilities not currently provided are often enjoyed by residents in a 'quiet enjoyment manner' that is not considered organised sports.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

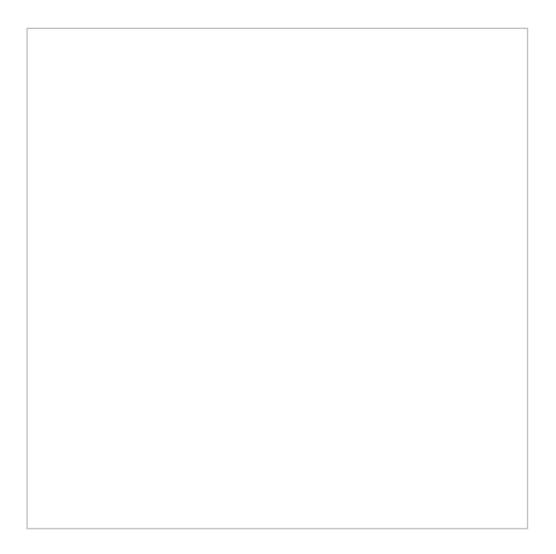
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment: and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

52.1



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chris Brown

Date: Wednesday, 28 May 2025 3:30:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Brown

Organisation name:

Agent's full name: Chris Brown

Email address: charliebrown1028@gmail.com

Contact phone number:

Postal address: 11 Skipjack Pass Silverdale Silverdale 0932

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Keep the sports field for the community and look to upgrade.

Property address: Windsor Park PC115

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Keep the sports field for the community and look to upgrade.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

53.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Craig Hitchen

Date: Wednesday, 28 May 2025 9:15:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Craig Hitchen

Organisation name:

Agent's full name: Craig Hitchen

Email address: craighitchen101@gmail.com

Contact phone number:

Postal address: 961 East Coast Road Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Cricket and rugby club will benefit. New clubrooms.

I or we seek the following decision by council: Approve the plan change without any amendments

54.1

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

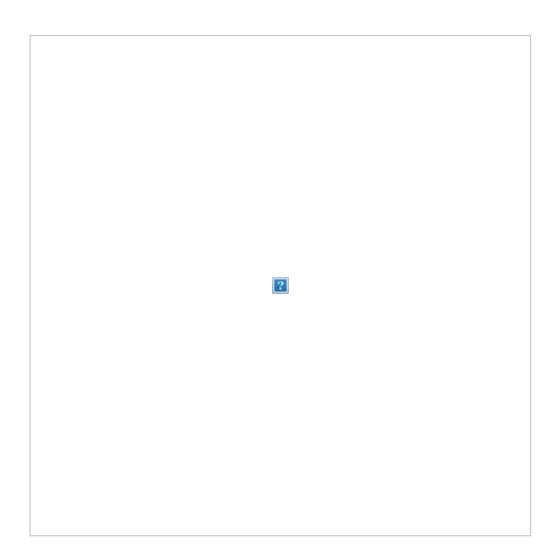
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Gareth Ewen

Date: Wednesday, 28 May 2025 9:45:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gareth Ewen

Organisation name:

Agent's full name:

Email address: gareth.ewen@gmail.com

Contact phone number:

Postal address: 4 Mamari Road Whenuapai Auckland Auckland 0618

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It's important to keep sports happening at Windsor Park like they have been my whole life.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

55.1

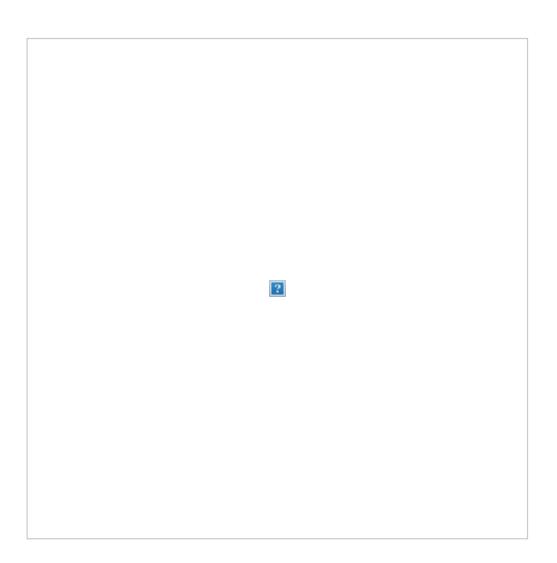
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Greg Frittelli

Date: Wednesday, 28 May 2025 5:15:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greg Frittelli

Organisation name:

Agent's full name:

Email address: greg.frittelli@outlook.com

Contact phone number:

Postal address: 86 Kitchener Road Milford

Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Progress

I or we seek the following decision by council: Approve the plan change without any amendments

56.1

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

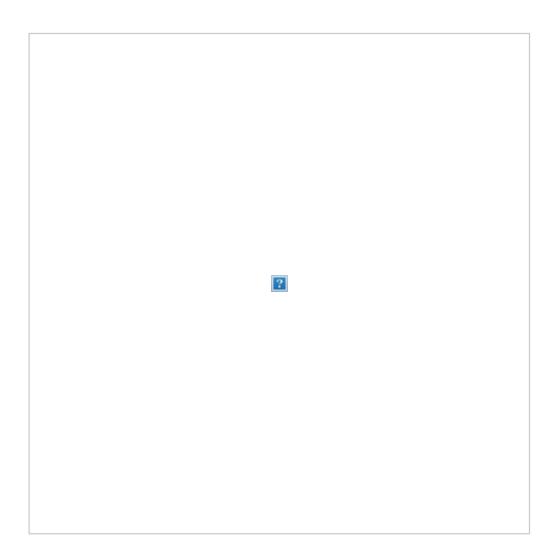
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - HongFei Niu

Date: Wednesday, 28 May 2025 9:30:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: HongFei Niu

Organisation name:

Agent's full name:

Email address: niuhongfei@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps: New windor

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Too many people living in that area. Traffic jam would be horrible. School will exceed it's capacity.

I or we seek the following decision by council: Decline the plan change

57.1

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

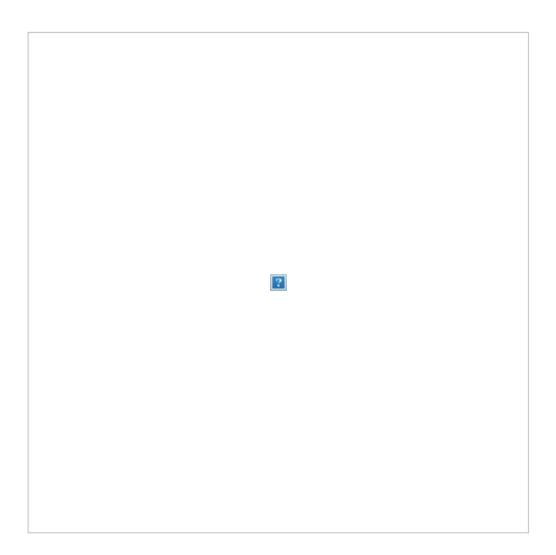
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hsin-Huei Chiu

Date: Wednesday, 28 May 2025 4:45:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hsin-Huei Chiu

Organisation name:

Agent's full name:

Email address: stacychiu80@gmail.com

Contact phone number:

Postal address:

0630

Browns Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rejecting Windsor park development. This area is not suitable for intensification as it's not close to major bus exchange and will add huge traffic congestion to the area and put huge pressure on the already struggling Rangitoto college admission.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Huge negative environmental impact on the area especially in 3 Water and school and traffic infrastructure

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

58.1

Declaration

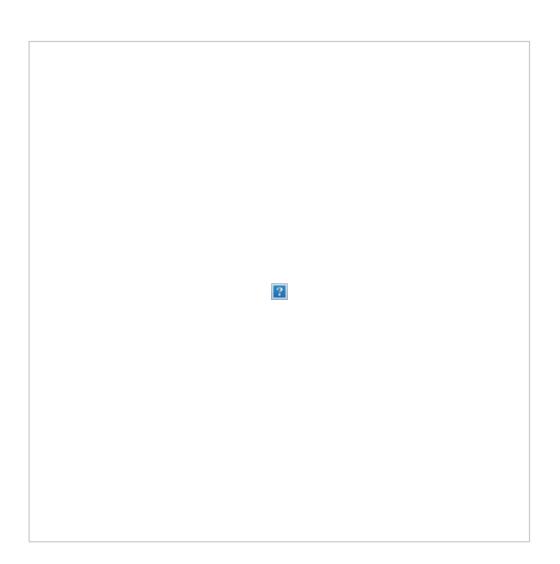
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jie Su

Date: Wednesday, 28 May 2025 9:30:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jie Su

Organisation name:

Agent's full name:

Email address: emily.jie@gmail.com

Contact phone number: 0225646187

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

PC 115 (Private): Windsor Park

Rezone approximately 12,800m² (1.28ha) of land at 20 Noel Williams Place, Windsor Park—from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban Zone (MHU). The land is privately owned by the Requestor.

Introduce a new precinct, 'Windsor Park', which will apply to the rezoned land. The precinct incorporates the Medium Density Residential Standards in accordance with section 77G(1) and Schedule 3A of the Resource Management Act 1991, and includes site-specific provisions to manage stormwater and maintain an appropriate interface with existing trees along the site's boundaries.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The traffic congestion along East Coast Road is already severe during peak hours. Implementing this plan would only exacerbate the situation, turning it into a disaster. Additionally, the area is close to schools, and heavy traffic would pose a safety risk to students. The Open Space for Sports and Active Recreation has long been an integral part of this peaceful community, a defining characteristic of the area. Converting it into a high-density residential development would irreparably alter the traditional landscape and disrupt the area's unique charm.

59.1

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

I accept by taking part in this public submission process that my submission (including personal

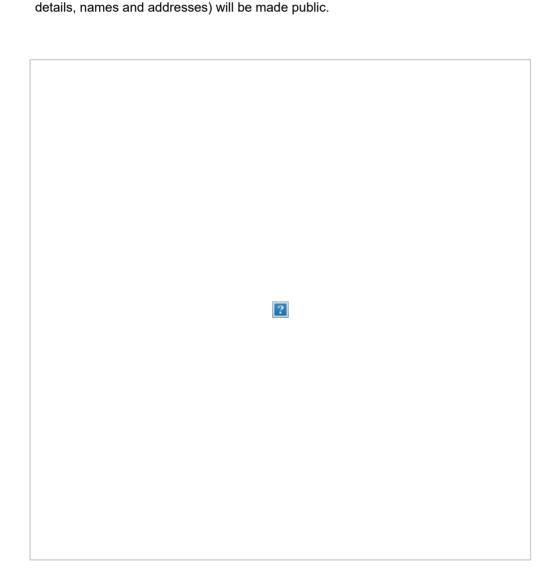
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



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To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jonathan Clark-Howard

Date: Wednesday, 28 May 2025 3:16:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jonathan Clark-Howard

Organisation name:

Agent's full name:

Email address: jono@jackch.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It would be great for East coast bays cricket and rugby club to get a new clubhouse and for some further housing for the community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

60.1

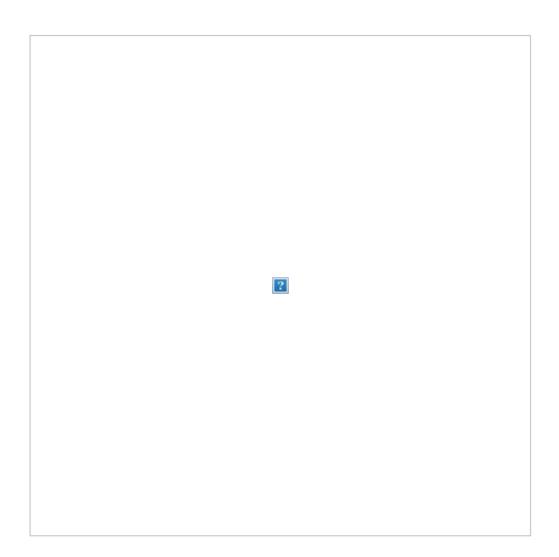
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lei wei

Date: Wednesday, 28 May 2025 5:30:17 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lei wei

Organisation name:

Agent's full name:

Email address: weilei1984@gmail.com

Contact phone number: 021912107

Postal address: 7 Fernbank lane Greenhithe Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: The whole plan

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The area is of high density. Heavy congested road and fully full schools

I or we seek the following decision by council: Decline the plan change

61.1

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

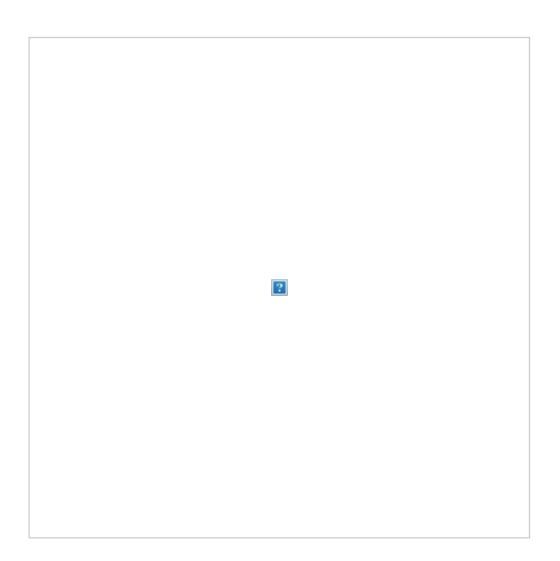
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ling Lin

Date: Wednesday, 28 May 2025 6:15:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ling Lin

Organisation name:

Agent's full name:

Email address: linglin1820@gmail.com

Contact phone number:

Postal address: 20 Loughros Place Pinehill

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Windsor park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The east coast road is very jammed with NZ's biggest Rangitoto College there. If more apartments built, it would be worse. And also, it would bring more risks for our young students around this area.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

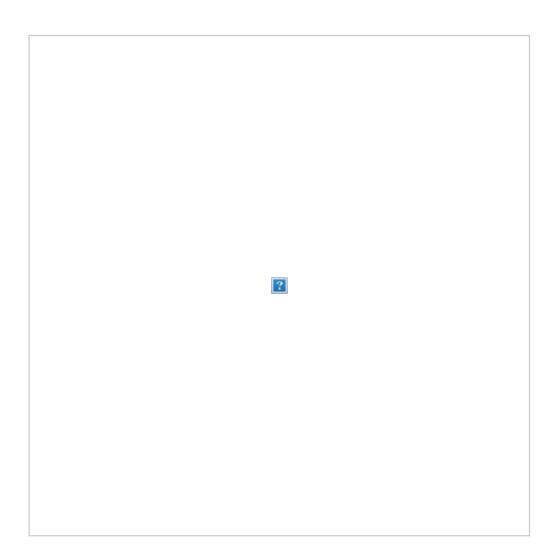
62.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



Unitary Plan To:

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nicholas Samuel Scott

Date: Wednesday, 28 May 2025 9:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicholas Samuel Scott

Organisation name:

Agent's full name:

Email address: n.sam.scott@gmail.com

Contact phone number:

Postal address: 70 Sunrise ave Murray's bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is a fantastic initiative for the future of sport at Windsor park

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

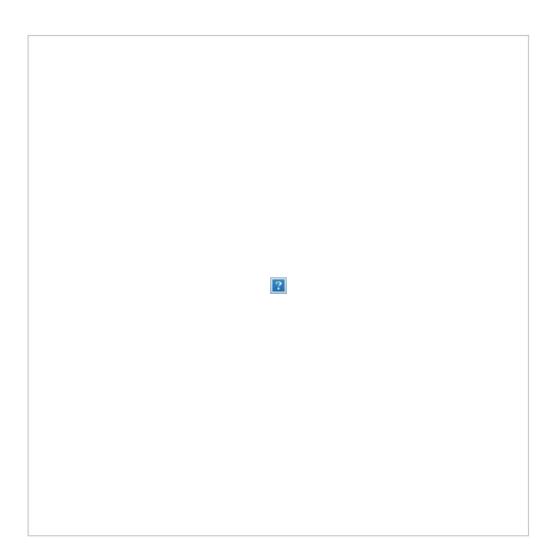
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nick White

Date: Wednesday, 28 May 2025 9:30:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nick White

Organisation name:

Agent's full name:

Email address: nick.crick@outlook.com

Contact phone number:

Postal address: 2 Sample Road

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support the Windsor Park plan.

I or we seek the following decision by council: Approve the plan change without any amendments

64.1

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

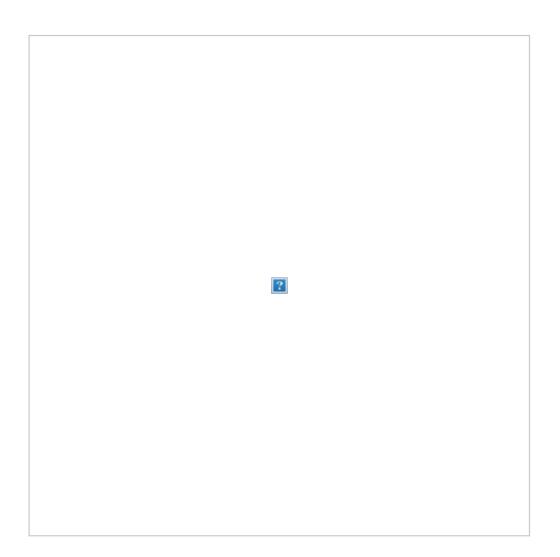
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ning liu

Date: Wednesday, 28 May 2025 5:00:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ning liu

Organisation name:

Agent's full name:

Email address: 5460lyn@gmail.com

Contact phone number: 0211391900

Postal address:

Pinehill

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Fc115

Property address: 20 noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The traffic situation on this road is already bad enough, and if this project is built, the surrounding residents will not be able to live.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

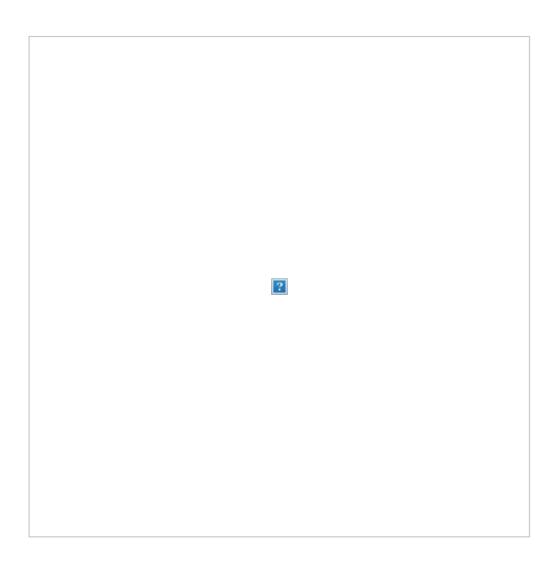
Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sandy Chang

Date: Wednesday, 28 May 2025 1:30:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sandy Chang

Organisation name:

Agent's full name:

Email address: sc09151987@yahoo.com.tw

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Turning park into more residential areas

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I have been a resident in this area for more than 20 years. I believe it is important to keep green areas around

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Update waste water management in the area if need but do not turn green lands into more residential areas

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

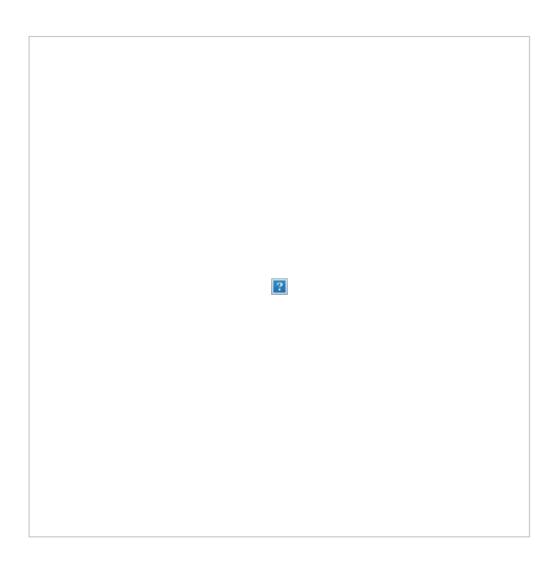
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Steven Redwood

Date: Wednesday, 28 May 2025 10:15:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Steven Redwood

Organisation name:

Agent's full name: Steven Redwood

Email address: stevencarlredwood@hotmail.com

Contact phone number:

Postal address: 8 Longburn Road Henderson Henderson 0610

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Plan change name. PC 115 (Private): Windsor Park

Property address: 20 noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

To ensure the future of sports are accessible to the community with the best possible services and facilities available.

I or we seek the following decision by council: Approve the plan change without any amendments

67.1

Details of amendments:

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

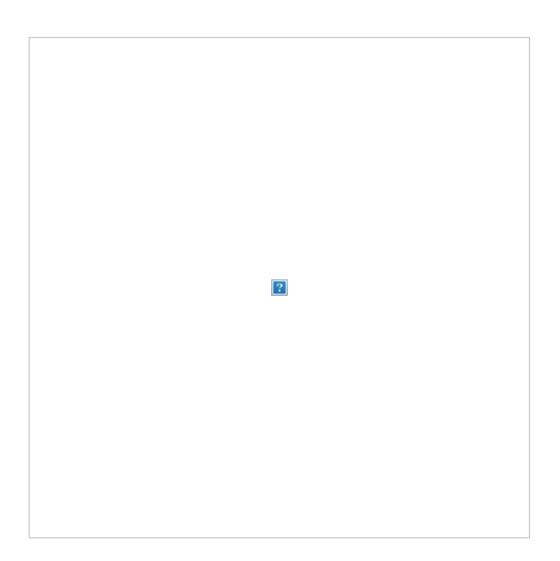
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Yue Wu

Date: Wednesday, 28 May 2025 9:45:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yue Wu

Organisation name:

Agent's full name:

Email address: yueliang0534@gmail.com

Contact phone number: 02108818886

Postal address:

Northshore Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezone approximately 12,800m² (1.28ha) of land at 20 Noel Williams Place, Windsor Park—from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban Zone (MHU). The land is privately owned by the Requestor.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Too crowded to accommodate an extra residential area of large scale. The road and public functions such as clinics and schools cannot accommodate any large scale residential building block of that scale.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

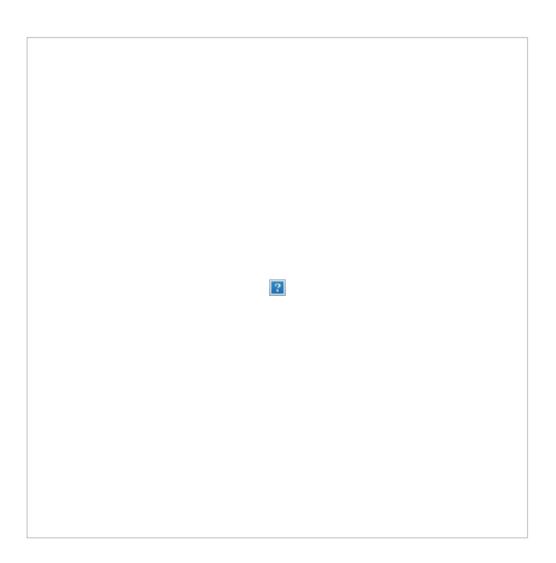
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Zoe Song

Date: Wednesday, 28 May 2025 5:00:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zoe Song

Organisation name:

Agent's full name:

Email address: 53260923@qq.com

Contact phone number:

Postal address:

21 Noel Williams place

Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Traffic

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

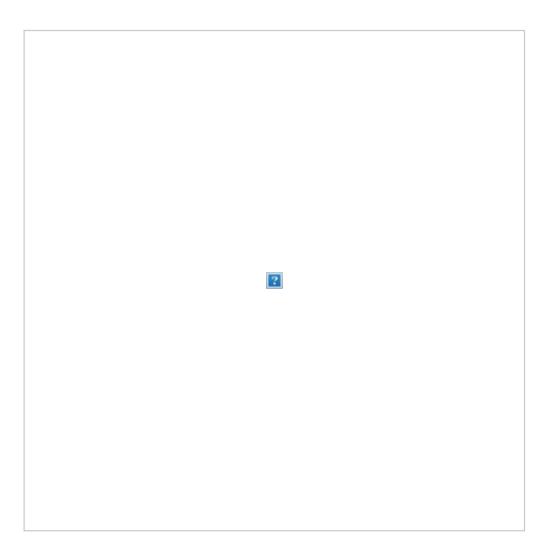
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Zoe Song

Date: Wednesday, 28 May 2025 10:15:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zoe Song

Organisation name:

Agent's full name:

Email address: 53260923@qq.com

Contact phone number:

Postal address: 21 Noel Williams place Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Right now, traffic is already very congested during school drop-off and pick-up times. If more housing is built, the traffic situation will become even worse, and it will also pose a safety risk to nearby students.

I or we seek the following decision by council: Decline the plan change

Submission date: 28 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

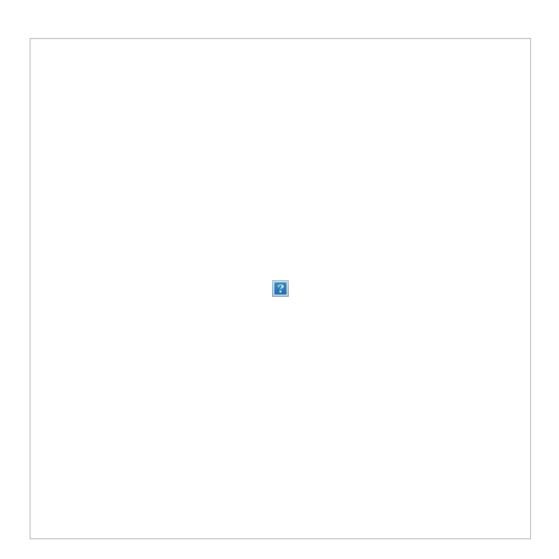
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Dean Wolley

Date: Thursday, 29 May 2025 9:45:34 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dean Wolley

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address: 22 Pitoitoi Avenue Greenhithe Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This will help with the future development of sport at Windsor Park

I or we seek the following decision by council: Approve the plan change without any amendments

70.1

Details of amendments:

Submission date: 29 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

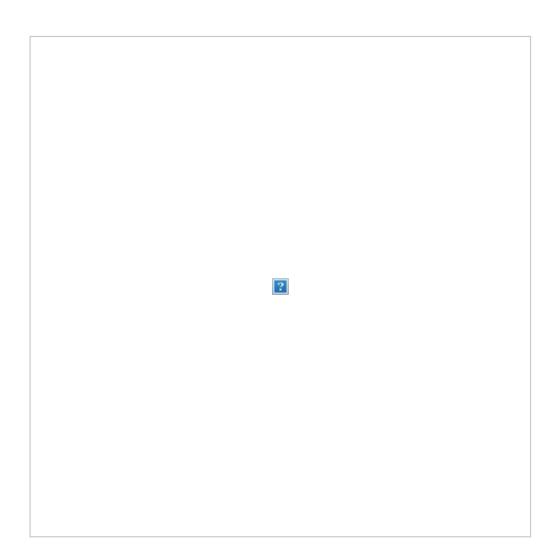
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Graham kristiffor

Date: Thursday, 29 May 2025 6:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graham kristiffor

Organisation name:

Agent's full name:

Email address: grahamkristiffor@gmail.com

Contact phone number:

Postal address: 161 east coast road Castor bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

I support the change as it will give opportunity to current and future community to enjoy Windsor park

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I fully support the change. It will

Allow the development of the amenity of future generations.

I or we seek the following decision by council: Approve the plan change without any amendments

of we seek the following decision by countries. Approve the plan change without any amendments

Details of amendments:

Submission date: 29 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

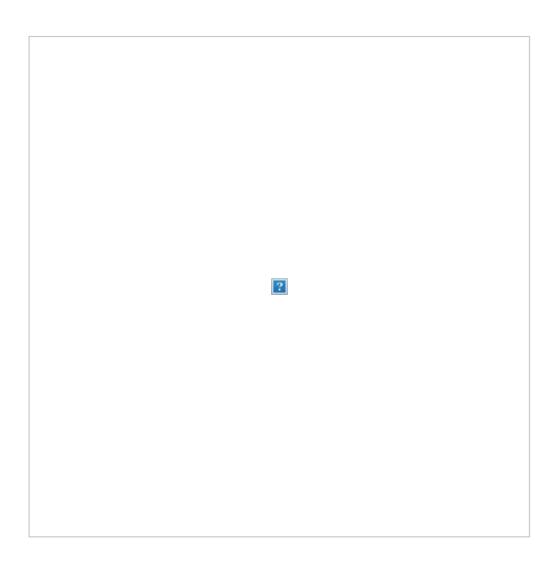
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lisa Schierhout

Date: Thursday, 29 May 2025 3:00:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Schierhout

Organisation name:

Agent's full name:

Email address: lisa@schierhout.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Rezoning allows for additional housing and redevelopment of the Windsor Park sports facilities.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 29 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

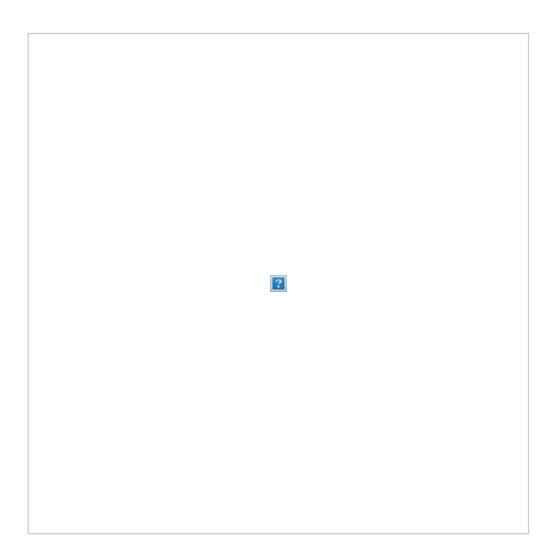
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Michael Messenger

Date: Thursday, 29 May 2025 1:01:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Messenger

Organisation name:

Agent's full name:

Email address: michaeljmessenger82@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It will help keep the future of sport available at Windsor park.

I or we seek the following decision by council: Approve the plan change without any amendments

73.1

Details of amendments:

Submission date: 29 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

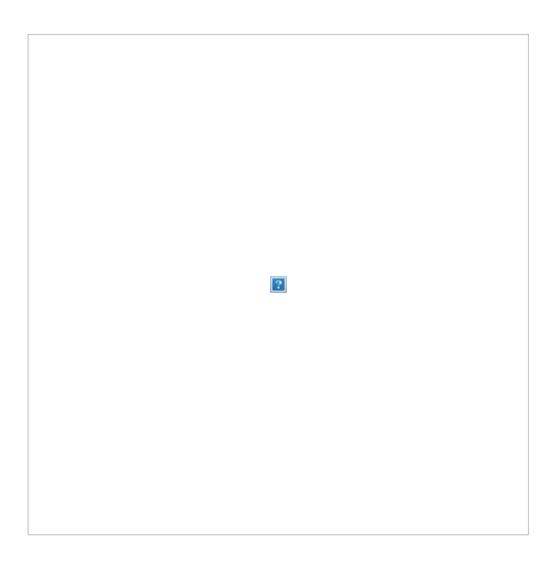
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nicholas Brian Hook

Date: Thursday, 29 May 2025 9:30:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicholas Brian Hook

Organisation name:

Agent's full name:

Email address: nick@smartsims.com

Contact phone number:

Postal address: 647 Ridge Rd Riverhead Auckland 0793

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I grew up in Mairangi Bay near Windsor Park, and I have been playing Senior cricket there for 33 years. I recall the current clubrooms and cricket nets being built and I've seen them deteriorate over the years and seen the changes in how they are used. The Cricket Club has provided amazing opportunities for myself to play the sport I love from reserve / premier level right through to the Presidents grade I now play. I have seen many young cricketers come through the club from junior level through to senior cricket and can see the positive effects that has had on their development and sense of purpose and identity. And we now have a thriving young group of female cricketers looking to do the same. Good training and changing facilities are critical to retaining these players as they progress. The community has also been very fortunate to have access to access to the green space afforded by the main playing fields. It would be great to be able to improve the facilities available to the public as part of this development. I served as the cricket club secretary back around 2004 to 2005, and I've also seen first hand how hard it has been for the Windsor Park board to raise public funding for the necessary maintenance and improvements over the years. Those facilities are not cheap to maintain. I believe that this is a necessary decision for the long term

survival of both the Cricket and Rugby clubs. I've reviewed the material supplied with the submission and I'm pleased to see that Windsor Park Community and Multisport Hub has conducted detailed research into different possible options and the possible effects on the surrounding neighbourhood and traffic etc. I feel the choice of rezoning to Residential – Mixed Housing Urban provides a good balance of benefiting Windsor Park and allowing them to make the necessary improvements to secure the future of Cricket and Rugby while minimizing the effort on the surrounding neighbourhood. So I definitely support the proposed plan change.

I or we seek the following decision by council: Approve the plan change without any amendments

74.1

Details of amendments:

Submission date: 29 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

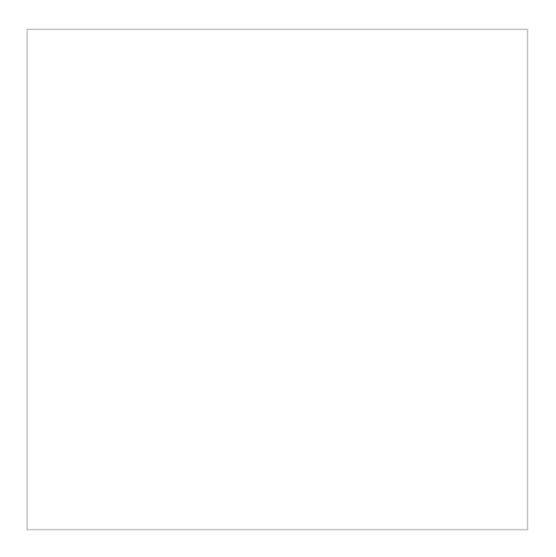
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Qian Lu

Date: Thursday, 29 May 2025 1:16:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Qian Lu

Organisation name:

Agent's full name:

Email address: tlutaralu@hotmail.com

Contact phone number:

Postal address: 8 Sunrise Avenue Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Submission date: 29 May 2025

The issue is not only related to managing stormwater and maintaining an appropriate interface with existing trees along the site's boundaries. Other essential supporting infrastructure — including transport, education facilities, and retail services and other relative service facilities—are also unlikely to accommodate the significant increase in residential development.

I or we seek the following decision by council: Decline the plan change

Attend a hearing

Do you wish to be heard in support of your submission? No

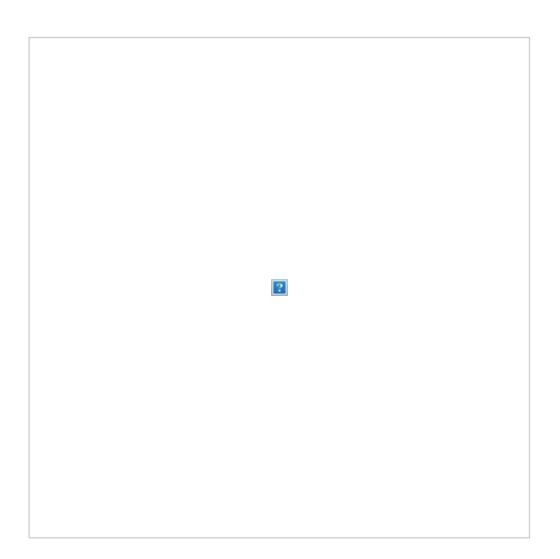
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Vivienne Rundle

Date: Thursday, 29 May 2025 5:30:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vivienne Rundle

Organisation name:

Agent's full name:

Email address: vivienne.rundle@gmail.com

Contact phone number:

Postal address: 217 Paremoremo Rd Lucas Heights Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The park is home to my nearest cricket club and I would like for it to be able to stay there. The clubrooms are old and nearly worn-out though, so I support the area containing them being rezoned, so they may be replaced by something more suitable in a remaining area of the park

I or we seek the following decision by council: Approve the plan change without any amendments

Submission date: 29 May 2025

Details of amendments:

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

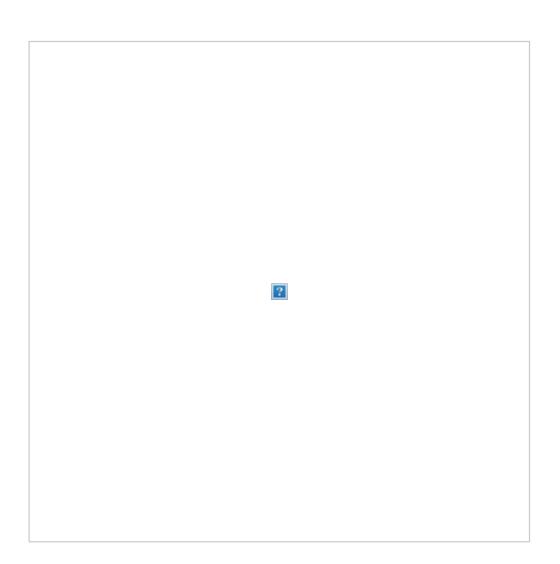
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Dale Harrison

Date: Sunday, 1 June 2025 5:45:28 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dale Harrison

Organisation name:

Agent's full name:

Email address: dale.harrison@outlook.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

None

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

No amendment necessary

I or we seek the following decision by council: Approve the plan change without any amendments

77.1

Details of amendments:

Submission date: 1 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

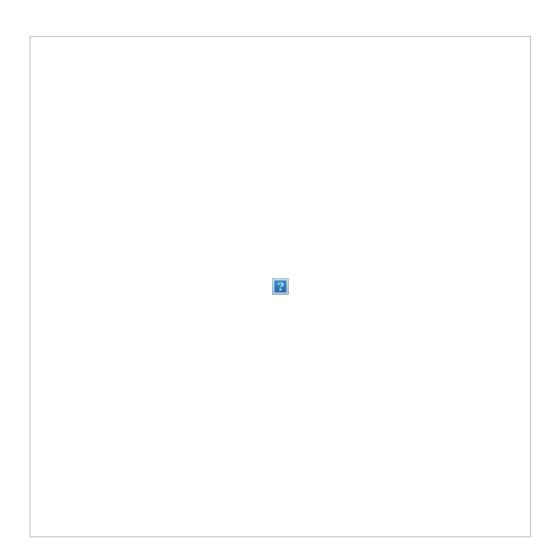
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Gary Langridge

Date: Friday, 30 May 2025 3:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gary Langridge

Organisation name:

Agent's full name:

Email address: langridgegary@gmail.com

Contact phone number:

Postal address: 98 Hartway Grove Coatesville Auckland 0792

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I support the plan change for the survival of the sporting club affected by the change

I or we seek the following decision by council: Approve the plan change without any amendments

78.1

Details of amendments:

Submission date: 30 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

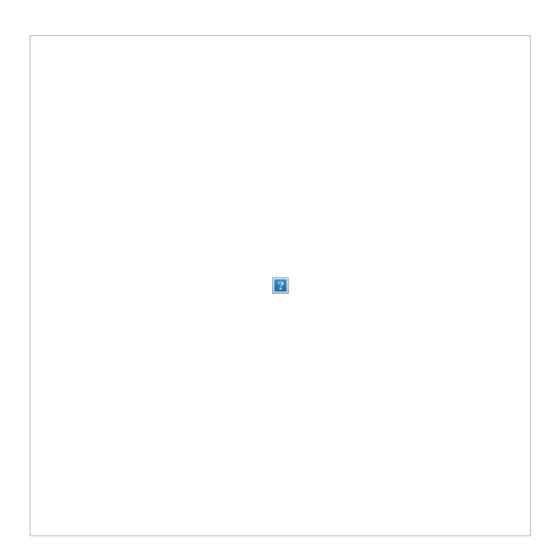
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Grant Ferguson

Date: Monday, 2 June 2025 1:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Grant Ferguson

Organisation name: Windsor Park

Agent's full name:

Email address: grant.ferguson@coastline.net.nz

Contact phone number:

Postal address: 7 Sophora Way Albany Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Rezoning

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Great opportunity for both clubs to have first class facilities. Grounds to always be kept in top shape so training/playing isn't cancelled. Lights on all 3 fields for maximum training useage.

I or we seek the following decision by council: Approve the plan change without any amendments

79.1

Details of amendments:

Submission date: 2 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

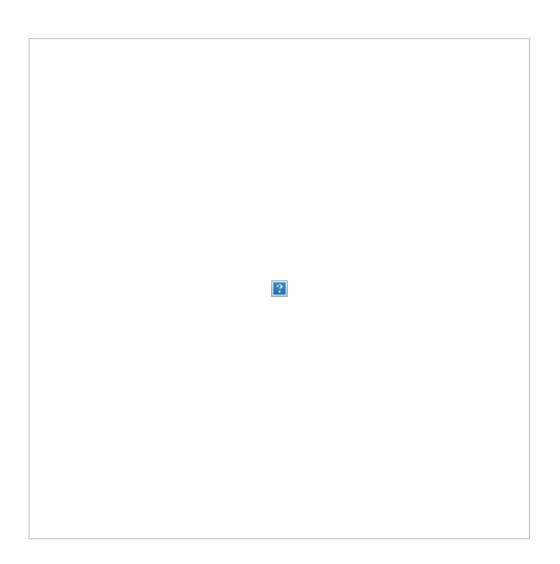
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jing lu

Date: Monday, 2 June 2025 7:45:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jing lu

Organisation name:

Agent's full name:

Email address: jinglulintang@icloud.com

Contact phone number:

Postal address: 21 penguin drive North shore Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Redone from open space to residential

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The space is for sport and activity, not for residential.

I or we seek the following decision by council: Decline the plan change

80.1

Submission date: 2 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Joan Zhu

Date: Friday, 30 May 2025 10:16:07 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joan Zhu

Organisation name:

Agent's full name:

Email address: luvjuju@gmail.com

Contact phone number:

Postal address:

0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Oppose the proposed change

Property address: 540 East coast road

Map or maps: Relates to zoning map covering Example Street area.

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The transportation is not able to afford more. Neither does the school or college around.

I or we seek the following decision by council: Decline the plan change

con the following decicion by council. Became the plan enting

Submission date: 30 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

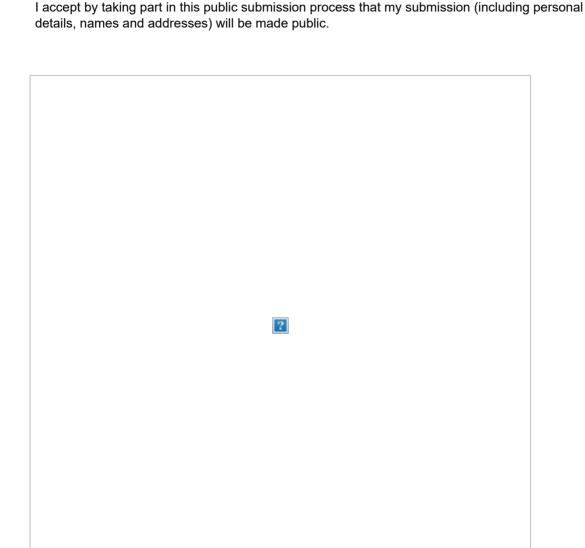
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



Unitary Plan To:

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Johnny Liu

Sunday, 1 June 2025 11:16:06 am Date:

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Johnny Liu

Organisation name:

Agent's full name:

Email address: jjauk@hotmail.com

Contact phone number: 0211383882

Postal address:

Windsor park Mairangi bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams PL, Windsor park.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

1.The Noel Williams PL is a crowded parking cars and quiet street. 2. This school zone area is already overcrowded in all schools. 3. Wastewater pollution caused Bay Area beaches closing for years. 4. The rugby club member should find other way to fund and up grade their club. They are not residents, they only play 2 hours a week for half year. But they it will totally change the residents of Windsor park living style.

I or we seek the following decision by council: Decline the plan change

Submission date: 1 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

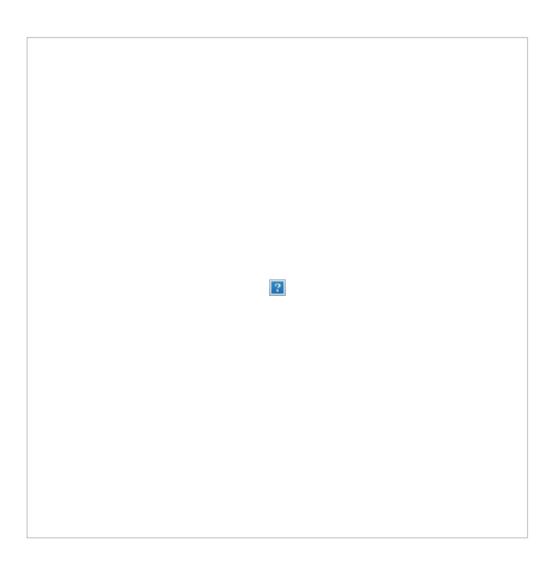
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lin Tang

Date: Monday, 2 June 2025 7:45:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lin Tang

Organisation name:

Agent's full name:

Email address: lyntang2016@gmail.com

Contact phone number:

Postal address: 21 penguin drive North shore Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Redone part of the land from open spaces to residential

Property address: 504 east coast road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The space is for outdoor and indoor sports, not for residential purpose

I or we seek the following decision by council: Decline the plan change

83.1

Submission date: 2 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

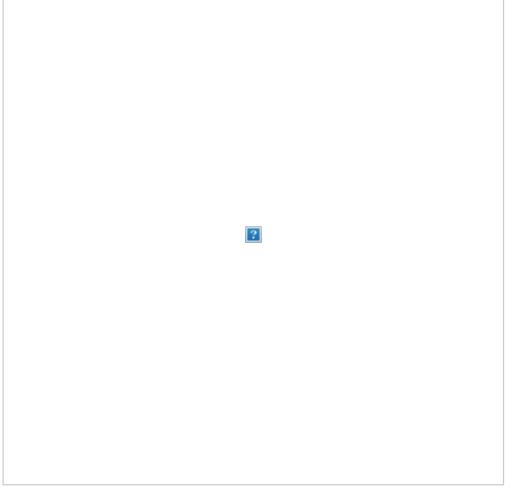
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Peter Schierhout

Date: Friday, 30 May 2025 11:01:19 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Schierhout

Organisation name:

Agent's full name:

Email address: schierhout@hotmail.com

Contact phone number:

Postal address: 17 Squirrel Lane Browns Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I fully support the proposed changes. Any improvements and developments of the facility will benefit the local community. Windsor Park continues to be a wonderful resource and over the last 30 years I have seen so many people taking part and enjoying the various sports, social interactions and community initiatives that the facility offers. The benefits apply to all ages and are not limited to those playing sport, but also to spectators, visitors, families and friends. Resources and facilities like Windsor Park are so important to protect as they will continue to provide the local community with all the advantages associated with sport, exercise, social interaction and a healthy lifestyle. Over many years at Windsor Park, I have been fortunate to be a part of and witness many of our youngsters develop in their chosen sports (cricket, rugby etc.) and form lifelong bonds with friends, not to mention the ones that have become sports stars and represented local and national teams. Facilities like Windsor Park need to be nurtured, secured, developed and they must be continuously improved to ensure future generations are able to enjoy the privilege.

I or we seek the following decision by council: Approve the plan change without any amendments

84.2

Details of amendments:

Submission date: 30 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

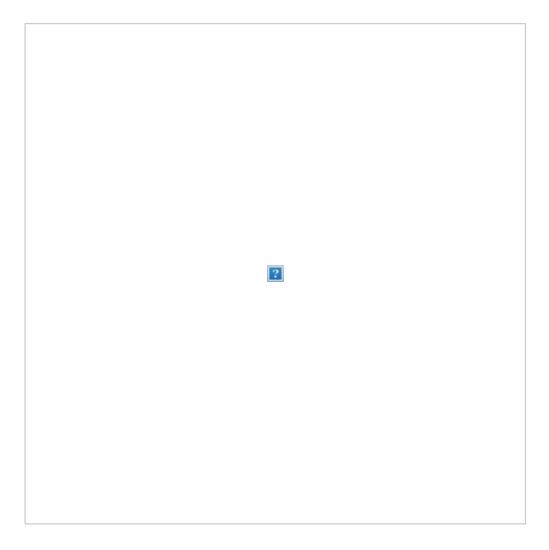
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Timothy Jones

Date: Friday, 30 May 2025 3:45:35 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Timothy Jones

Organisation name:

Agent's full name:

Email address: timjonesnz94@gmail.com

Contact phone number:

Postal address: 85 Vandeleur Avenue Birkdale Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This plan will greatly assist with the support and improvement of sport facilities at Windsor Park, providing both current and future generations of Aucklanders to enjoy the social and physical benefits of community sport. East Coast Bays Cricket and Rugby Clubs are a pillar of the local community and the sale of this land will greatly assist with allowing these clubs to continue to provide for the community in the future.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 30 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

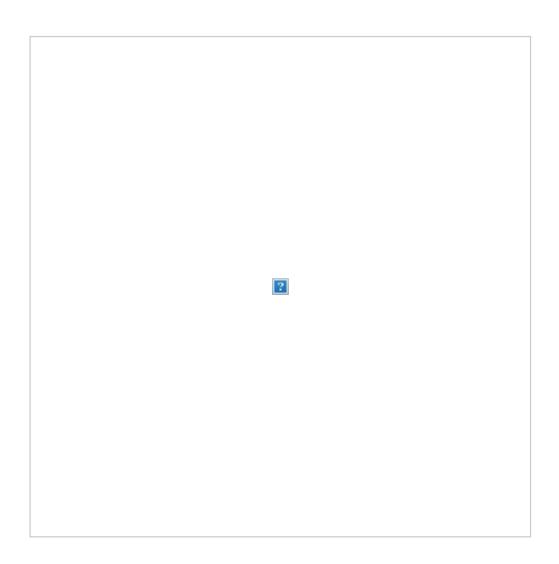
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - TingYi Wu

Date: Sunday, 1 June 2025 11:46:05 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: TingYi Wu

Organisation name:

Agent's full name:

Email address: chris1211@hotmail.com

Contact phone number: 02102266226

Postal address:

16 Noel Williams Place

Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

A densely populated apartment needs around 80 to 100 households. The population density is too high. If each household has one or two cars, it will cause congestion during rush hour and school hours, It is already very difficult for garbage trucks to enter. If a high-density apartment is built, there's no way anyone will be getting to their destinations on time.

Once the green space is gone, It is gone for ever! We need to be cautious here!

Think about it, If you are allowed to operate a recreational space for decades and suddenly decide to change the zoning to residental and reap all the land value appreciation, It is unfair to other land value owners who pay premium rates for decades.

Secondly, we understand the club need money to upgrade, If their intention for just upgrade is genuene, another solution is for council to buyout this recreational land with fair value and retain its function or for new public facilities. I'm sure this money will be better spent compared to building pedestrain bridge that no one walks.

I or we seek the following decision by council: Decline the plan change

86.2

Submission date: 1 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

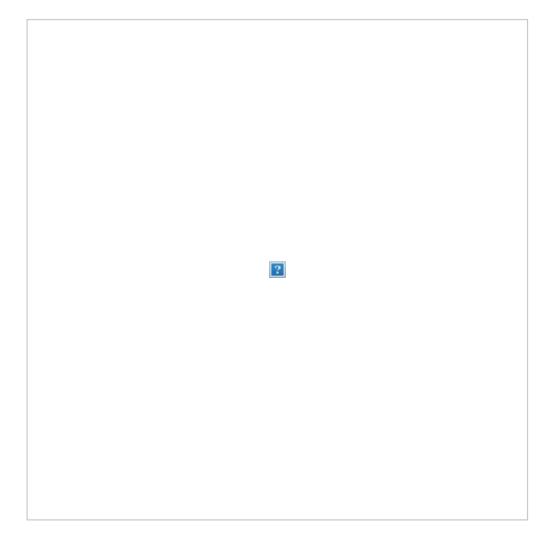
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Diana Chin

From: Tin-Yi ChrisTina <chris1211@hotmail.com>

Sent: Monday, 23 June 2025 9:26 pm

To: Diana Chin

Subject: Update information Re: Acknowledgement of submission to Proposed Plan Change

115 (Private): Windsor Park Precinct

下載完整解析度影像 可下載直到2025年7月23日

Hi Diana,

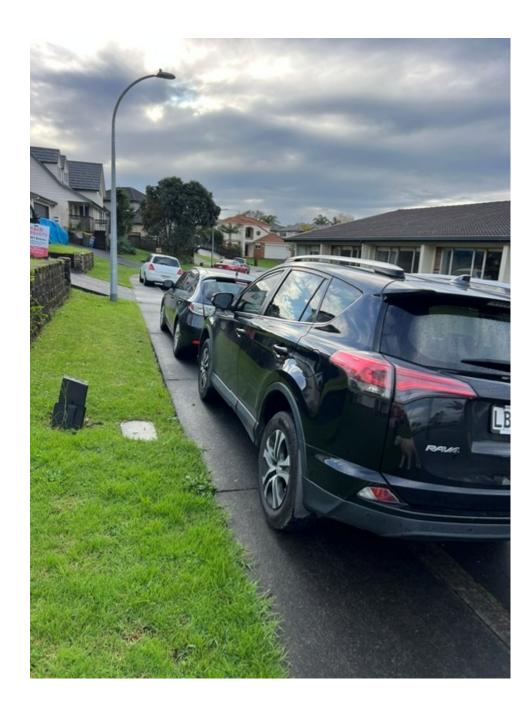
I live on Noel Williams Place, and as a resident who regularly goes for walks for exercise, I often find it difficult and frustrating to walk safely along the footpath. This is mainly due to some drivers parking their cars with the left side up on the footpath, significantly reducing the amount of space available for pedestrians.

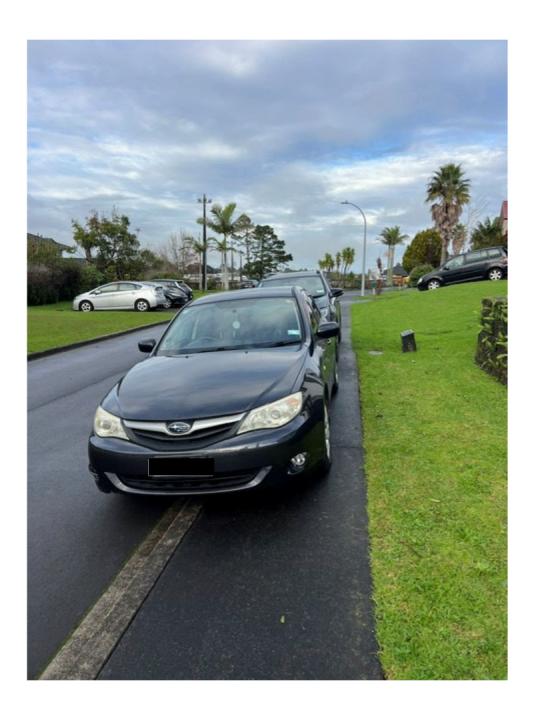
These drivers seem to ignore the needs and safety of other footpath users—such as parents or caregivers pushing prams. While some may think we can simply walk on the grass, during wet weather this can become muddy and unsafe, increasing the risk of slipping or injury.

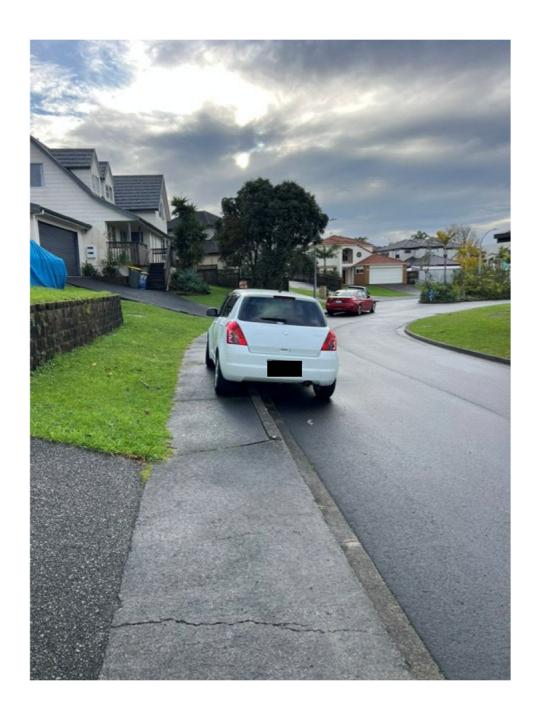
We sincerely hope the government or council can take the safety and needs of local residents into serious consideration. Is it possible to work with landowners to prevent overdevelopment in our area? The construction of apartment complexes with 80 to 100 units is far too many for this neighbourhood. It leads to excessive roadside parking, which infringes on pedestrians' right to safely use the footpath.

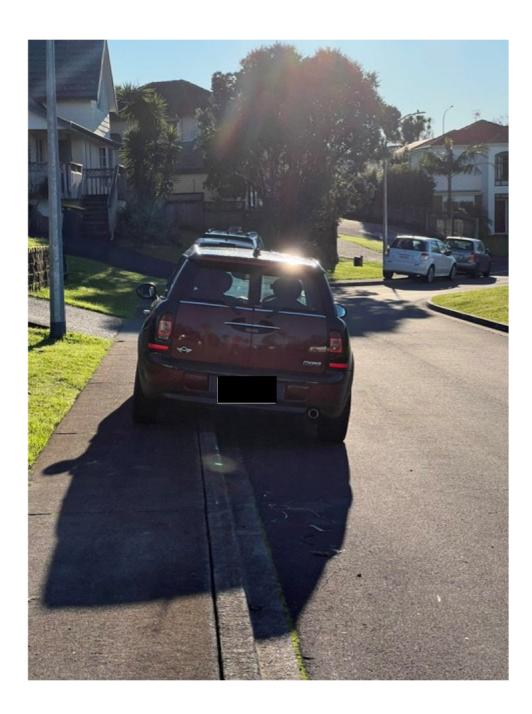
Attached are some photos showing the situation I encounter when I go out for my walks.

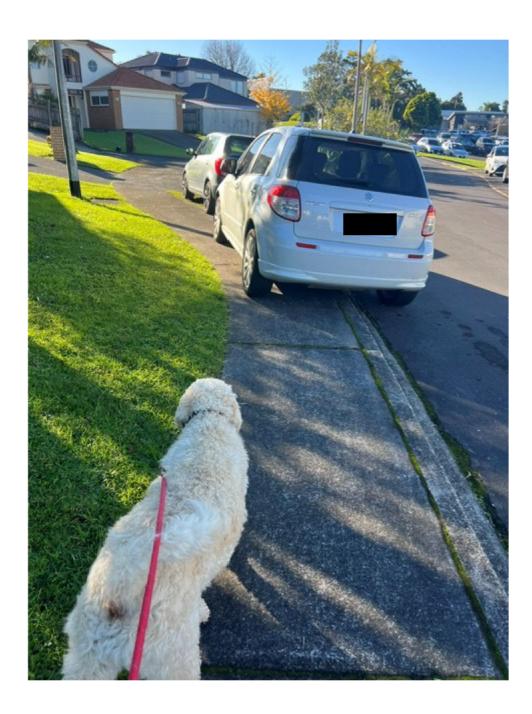


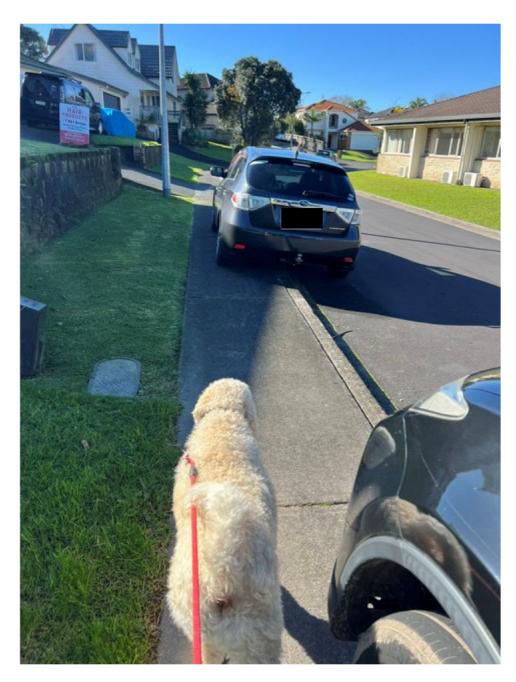












Regard Ting Yi Wu

Diana Chin <diana.chin@aucklandcouncil.govt.nz> 於 2025年6月11日 上午9:48 寫道:

TingYi Wu chris1211@hotmail.com

Tēnā koe,

Proposed Plan Change 115 (Private) – Windsor Park Precinct

Thank you for your submission on the above plan change. Your submission number is 86.

The next steps after the closing date for submissions are:

- 1. All submissions will be made publicly available through the council's website.
- 2. Council will prepare a report on the summary of decisions requested.
 - 1. A public notice will advise when this summary is available and will notify the further submission period and
- 3. Preparation of hearing reports which address original submissions and further submissions.
- 4. If you have stated you wish to be heard at hearings you will contacted by the Democracy Services team to let you know the date, time and venue for the hearings.

If you need assistance or have any queries in relation to this matter, please email: unitaryplan@aucklandcouncil.govt.nz or phone 301 0101.

Nāku noa, nā,

Diana Chin

Planning Technician

Auckland-wide, Planning and Resource Consents



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ping Chen

Date: Friday, 30 May 2025 1:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ping Chen

Organisation name:

Agent's full name:

Email address: pingping0725@hotmail.com

Contact phone number: 0220219326

Postal address: 3 noel williams place windsor park auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

PC 115 (Private): Windsor Park

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Firstly, the street is located right next to the largest high school in the North Shore. As a result, traffic volume is already consistently high throughout the day. In particular, during peak hours—such as morning drop-off and afternoon pick-up times—the congestion becomes significantly worse. Additionally, the street is often lined with parked cars, leaving very limited space for through traffic and increasing the risk of accidents or delays.

Safety is also a major concern. Given the close proximity to the largest high school in the North Shore, there is a high volume of students walking through this area every day. Introducing high-density housing could bring a more complex mix of people to the neighborhood, which may increase safety risks for both local residents and students. The added population density and associated traffic could further strain an already congested and busy environment, potentially putting pedestrians—especially young students—at greater risk.

I or we seek the following decision by council: Decline the plan change

Submission date: 30 May 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

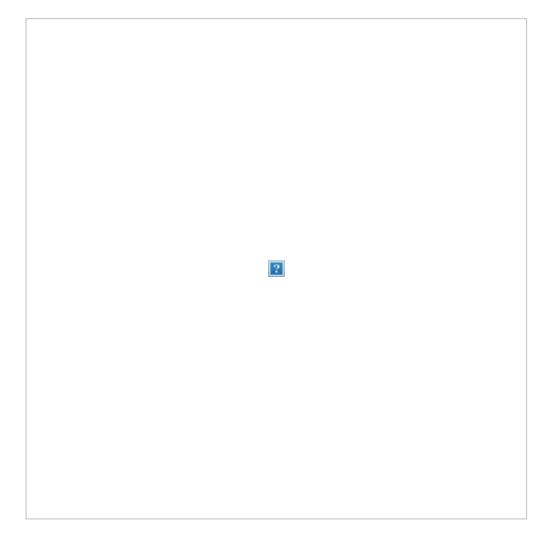
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Mark Free

Date: Tuesday, 3 June 2025 8:46:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Free

Organisation name:

Agent's full name: Tracey Free

Email address: mark.free141@gmail.com

Contact phone number:

Postal address: 3 Manaia Place AUCKLAND AUCKLAND 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

As outlined in SFH Consultants Ltd report pc115-aee-18-dec-2024, a plan change gives options for maintaining and upgrading the facilities, by providing a source of funding for any future plans.

Currently the existing built facilities are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds.

We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fun ongoing improvements, as outlined in the report.

Not having these options means that the long term viability of the facilities is compromised,

ultimately leading towards financial problems.

This proposal is a plan to deal with the future challenges the area faces.

I or we seek the following decision by council: Approve the plan change without any amendments

88.1

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

	?	

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Warren G Tobin

Date: Tuesday, 3 June 2025 1:01:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Warren G Tobin

Organisation name:

Agent's full name:

Email address: warren@altaine.com

Contact phone number:

Postal address: 41A Hyde Road Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It will provide added value to the community.

I or we seek the following decision by council: Approve the plan change without any amendments

89.1

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

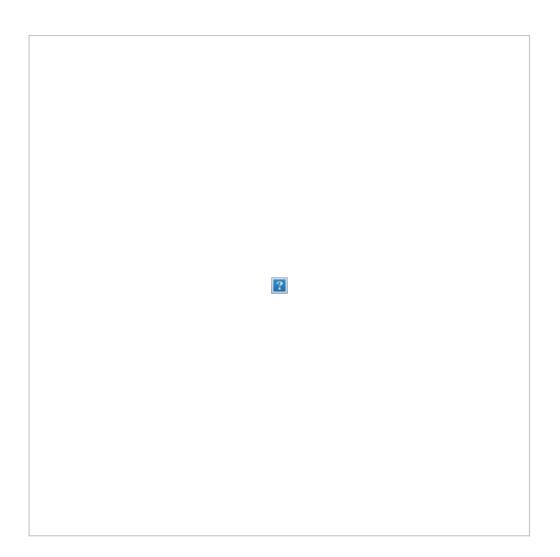
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bruce Freeman

Date: Tuesday, 3 June 2025 2:30:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bruce Freeman

Organisation name:

Agent's full name: Bruce Freeman

Email address: bfreeman@marathon.co.nz

Contact phone number:

Postal address:

bfreeman@marathon.co.nz

0932

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park East Coast Rd Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Get on with the proposed development for the good of the community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

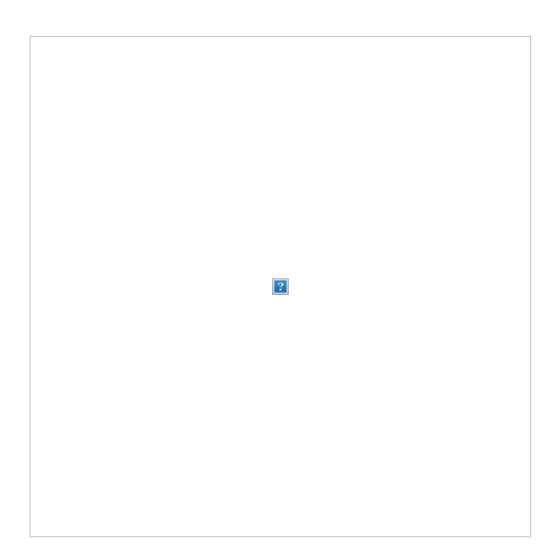
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Cooper Murdoch

Date: Tuesday, 3 June 2025 2:30:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cooper Murdoch

Organisation name: na

Agent's full name: na

Email address: coop.murdoch@gmail.com

Contact phone number:

Postal address: 10 hythe Terrace Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It will benefit all involved and create a better club room for both Cricket and rugby.

I or we seek the following decision by council: Approve the plan change without any amendments

91.1

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

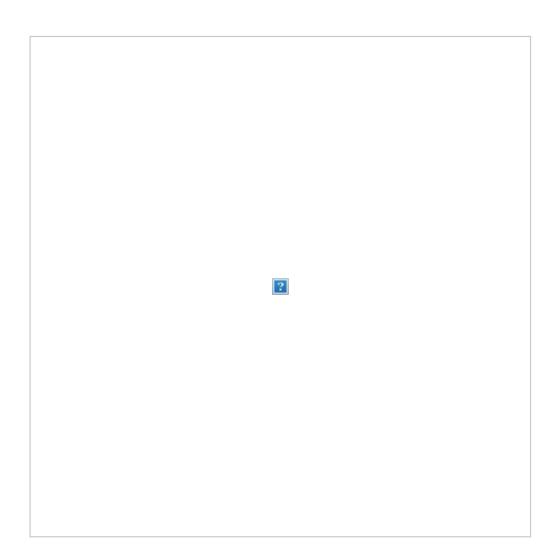
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bruce Catley

Date: Tuesday, 3 June 2025 2:31:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bruce Catley

Organisation name: Palladian Property

Agent's full name: Bruce Catley

Email address: bcatley@palladian.co.nz

Contact phone number:

Postal address:

bcatley@palladian.co.nz

NZ European

NZ European 1052

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Plan change 115 aee 18 Dec 2024

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

A plan change gives options for maintaining and upgrading the facilities; by providing a source of funding for redevelopment The existing clubrooms are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds. We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fun ongoing improvements, as outlined in the report.

Not having these options means that the long-term viability of the facilities is compromised, ultimately leading towards financial problems. This proposal is a plan to deal with the future challenges the area faces.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have been involved in community sport of various codes for 35 years and understand the challenges of various sports in securing fit for purpose facilities. This will be a multisport facility

outcome whilst providing community facilities and maintaining ongoing sporting facilities for many years to come. The other development proposed will also be an asset to the community

I or we seek the following decision by council: Approve the plan change without any amendments

92.1

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

2	

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Cameron Court

Date: Tuesday, 3 June 2025 8:45:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cameron Court

Organisation name: Court Construction LTD

Agent's full name: Cameron Court

Email address: cam@courtconstruction.co.nz

Contact phone number:

Postal address:

cam@courtconstruction.co.nz

Torbay

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

We support to apply for rezoning to sell underutilise piece of land to fund the Multisport hub

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Selling land to fund the Multisport Hub would befit the whole community with New changing and ablution facilities suitable for both male and female use, floodlighting to enable better utilisation of the fields, an indoor training facility to enable year round training, warm hospitable social areas, well drained fields and community facilities such as a walking track and children's playground would greatly enhance and increase the utilisation of the facility

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 3 June 2025

Attend a hearing

93.1

Do you wish to be heard in support of your submission? No

Declaration

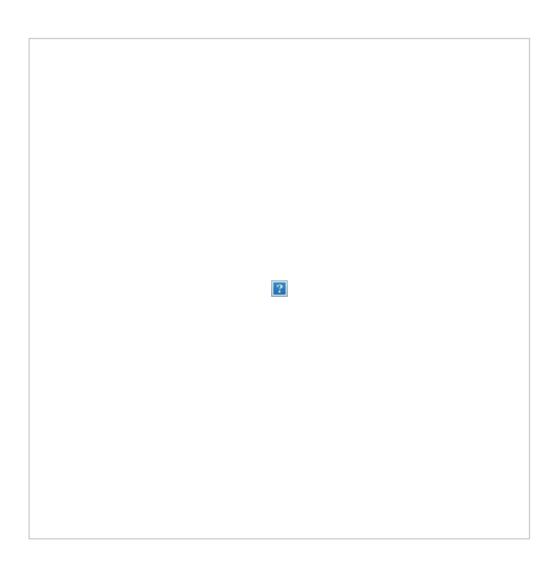
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Peter Richard Johnston

Date: Wednesday, 4 June 2025 6:15:54 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Richard Johnston

Organisation name:

Agent's full name:

Email address: pete@rockridge.co.nz

Contact phone number:

Postal address: PO Box 300683 Albany

Auckland 0752

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Entire proposal

Property address: Windsor Park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposal to up-zone the property is in keeping with adjacent surrounding residential zoning intensities and provides flexibility to the applicant to retain or divest the subject land , depending upon its needs or circumstances in the future.

I or we seek the following decision by council: Approve the plan change without any amendments

3 , 11 1 3 ,

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

94.1

Declaration

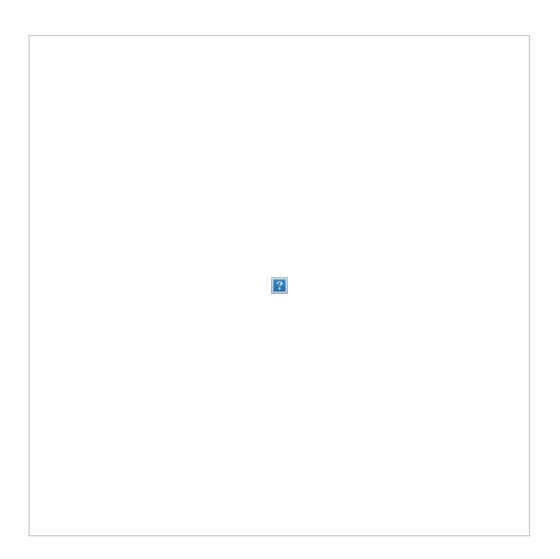
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Trevor Searle

Date: Wednesday, 4 June 2025 8:30:54 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Searle

Organisation name:

Agent's full name:

Email address: trevor.searle@baycom.co.nz

Contact phone number:

Postal address: 20 Folkestone St. Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I fully support the changes required to move forward with what will eventually be a fully operational recreation facility for the ECB.

I or we seek the following decision by council: Approve the plan change without any amendments

95.1

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

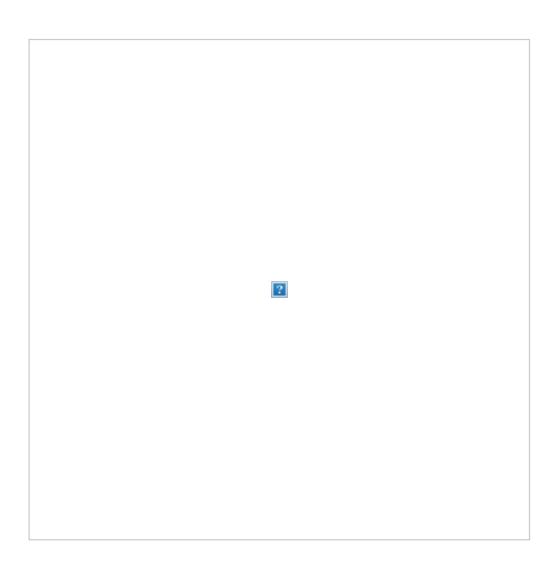
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Andrew Smith

Date: Wednesday, 4 June 2025 9:15:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Smith

Organisation name:

Agent's full name:

Email address: andrew@pba.nz

Contact phone number:

Postal address: 1017 Beach Road Torbay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: PC115

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have been a supporter of ECB Cricket and Rugby for over 30 years. I have been keenly interested in the development proposals for the past 10 lamenting the inability to advance proposals to provide better facilities befitting the role that the club plays in its community. I applaud the committee for getting to this stage and whole heartedly support the plan change required to undertake the improvements.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

96.1

Do you wish to be heard in support of your submission? No

Declaration

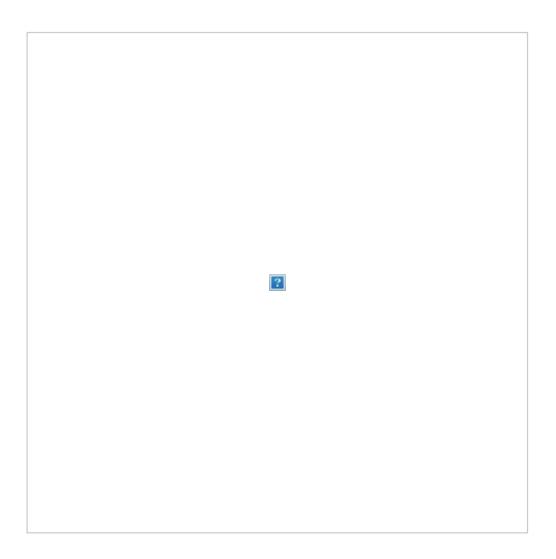
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - John Murdoch

Date: Wednesday, 4 June 2025 10:31:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Murdoch

Organisation name:

Agent's full name: John Roy Murdoch

Email address: john.jnr@mnl.co.nz

Contact phone number:

Postal address: 17 Bellbird Rise Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Provision needs to be provided to allow the park to upgrade the facilities in the future. The plan change will give the Trust the ability to achieve this. The facilities are now 35 years old and are now showing signs wear and tear and have outlived their economic life. Without this plan change the site and facilities could end in a state of disrepair which would not be good for the local community and clubs .

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

97.1

Do you wish to be heard in support of your submission? No

Declaration

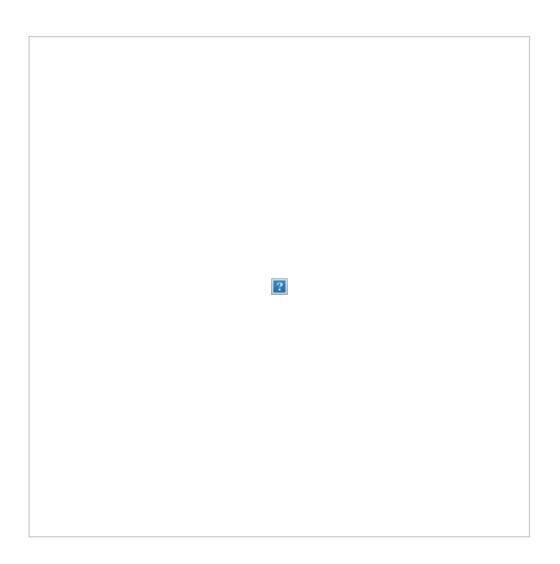
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jacob Matthew Teleiai

Date: Wednesday, 4 June 2025 2:31:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jacob Matthew Teleiai

Organisation name: Easy Coast Bays Rugby

Agent's full name:

Email address: jacob@vegalend.co.nz

Contact phone number:

Postal address: Windsor Park Mairangi Bay

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As outlined in SFH Consultants Ltd report pc115-aee-18-dec-2024, a plan change gives options for maintaining and upgrading the facilities, by providing a source of funding for any future plans. Currently the existing built facilities are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds.

We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fun ongoing improvements, as outlined in the report.

Not having these options means that the long term viability of the facilities is compromised, ultimately leading towards financial problems.

This proposal is a plan to deal with the future challenges the area faces.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

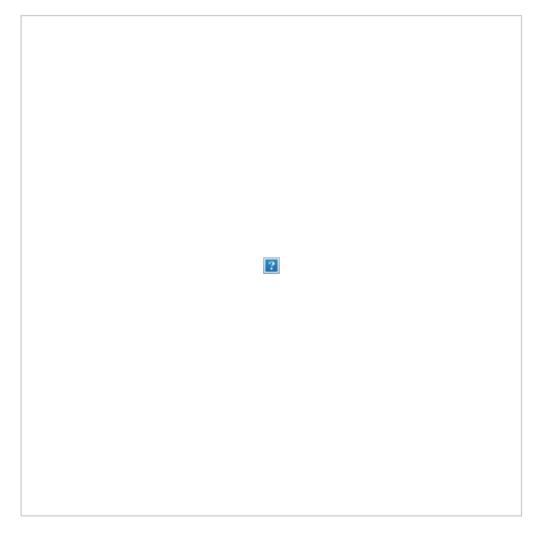
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - WENBIN ZHU

Date: Wednesday, 4 June 2025 6:15:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: WENBIN ZHU

Organisation name:

Agent's full name: Will Zhu

Email address: willzhu7634@gmail.com

Contact phone number:

Postal address: 23 Noel Williams Place Windsor Park

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 23 Noel Williams PI

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Will effect all residents surround Windsor park

I or we seek the following decision by council: Decline the plan change

Submission date: 4 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

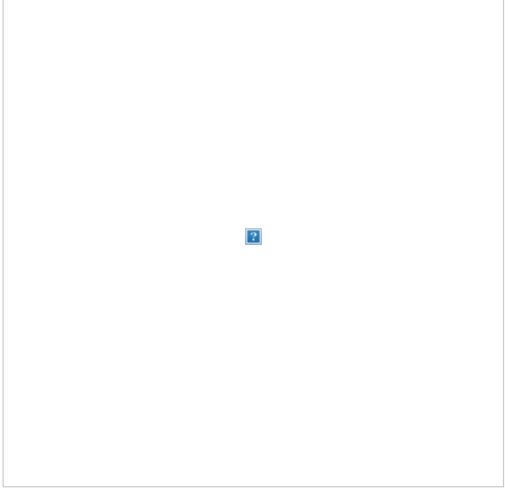
99.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rhys Bennett

Date: Wednesday, 4 June 2025 8:31:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rhys Bennett

Organisation name: East Coast Bays Rugby Football Club

Agent's full name: Rhys Bennett

Email address: reeco04@outlook.com

Contact phone number: 021943105

Postal address: 13 Ringwood Street

Torbay North Shore Auckland

Auckland - North Shore Auckland - North Shore 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The club and facilities are outdated. Changes to the area will benefit the wider community massively.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 June 2025

Attend a hearing

100.1

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

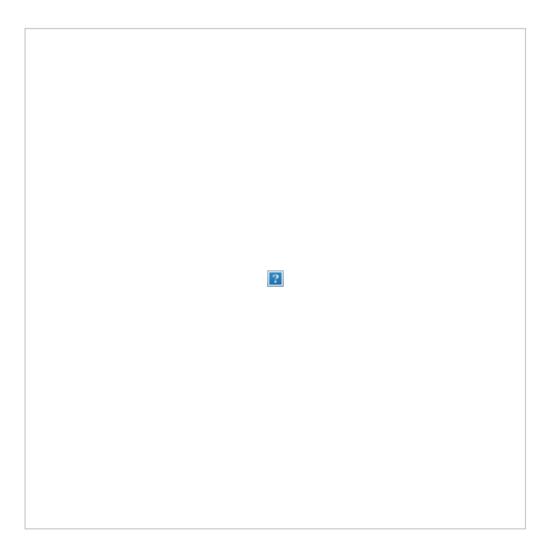
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tony Dawson

Date: Thursday, 5 June 2025 8:01:10 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tony Dawson

Organisation name:

Agent's full name: Tony Dawson

Email address: tony.dawson@curtainstudio.co.nz

Contact phone number:

Postal address: 373 Neilson Street Auckland Auckland 1061

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As outlined in SFH Consultants Ltd report pc115-aee-18- Dec-2024, a plan change gives options for maintaining and upgrading the facilities, by providing a source of funding for any future plans. Currently the existing built facilities are at the end of their economic lives. No funding sources are currently available to carry out any significant upgrade of buildings or grounds.

We note that some of the surrounding area is already zoned Terraced Housing and Apartment Buildings. This option would be for Mixed Housing Urban.

This would give both the Cricket and Rugby Clubs (who form the Windsor Park Community Multisport Hub Inc) options for selling or developing the land which can fund ongoing improvements, and enhance community utilization as outlined in the report.

Not having these options for redevelopment means that the long term viability of the facilities is compromised, ultimately leading to financial problems.

This proposal is a plan to deal with the future challenges the area faces.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 5 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

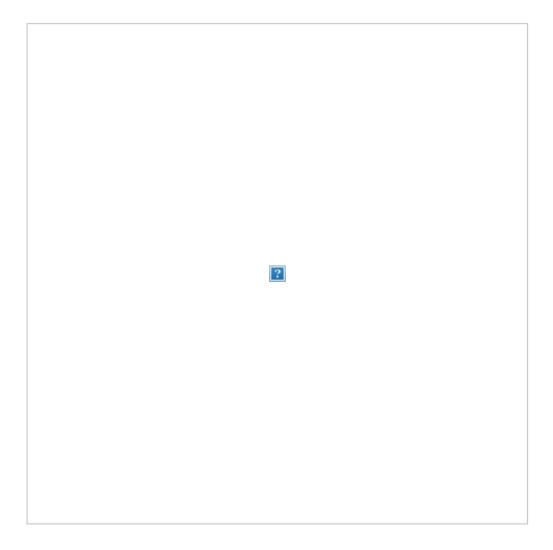
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Astrid van Uden

Date: Thursday, 5 June 2025 2:16:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Astrid van Uden

Organisation name: Auckland Cricket Association

Agent's full name:

Email address: avanuden@aucklandcricket.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Auckland Cricket supports the proposed rezoning at Windsor Park as outlined in Plan Change 353. This change presents a critical opportunity to revitalise a key community sport and recreation asset, ensuring it can continue to serve the growing and diverse needs of the East Coast Bays community. The Windsor Park clubrooms, built in the 1980s, have had limited upgrades since their construction and are no longer fit for purpose. There is a clear need for modern, inclusive facilities that reflect the current demands of community sport, particularly the increasing participation of women and girls. The vision includes gender-inclusive changing and ablution facilities, floodlighting to maximise field use, indoor training space for year-round activity, well-drained playing surfaces, and welcoming social and community amenities such as a walking track and children's playground. This aligns directly with Auckland Cricket's strategic focus on improving female-friendly infrastructure to support greater access and equity across the cricket network.

These upgrades would significantly enhance the experience for both East Coast Bays Cricket and Rugby clubs, delivering broader community benefits. Importantly, they also support Auckland Council's wider objectives around participation, community wellbeing, and equitable access to quality sport and recreation infrastructure.

102.1

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 5 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

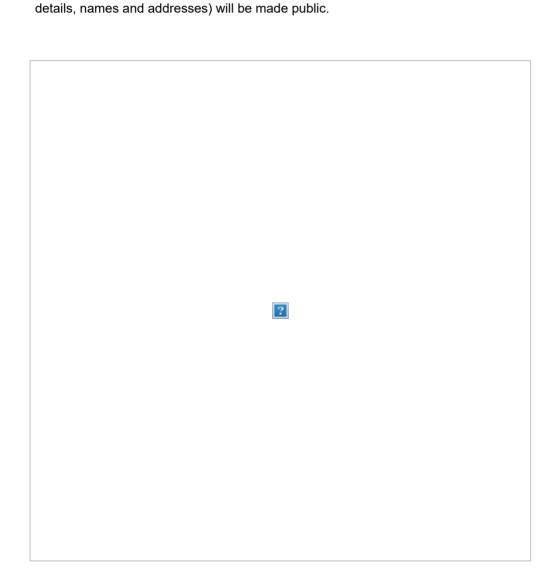
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

I accept by taking part in this public submission process that my submission (including personal

No



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erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Alison Caunce

Date: Monday, 9 June 2025 7:00:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison Caunce

Organisation name:

Agent's full name: Alison J Caunce

Email address: alisoncaunce@hotmail.com

Contact phone number:

Postal address: 17 Gulf View Road Murray's Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The money used from the sale of this land is badly needed to upgrade the current facilities

I or we seek the following decision by council: Approve the plan change without any amendments

103.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

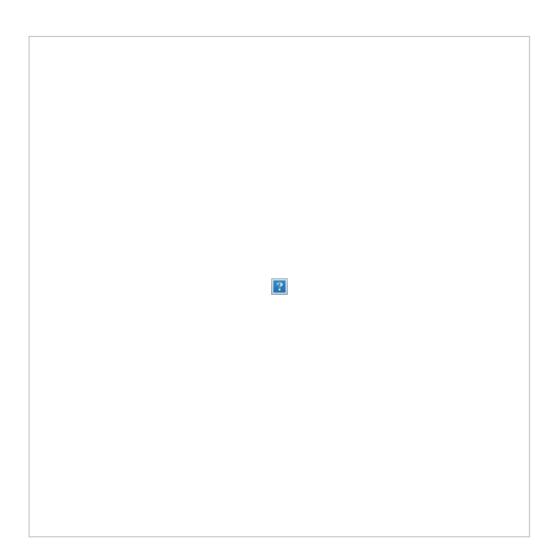
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Brad Thomson

Date: Monday, 9 June 2025 8:15:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brad Thomson

Organisation name:

Agent's full name:

Email address: thomsonbj5@gmail.com

Contact phone number:

Postal address: 19 Advance Way Albany 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Change from sports and recreational area to residential zone

Property address:

Map or maps:

Other provisions:

We need the land for rugby and cricket this area needs land . Rangitoto college and millennium all need more land for recreational purposes

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I have been involved with the rugby club and to sell the land will take away opportunities for the land to be used for sport and recreational purposes.

I or we seek the following decision by council: Decline the plan change

104.1

104.2

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

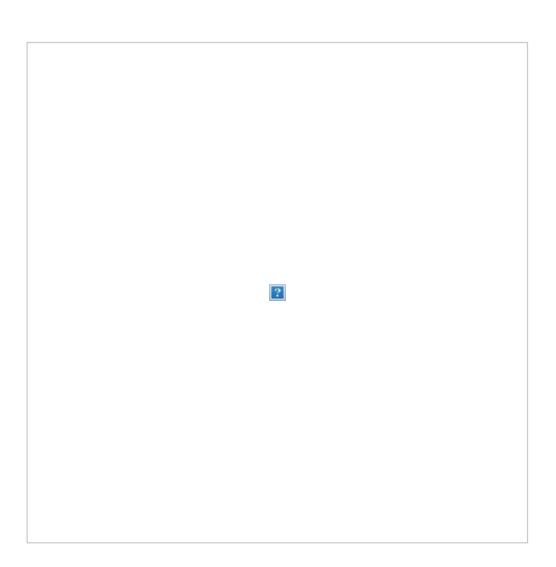
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bradden Rees du Jary

Date: Monday, 9 June 2025 7:00:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bradden Rees du Jary

Organisation name: ECB J7 Black

Agent's full name:

Email address: bradden.dujary@lifenz.org

Contact phone number:

Postal address: 20 Wyoming Ave Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: East Coast Bays Rugby Club

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I coach Junior rugby at Bays, we are already lacking fields for junior rugby training and games. They should not be selling off land that will impact future generations of junior rugby. We want to grow the junior club, and this goes against that principle for the sake of a club house. If this is to go to sale, then surely this land should go to Basketball Courts which North Harbour are desperate for. We don't need more budget housing in the bays! Our communities are packed enough as it is. Schools don't need more houses to add more students. This is flawed for the community. Surely green space and sports use is more important than poorly built large developments. I'm sure no one in the surrounding community wants more houses.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: The land must be used for sporting facilities to accommodate junior sports growth.

105.1

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

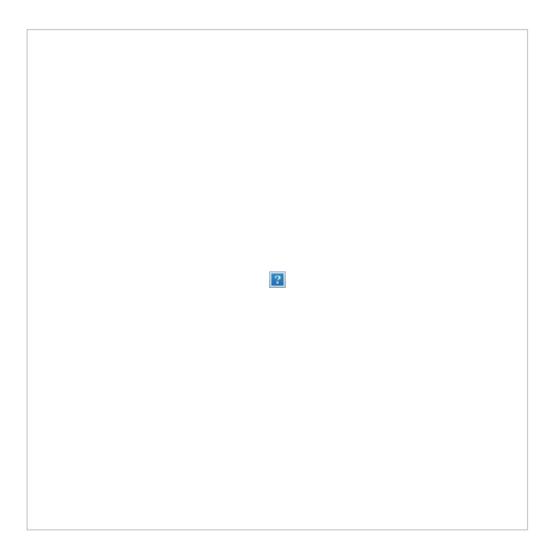
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Duane Heard

Date: Monday, 9 June 2025 6:00:26 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Duane Heard

Organisation name:

Agent's full name:

Email address: heardduane@gmail.com

Contact phone number:

Postal address: 78a Stredwick Drive Torbay

North Shore 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Na

Property address: Na

Map or maps: Na

Other provisions:

Na

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

No

I or we seek the following decision by council: Approve the plan change without any amendments

106.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

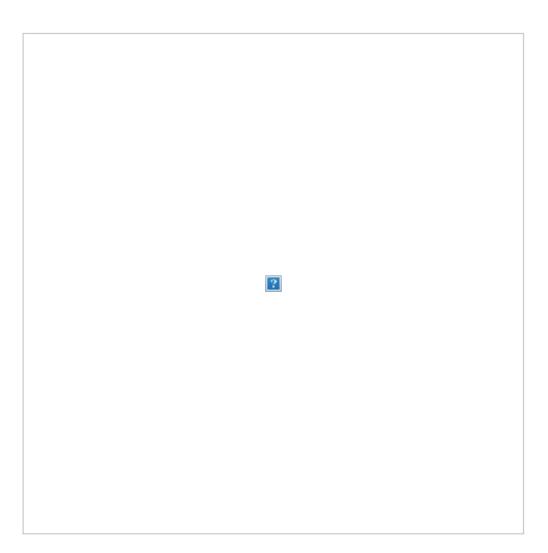
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Duncan Grigor

Date: Monday, 9 June 2025 8:00:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Duncan Grigor

Organisation name:

Agent's full name: Duncan Grigor

Email address: Duncan.grigor@googlemail.com

Contact phone number:

Postal address: 41a Penzance Road Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park - Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The park needs an upgrade and sadly the only way to fund it is selling some land. The community will definitely benefit from the renewed facilities.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

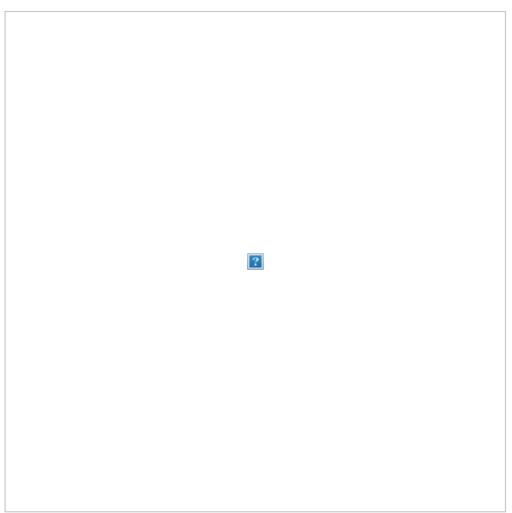
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Eddie Elliott

Date: Monday, 9 June 2025 5:30:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eddie Elliott

Organisation name:

Agent's full name: Eddie Elliott

Email address: eddie@elliottplumbing.co.nz

Contact phone number:

Postal address: 33 Ellangowan Road Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps: Windsor Park, Mairangi Bay

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am writing in full support of the proposed private plan change for Windsor Park, Mairangi Bay.

As someone who grew up playing rugby at Windsor Park, the club has been a huge part of my life and development. Today, I'm proud to return as a coach—now guiding my own son and his teammates on the same fields I played on as a child. Windsor Park holds deep value for generations of local families like mine.

However, the facilities have not kept pace with modern needs. The current changing rooms, lighting, and social spaces no longer support the growing diversity and participation in sport—especially the increasing number of women and girls. The planned upgrades are not only necessary, they're overdue.

I strongly support the proposed improvements, including:

· Modern, inclusive changing facilities

- · A four-lane indoor cricket/multi-sport facility
- · A new community-focused clubhouse
- Field upgrades with sustainable irrigation and floodlighting
- · Outdoor fitness, play, and gathering spaces

I also support the sale of a small, non-field portion of land to fund these works. It's a practical and sustainable solution that protects the park's recreational use while unlocking real long-term benefits for the entire community.

Windsor Park has always been more than just a sports ground—it's a place where kids grow, communities connect, and memories are made. Please support this plan change so the next generation can continue to benefit as I have.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

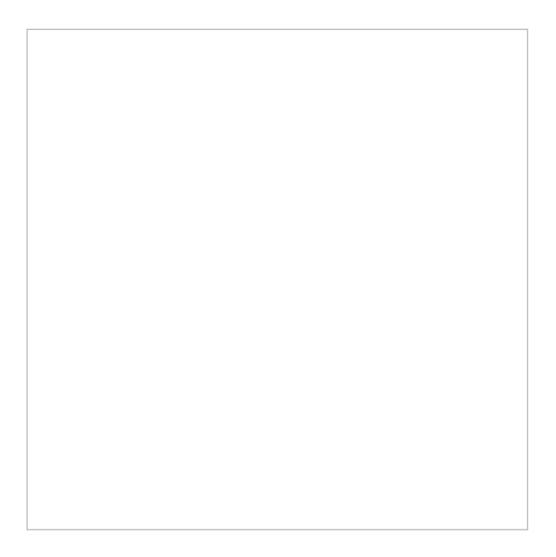
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Glen McNaughton

Date: Monday, 9 June 2025 5:30:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glen McNaughton

Organisation name:

Agent's full name: Glen McNaughton

Email address: glen.mcnaughton@lego.com

Contact phone number:

Postal address:

6/102 Greenhithe Road

Greenhithe Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I think this is a win win for the community and the club.

I or we seek the following decision by council: Approve the plan change without any amendments

109.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

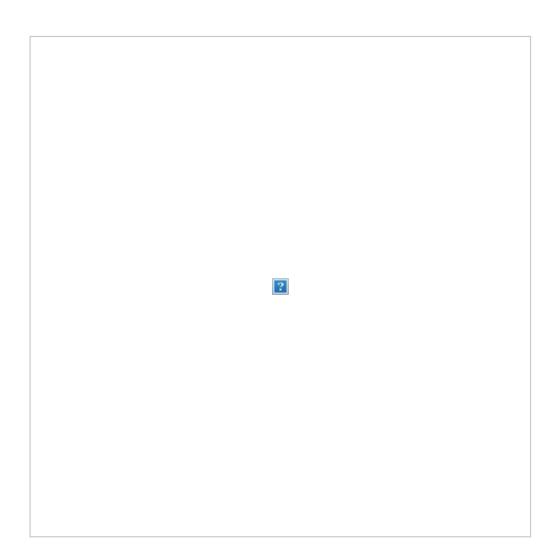
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hayley Flatz

Date: Monday, 9 June 2025 7:15:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hayley Flatz

Organisation name:

Agent's full name:

Email address: hayleyflatzx@gmail.com

Contact phone number:

Postal address: 4/27 Hastings road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

ΑII

Property address: All

Map or maps: All

Other provisions:

ΑII

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The improvement will benefit everyone

I or we seek the following decision by council: Approve the plan change without any amendments

110.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

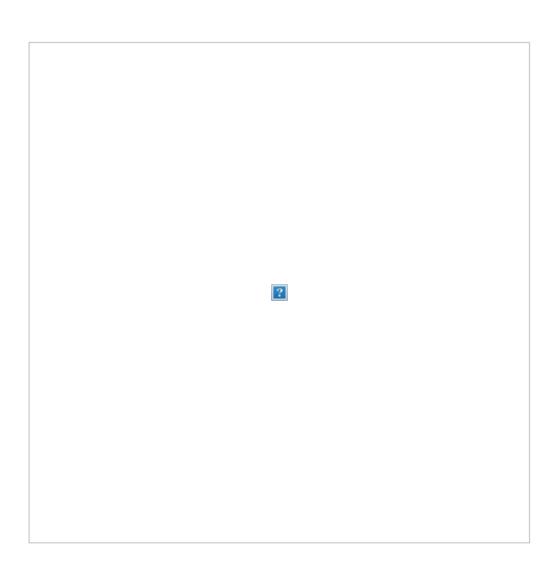
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jack Heighton

Date: Monday, 9 June 2025 6:15:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jack Heighton

Organisation name:

Agent's full name:

Email address: heightonjack4@gmail.com

Contact phone number:

Postal address: 304/2 onekiritea road Hobsonville Auckland 0616

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

In favor

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I'm head coach of the premier team, been at the club for 15 years now. It's time for change, the club is outdated and we need something new.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

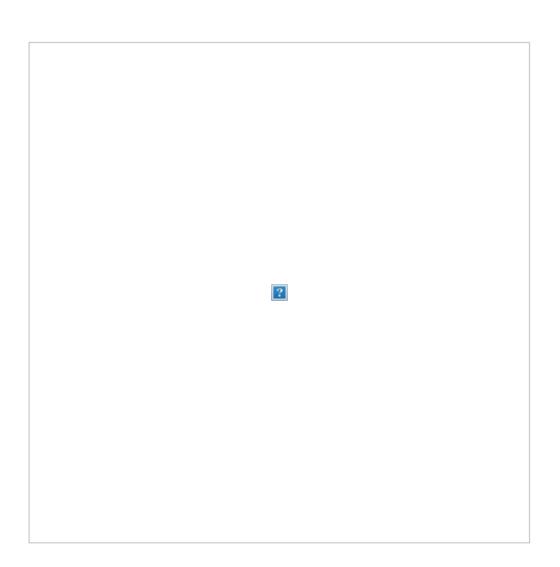
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jessie Jia Xin Tan

Date: Monday, 9 June 2025 1:45:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jessie Jia Xin Tan

Organisation name:

Agent's full name: Jessie Tan

Email address: jess-tjx@hotmail.com

Contact phone number: 0276549419

Postal address:

5 Ronald Macken Place

Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

- Zoning and Land Use Rules Opposing the proposed change from Greenfield/low-density residential zoning to medium or high-density residential development. This includes concerns about non-compliance with the intended use of land under the current zoning.
- Stormwater Management and Flooding Controls Concern regarding the removal of permeable surfaces and the development's impact on local stormwater systems, especially in light of recent flooding events (e.g., Cyclone Gabrielle in 2023).
- Infrastructure Capacity Rules The proposal's impact on existing infrastructure such as transport networks, wastewater, water supply, and power.
- Residential Amenity and Character Rules Potential adverse effects on neighbourhood character, privacy, noise levels, and visual amenity.
- Transport and Parking Requirements Inadequate provision for traffic flow, parking, and pedestrian safety in a higher-density environment.
- Effects on Open Space and Reserves Proximity to and potential impacts on nearby community green spaces such as Windsor Park and Centorian Reserve.
- Social Infrastructure and Community Facilities The ability of local schools, healthcare, and other services to accommodate increased population.

Property address: 20 Noel Williams Place: From green fields to 85 dwellings

Map or maps: Centorian Drive/Ronald Macken Place

Other provisions:

Specify other details that the submission relates to:

Lack of Community Consultation – Concern that affected residents have not been adequately consulted or involved in shaping a development that will have long-lasting implications on their homes and lifestyles.

Community Wellbeing and Safety – The proposed density and increased traffic volume could negatively affect the safety and wellbeing of current residents, particularly children and elderly residents who walk or cycle in the area.

Environmental Sustainability – Loss of green space not only increases flood risk but also reduces local biodiversity and negatively impacts the overall environmental quality of the neighbourhood.

Cumulative Effects – This development, when considered alongside other recent or proposed intensifications in the area, could collectively exceed the capacity of existing infrastructure and services, compounding the negative effects.

Impact on Neighbourhood Identity – The existing character of the neighbourhood is low-density and community-oriented. Introducing 85 dwellings in one development risks altering the social fabric and sense of place.

Emergency Response and Resilience – Higher population density and increased building coverage may compromise emergency response capability in events like floods, storms, or earthquakes.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am writing to formally express my opposition to the proposed change from Green Field to a high-density development of 85 dwellings at 20 Noel Williams Place. I believe this proposal would bring more negative impacts to the community than benefits, and I wish to highlight several key concerns.

1. Loss of Green Space and Increased Flood Risk

The removal of the existing green field area would not only eliminate a valuable natural asset for the community but also increase the risk of flooding. During Cyclone Gabrielle in 2023, the North Shore —particularly the Windsor Park area—experienced significant flooding. Reducing green space, which currently acts as a natural water catchment, would likely exacerbate this problem in future weather events.

2. Strain on Infrastructure and Public Amenities

The addition of 85 units would place a substantial burden on the current infrastructure, which is already under pressure. This includes roading, drainage systems, and local amenities. Such a rapid increase in population density could lead to traffic congestion, parking issues, and service disruptions in and around Windsor Park and Centorian Reserve.

3. Impact on Property Values and Community Privacy

The scale of the development and the nature of high-density housing could negatively affect property values in the surrounding area. It would also lead to a significant loss of privacy for existing residents. The expected rise in both pedestrian and vehicle traffic would disrupt the quiet and cohesive character of the current neighbourhood.

These are just a few of the most immediate and serious concerns—there are many other potential consequences that, collectively, could permanently alter the character and livability of the neighbourhood. For these reasons, I strongly oppose this development and respectfully urge decision-makers to reconsider the long-term consequences for the Windsor Park community and surrounding areas.

112.2

I or we seek the following decision by council: Decline the plan change

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

I accept by taking part in this public submission process that my submission (including personal

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



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To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jill Catherine Hazelden

Date: Monday, 9 June 2025 5:30:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jill Catherine Hazelden

Organisation name:

Agent's full name: Jill Hazelden

Email address: jillhazelden16@gmail.com

Contact phone number:

Postal address:

16 Tudor Place Mairangi Bay Auckland

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 11 Noel Williams Place Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

20 Noel Williams Place is at present a green space. This change will mean a loss of this green space as a rugby training field and development of high density housing. Our neighbourhood is known for its quiet and peaceful environment. Any change such as this proposed development will be damaging to the environment and resources available. With the existing strain on public facilities, infrastructure, schools and safety any further development will have a substantial impact. Already it is extremely difficult to turn right from Noel Williams Place into East Coast Road. We also have vehicles leaving the exit of the takeaway shopping complex (and wrongly entering the Exit also). Another 200 or 300 cars entering and exiting here will be disastrous. At peak times when Rangitoto School children leave many come to these shops and the dairy past KFC. These times become extremely chaotic and disorderly with it creating safety concerns for the children and vehicles.

I or we seek the following decision by council: Decline the plan change

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

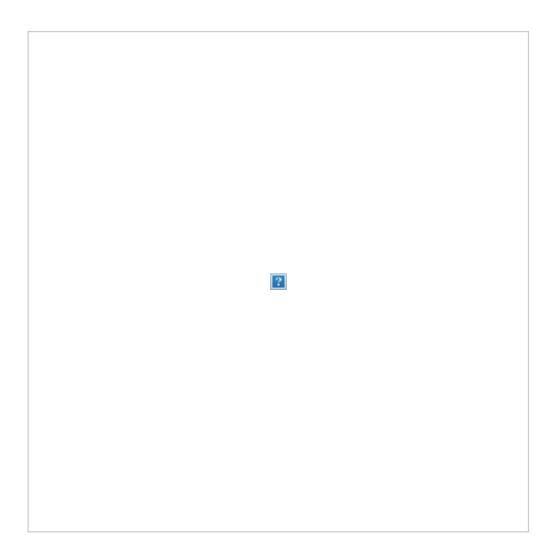
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - John Mason

Date: Monday, 9 June 2025 5:45:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Mason

Organisation name:

Agent's full name: John Mason

Email address: john@sideways.ai

Contact phone number:

Postal address:

1032 Whangaparaoa Road

Whangaparaoa

Whangaparaoa 0930

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As a life long ECBRFC member, i think the redevelopment makes perfect sense and future proofs the club for another 50 years.

I or we seek the following decision by council: Approve the plan change without any amendments

114.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

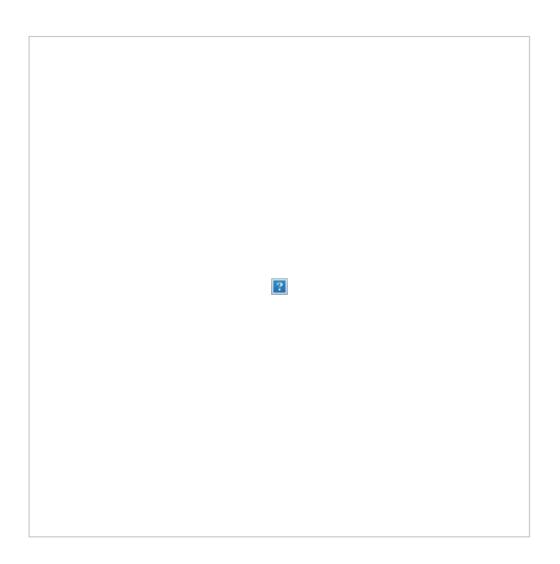
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ju Kim

Date: Monday, 9 June 2025 7:15:27 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ju Kim

Organisation name:

Agent's full name:

Email address: jukim0617@gmail.com

Contact phone number: 0275336017

Postal address: 37 Zara Court Windsor Park Mairangi Bay Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

We oppose the entire proposed plan.

Property address: 37 Zara Court, Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

As a resident who lives right next to Windsor Park, I am deeply alarmed by the proposed Auckland Unitary Plan 115. This plan, which involves building a new residential area at the expense of reducing Windsor Park, is short-sighted and detrimental to the well-being of both our community and the environment.

Windsor Park is not just a patch of green space — it is the heart of our neighbourhood. It's where children play, families gather, and residents of all ages come to walk, relax, and reconnect with nature. In a city already grappling with rapid urbanisation, parks like Windsor are precious. Once green space is taken, it cannot be easily replaced.

The plan to develop new housing by carving into Windsor Park will put irreversible pressure on our environment. Increased construction, foot traffic, and vehicle use will stress the fragile ecosystems

that live in and around the park. Native trees and birds that currently thrive in this pocket of nature will be pushed out. The air and noise pollution from intensified development will disrupt the tranquillity and livability of our area.

Moreover, the proposal risks depreciating the value of our neighbourhood. People choose to live here because of the peaceful, open atmosphere and access to green space. Removing a significant portion of that will reduce the appeal of the area and make it feel congested and overbuilt. This is not the kind of "development" that benefits anyone in the long term — it's just a shortcut that puts short-term housing gains over sustainable, community-focused planning.

We acknowledge the need for more housing in Auckland, but not at the cost of a cherished community resource. There are better alternatives — including building up in already dense areas, or redeveloping underused land that doesn't rob residents of park space and the benefits it brings.	115.2
Windsor Park must be protected, not paved over. This is about more than just houses — it's about the future character of our community and the wellbeing of those who live here	115.3
I or we seek the following decision by council: Decline the plan change	115.1

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

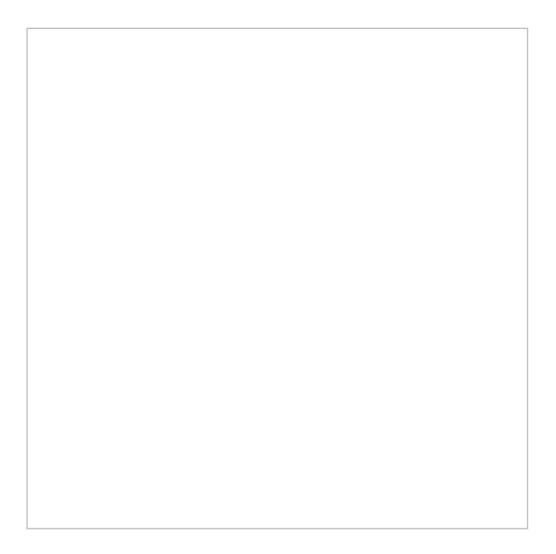
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Kelly Cundell

Date: Monday, 9 June 2025 6:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kelly Cundell

Organisation name:

Agent's full name: Kelly Cundell

Email address: kelly@sport-factory.eu

Contact phone number:

Postal address: 8 Remuremu Street Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

In full support of the development of Windsor park for better facilities for sports, recreation and community to come together

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Better flood lighting/ club house and indoor sports facility I am in full support of and feel our community would great benefit from these plans

I or we seek the following decision by council: Approve the plan change without any amendments

116.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

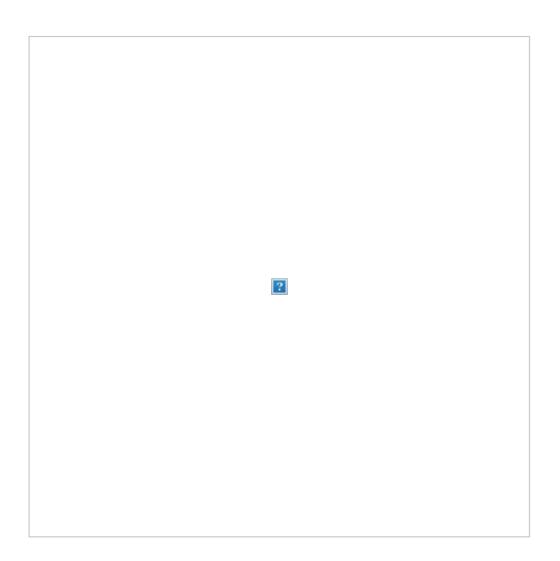
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Kent Stead

Date: Friday, 6 June 2025 1:46:24 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kent Stead

Organisation name: New Zealand Cricket Ltd

Agent's full name:

Email address: kent.stead@nzc.nz

Contact phone number:

Postal address:

Level 4

8 Nugent Street

Grafton

Auckland 1023

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The proposed changes would enable the East Coast Bay Rugby and Cricket clubs to create an enhanced experience for their members and the local East Coast Bays community.

I or we seek the following decision by council: Approve the plan change without any amendments

117.1

Details of amendments:

Submission date: 6 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

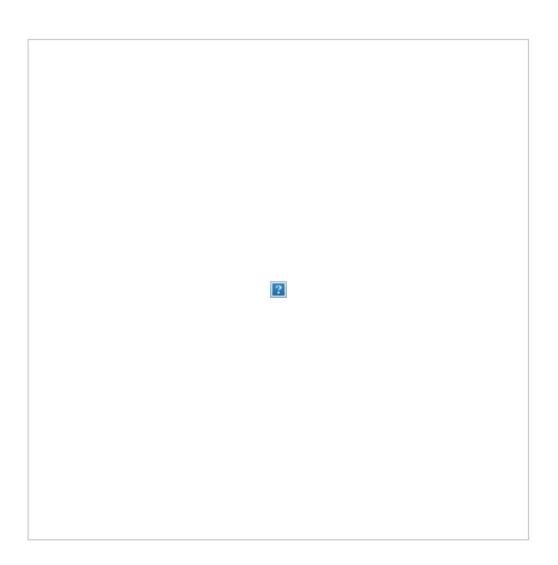
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Mark Dawson

Date: Monday, 9 June 2025 5:30:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Dawson

Organisation name:

Agent's full name:

Email address: info@dawsonconstruction.co.nz

Contact phone number:

Postal address:

P.O.Box 33576 Takapuna Auckland 0740

Takapuna Auckland 0740

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I believe this re-dvelopment will assist in continuing to provide a great community facility, and provide a hub for families and invidivuals across a vast range of sports and activities, and wellbeing.

I or we seek the following decision by council: Approve the plan change without any amendments

or we seek the following decision by council. Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

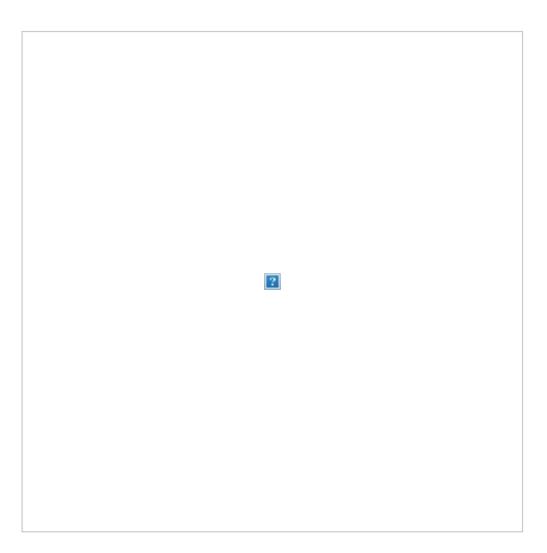
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Mark Robson

Date: Monday, 9 June 2025 6:30:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Robson

Organisation name:

Agent's full name:

Email address: Mark.Robson@markwellfoods.co.nz

Contact phone number:

Postal address: 69 Sunrise Ave Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Re Zoning

Property address: Windsor Paek

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

To allow a new rugby and cricket facility for our community

I or we seek the following decision by council: Approve the plan change without any amendments

119.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

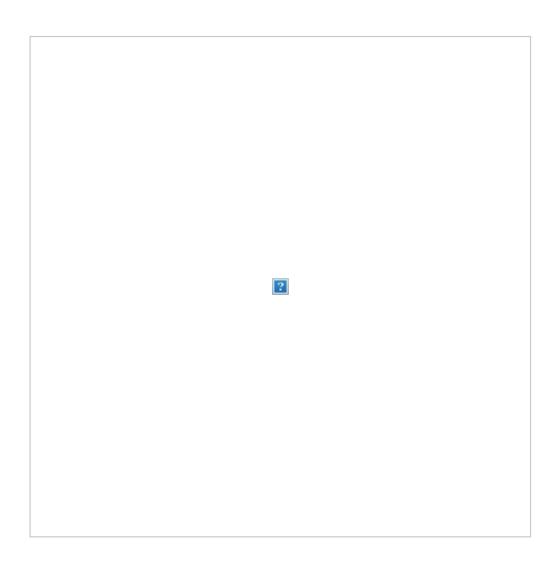
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Megan Parsons

Date: Friday, 6 June 2025 4:30:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Megan Parsons

Organisation name:

Agent's full name:

Email address: fletch78@gmail.com

Contact phone number:

Postal address: 1b Jutland street Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The rugby club rooms and site will benefit from this proposal and as a result so will the local ECB community.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 6 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

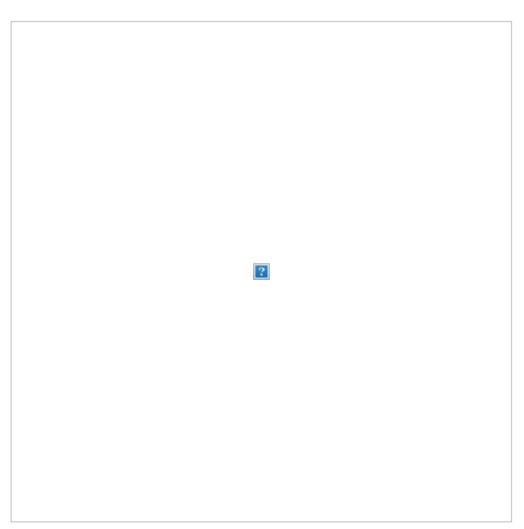
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nikki Weir

Date: Monday, 9 June 2025 6:30:21 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nikki Weir

Organisation name:

Agent's full name:

Email address: itwiz4u@hotmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Happy for the development to go ahead, the club desperately needs an upgrade

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

121 1

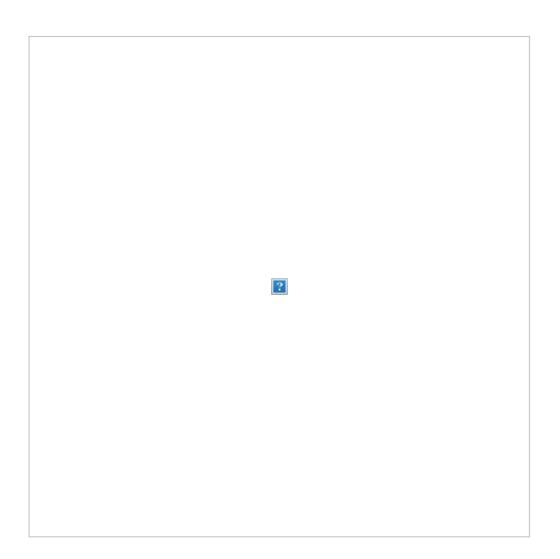
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rachel MacIver

Date: Monday, 9 June 2025 6:30:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rachel MacIver

Organisation name:

Agent's full name:

Email address: rmaciver@gmail.com

Contact phone number:

Postal address: 7 Koiora Lane Long Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

To proceed, we need Auckland Council to approve a private plan change to enable rezoning of the proposed land.

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

To proceed, we need Auckland Council to approve a private plan change to enable rezoning of the proposed land.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It will help make upgrades to the facilities. These upgrades will make Windsor Park more accessible, inclusive, and resilient—better equipped to meet the evolving needs of our community.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

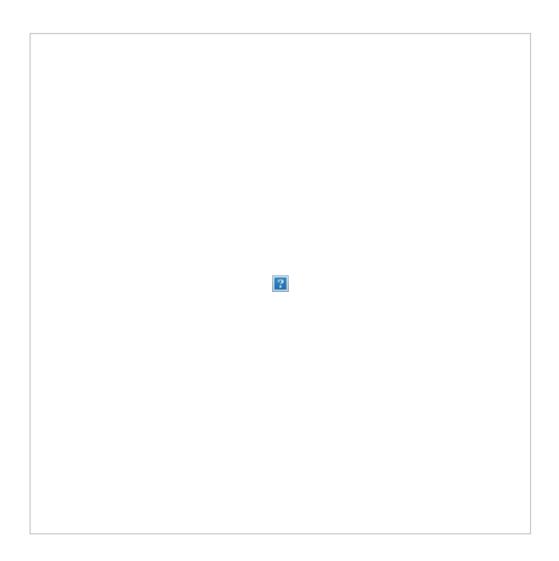
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Roger Boyle

Date: Monday, 9 June 2025 5:30:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Roger Boyle

Organisation name:

Agent's full name:

Email address: rogboyle@hotmail.com

Contact phone number: 0273023064

Postal address:

Torbay

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Because we should be keeping open spaces and only part of the land needs to be sold to build a new club rooms and changing rooms

I or we seek the following decision by council: Decline the plan change

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

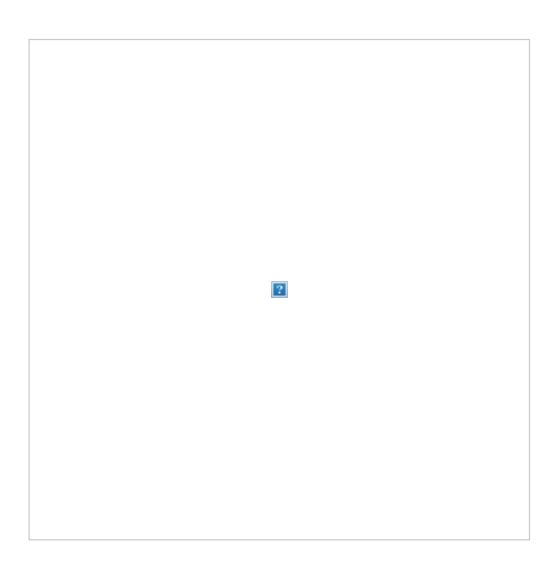
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ross Edward Bridgens

Date: Monday, 9 June 2025 4:15:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ross Edward Bridgens

Organisation name:

Agent's full name:

Email address: rossandmarilyn@gmail.com

Contact phone number:

Postal address: 40 Maxwelton Drive Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Plan Change 115

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

To support the Windsor Park Board, and the East Coast Bays Rugby and Cricket club in selling of unused land to provide financing for the improvement of club facilities for the people in the East Coast Bays area.

I or we seek the following decision by council: Approve the plan change without any amendments

124.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

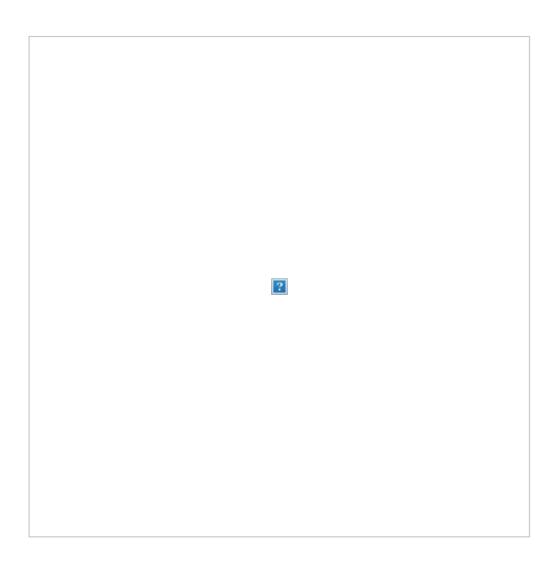
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Stuart Wilson

Date: Monday, 9 June 2025 8:45:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stuart Wilson

Organisation name:

Agent's full name:

Email address: stuartwilson0@gmail.com

Contact phone number:

Postal address: 59a Beach Road Castor Bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangai Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Windor Park has the potential to be an excellent public sporting facility, but needs additional capital to realise its potential. By rezonig land for other uses, which doesn't effect the sporting operations, will allow the club to raise money to fund the vision it has, which I support.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

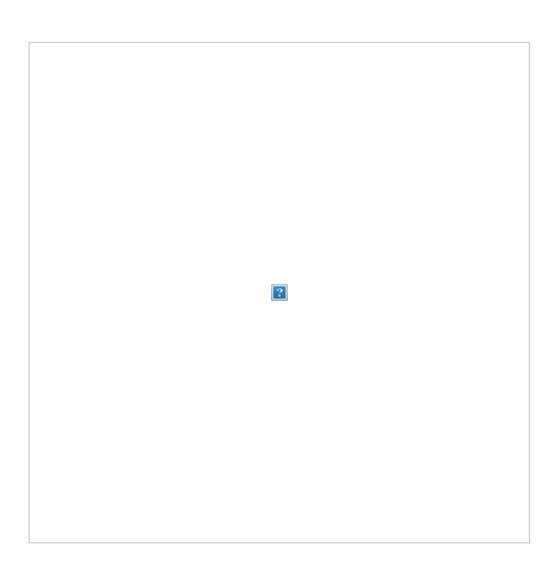
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sun Man Kang

Date: Sunday, 8 June 2025 6:15:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sun Man Kang

Organisation name:

Agent's full name:

Email address: nzsunmankang@gmail.com

Contact phone number:

Postal address: 6 Zara Court Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

This submission relates to the rules regarding building height, site coverage, and viewshaft protection in the Windsor Park area.

Property address: 6 Zara Court, Windsor Park, Auckland

Map or maps: This submission relates to the maps showing the proposed zoning and height limit changes for the Windsor Park area.

Other provisions:

This area has been used by local residents for many years as an informal walking and recreational space. The proposed plan change would significantly reduce access to this green space, which is an important part of our daily lives and community well being. In addition, potential increase in traffic and congestion.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

- The area has been used by local residents (including myself) as an informal walking and green space, contributing to mental and physical well-being.
- The proposed changes may obstruct sea and park views currently enjoyed by residents.
- Increased building density could lead to traffic congestion, parking shortages, and pressure on local infrastructure.
- The development may disrupt the peaceful and family-friendly nature of the neighborhood.

126.2 126.3 I believe that the proposed changes do not reflect the needs or values of the local community.

I or we seek the following decision by council: Decline the plan change

126.1

Submission date: 8 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

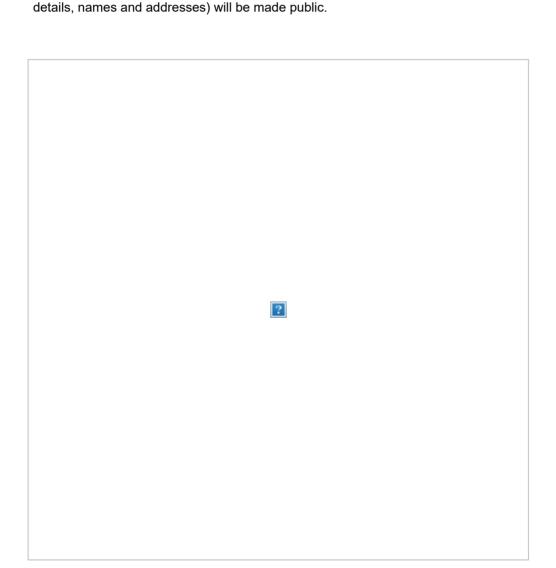
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

I accept by taking part in this public submission process that my submission (including personal

Yes



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with

our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tony Gribble

Date: Monday, 9 June 2025 9:15:31 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tony Gribble

Organisation name:

Agent's full name:

Email address: tony@fdgl.co.nz

Contact phone number:

Postal address: 16 Karengo St Long Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Plan change 115

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This would be a great addition for the wider community and would leave a legacy for many generations to come.

I or we seek the following decision by council: Approve the plan change without any amendments

127.1

Details of amendments:

Submission date: 9 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

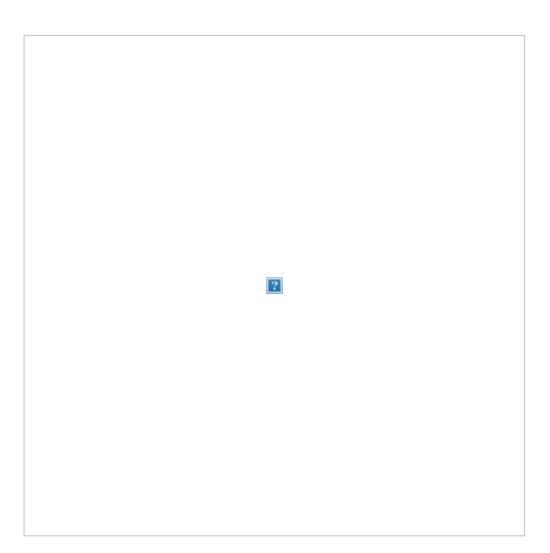
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Youngmi An

Date: Friday, 6 June 2025 3:31:05 pm

Attachments: pc115-form-5.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Youngmi An

Organisation name:

Agent's full name:

Email address: nz_youngmi@hotmail.com

Contact phone number: 0210799675

Postal address: 5 Noel Williams Place

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel William place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Stormwater Risk

In January two years ago, when Auckland experienced severe flooding, stormwater from the property above backed up and entered our home.

This was an extremely frightening experience — one we sincerely hope never to go through again. If the proposed development is approved, we are seriously concerned that stormwater, which would otherwise be absorbed into the ground, will instead run off the new concrete surfaces, significantly increasing the risk of flooding.

Furthermore, we have confirmed that existing water pipes run through the area, adding to the risk of complications or damage.

2. Increased Traffic and Parking Issues

Due to the large number of Rangitoto College students in the area, there is already a major

shortage of parking.

The street in front of our home is frequently congested with parked vehicles.

Additionally, during peak hours, it is extremely difficult to turn right onto East Coast Road, creating both frustration and safety concerns.

2. Overlanded Infractives and Cabada

3. Overloaded Infrastructure and Schools

My daughter is currently in Year 9 at Rangitoto College. I understand that over 1,000 new students were admitted this year alone.

The local infrastructure is already under significant strain, and as a result, both the quality of education and the surrounding environment have declined noticeably.

As ratepayers, we believe we are contributing fairly, yet Council policies appear to be delivering diminishing returns for the taxes we pay.

4. Loss of Privacy and Property Value

We are also concerned that increased exposure of our property, due to the scale and position of the proposed development, may negatively impact our privacy and decrease the value of our home.

5. Construction Disruption

Even at present, we are experiencing ongoing inconvenience from litter blowing over from the nearby shops — particularly on windy or rainy days.

If construction proceeds, we expect significant noise, dust, and general disruption, which would severely impact our quality of life during the building phase.

6. Loss of Valuable Green Space

The proposed development would lead to the loss of valuable green space in our community. This is a serious concern not only for the environmental well-being of the area but also for the mental and physical health benefits such spaces provide to residents.

Conclusion

For the reasons listed above, we respectfully urge the Council to reconsider or place significant limitations on the proposed development.

We believe the long-term impacts on the local community, infrastructure, and environment outweigh the potential benefits of this project.

Thank you for considering our submission.

Sincerely,

Youngmi An & Seoungduk Park

Owner of 5 Noel William place, Windsor Park, Auckland 0630

I or we seek the following decision by council: Decline the plan change

Submission date: 6 June 2025

Supporting documents pc115-form-5.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

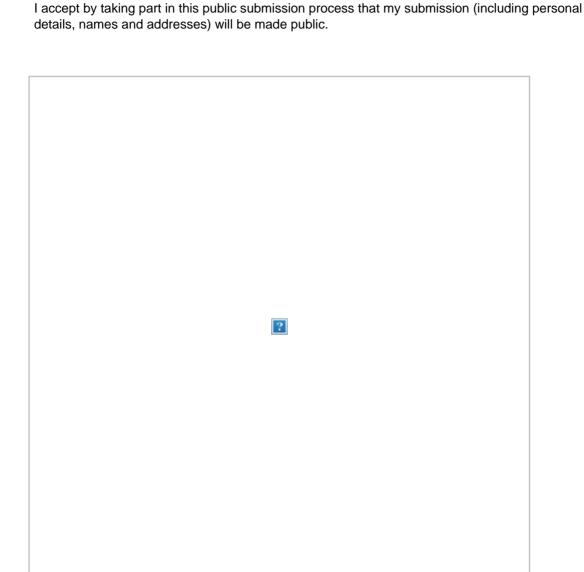
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by
 a person who is not independent or who does not have sufficient specialised knowledge or skill to give
 expert advice on the matter.

Submission on a notified proposal for policy **statement or plan change or variation**Clause 6 of Schedule 1, Resource Management Act 1991

FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :				For office use only
Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142				Submission No: Receipt Date:
Submitter details				
Full Name or Name of Ager	nt (if applicable)			
Mr/Mrs/Miss/Ms(Full Name)	Ms Young mi An			
Organisation Name (if sub	mission is made o	n behalf of O	rganisation)	
Address for service of Sub	mitter			
5 Noel William Place				
Windsor Park				
Telephone: 02107996	0210799675		Email: nz_youngmi@hotmail.com	
Contact Person: (Name and	designation, if appli	cable)		
Scope of submission				
This is a submission on the	e following <u>propos</u>	ed plan chan	ge / variation to	an existing plan:
Plan Change/Variation	n Number PC 11	PC 115 (Private)		
Plan Change/Variation Name		Windsor Park		
The specific provisions that (Please identify the specific p				
Plan provision(s)				
Or Property Address 20 Noel	Williams place, Wi	ndsor Park		
Or	vviillaitis piace, vvi	IIUSUI Faik		
Map				
Or Other (specify)				

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

Laurement the appoint provisions identified above	#128
I support the specific provisions identified above	
I oppose the specific provisions identified above	
I wish to have the provisions identified above amended Yes No	
The reasons for my views are:	
Please find attached document.	
(continue on a separat	te sheet if necessary)
I seek the following decision by Council:	
Accept the proposed plan change / variation	
Accept the proposed plan change / variation with amendments as outlined below	
Decline the proposed plan change / variation	<u> </u>
If the proposed plan change / variation is not declined, then amend it as outlined below.	
I wish to be heard in support of my submission	
I do not wish to be heard in support of my submission	
If others make a similar submission, I will consider presenting a joint case with them at a hearing	
Signature of Submitter (or person authorised to sign on behalf of submitter) O6/06/2025 Date	
Notes to person making submission:	
If you are making a submission to the Environmental Protection Authority, you should use Form 16E	3.
Please note that your address is required to be made publicly available under the Resource Manager 1991, as any further submission supporting or opposing this submission is required to be forwarded as the Council	

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ /could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☑ / am not ☐ directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and (a)
- (b) does not relate to trade competition or the effects of trade competition.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - David Fitzgerald

Date: Thursday, 5 June 2025 4:15:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Fitzgerald

Organisation name:

Agent's full name: David Fitzgerald

Email address: dbfitzy65@gmail.com

Contact phone number:

Postal address:

15 a Montgomery Crescent

Clouston Park Upper Hutt 5018

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Plan Change 115

Property address: PC (115) Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The cricket club needs to be modernized and it will be benefit a lot of people.

I or we seek the following decision by council: Approve the plan change without any amendments

129.1

Details of amendments:

Submission date: 5 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

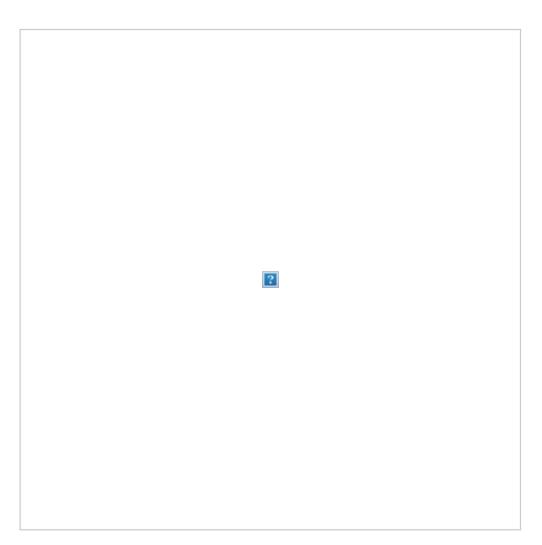
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Michael David Anscombe

Date: Thursday, 5 June 2025 4:30:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael David Anscombe

Organisation name:

Agent's full name:

Email address: michael@menatwork.net.nz

Contact phone number:

Postal address: 3/1004 Northcroft St Takapuna Auckland 0622

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Great for the local community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 5 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

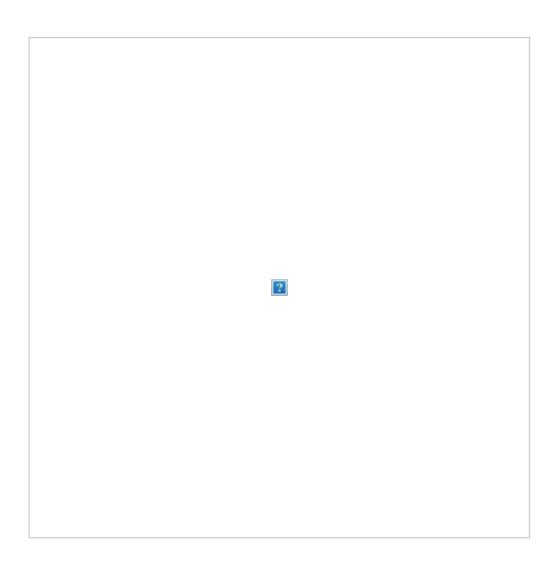
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Gerard van Tilborg

Date: Thursday, 5 June 2025 5:01:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gerard van Tilborg

Organisation name: Various

Agent's full name: Gerard van Tilborg

Email address: gerard@vantilborg.co.nz

Contact phone number:

Postal address: PO Box 36103 Northcote Auckland 0627

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is an excellent initiative for community supporting facilities

I or we seek the following decision by council: Approve the plan change without any amendments

131.1

Details of amendments:

Submission date: 5 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

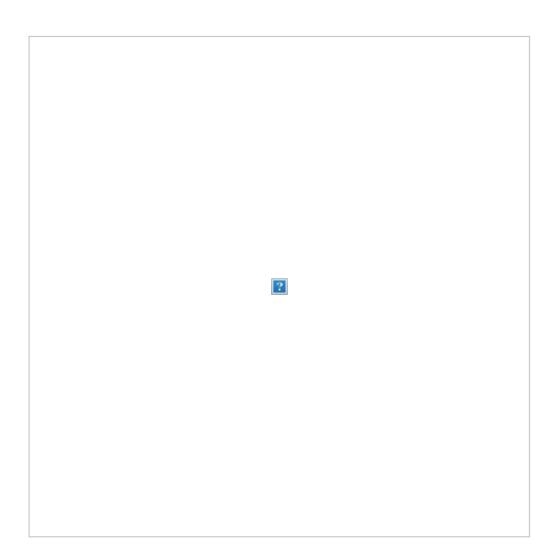
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Gavin Kennedy

Date: Tuesday, 10 June 2025 8:00:34 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gavin Kennedy

Organisation name:

Agent's full name: Gavin Kennedy

Email address: gavinrlkennedy@hotmail.com

Contact phone number:

Postal address: 16 Braemar Road Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning of the Windsor Park Land to Residential.

Property address: Windsor Park - Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Windsor Park is a unique parcel of land which provides recreational area for multiple sports and is already at capacity with current sports registrations held at the club specifically Rugby. The area also has a rapidly growing population with current intensive development which will put further pressure on the area for recreational land. Developing a large parcel of land at the club will mean the club cannot functionally operate.

I understand the desire for the organization to develop a new facility but it really needs help from organizations like the council to get this done so Windsor Park can continue to provide recreational facilities to the community.

I or we seek the following decision by council: Decline the plan change

Submission date: 10 June 2025

132.2

132 1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

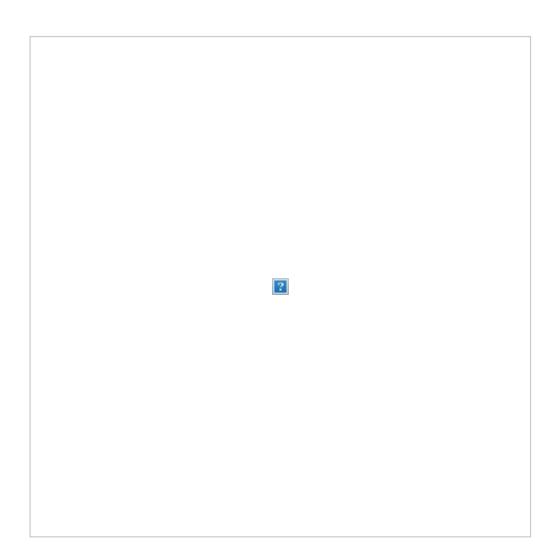
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Simon Webster

Date: Tuesday, 10 June 2025 8:30:21 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simon Webster

Organisation name:

Agent's full name:

Email address: simon.webster@financenz.co.nz

Contact phone number:

Postal address: 57 Kowhai Road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

On balance, it will improve the sporting facilities for the benefit of the wider community, including cricket and rugby clubs.

I or we seek the following decision by council: Approve the plan change without any amendments

133.1

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

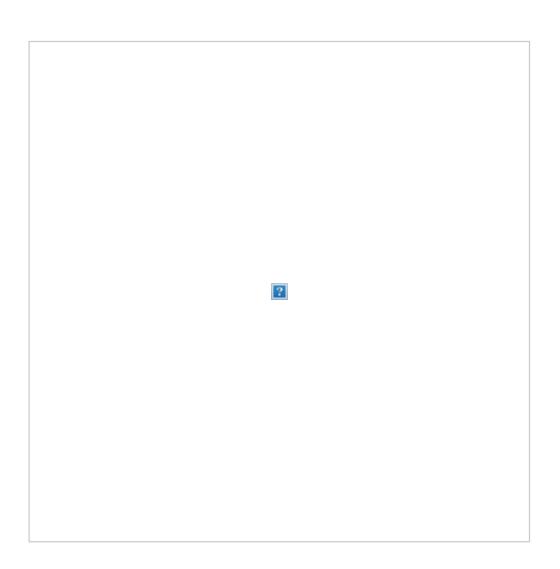
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ken Pemberton

Date: Tuesday, 10 June 2025 9:15:44 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ken Pemberton

Organisation name: Past President of East Coast Bays Rugby Football Club

Agent's full name: n/a

Email address: pemberoni@gmail.com

Contact phone number:

Postal address: 103 Matua Rd Huapai Auckland Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

As a past club executive member and member of the Windsor Park Board, I have supported this and previous attempts to foster this change.

I am in complete support of this planned change.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

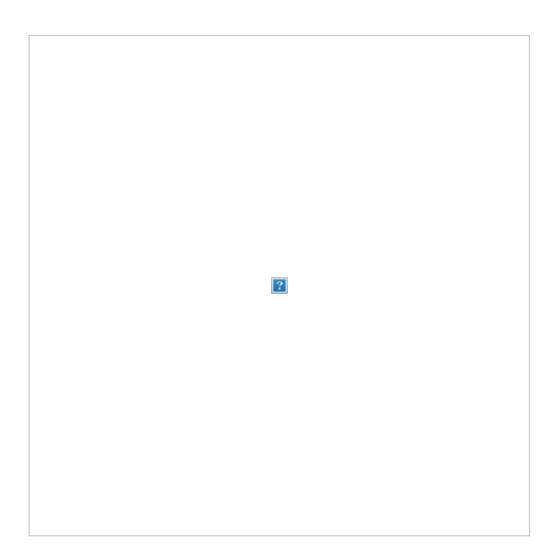
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Geoffrey Craig Ganley

Date: Tuesday, 10 June 2025 9:15:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoffrey Craig Ganley

Organisation name: Retired

Agent's full name: Craig Ganley

Email address: cganley@xtra.co.nz

Contact phone number:

Postal address: cganley@xtra.co.nz auckland auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Chance to develope The Park into a real community assett.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

	?	

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Abigail Quinn

Date: Tuesday, 10 June 2025 9:45:22 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Abigail Quinn

Organisation name:

Agent's full name:

Email address: abigailquinn@hotmail.com

Contact phone number:

Postal address: 12a Kiteroa Tce Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

ECB needs an upgrade and the proposed plan changes greatly improves the facilities available and offers more fun and opportunities for the kids.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

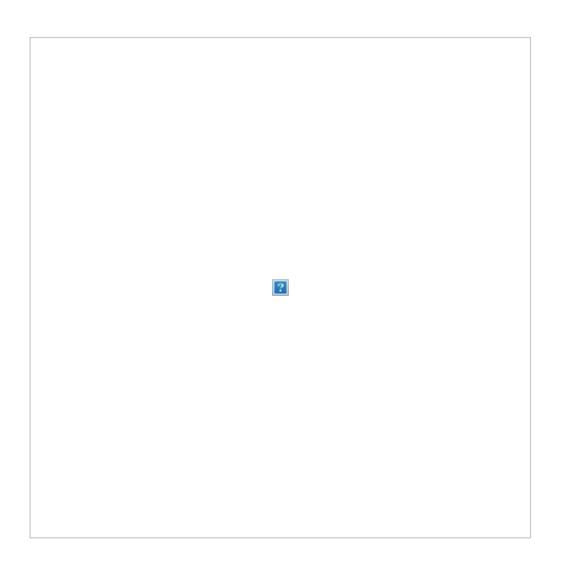
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tyron Glenn Montgomery

Date: Tuesday, 10 June 2025 10:00:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tyron Glenn Montgomery

Organisation name:

Agent's full name: Tyron Glenn Montgomery

Email address: tyron.montgomery@vanguard.school.nz

Contact phone number:

Postal address:

tyron.montgomery@vanguard.school.nz

Riverhead Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposal will create an asset for the community moving forward into the future.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

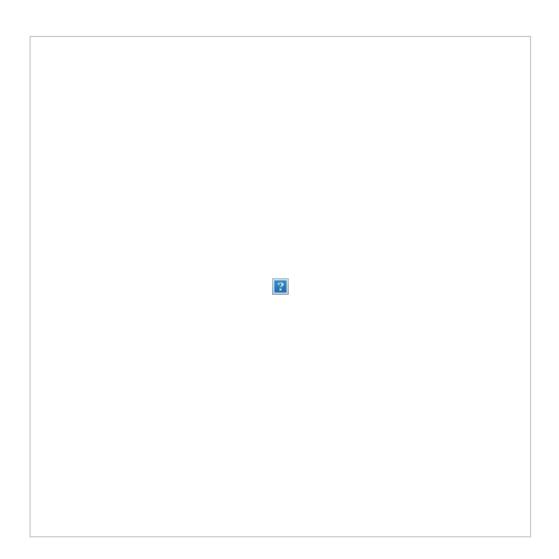
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bernice Elaine Ganley

Date: Tuesday, 10 June 2025 10:15:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bernice Elaine Ganley

Organisation name: Retired

Agent's full name: Craig Ganley

Email address: cganley@xtra.co.nz

Contact phone number:

Postal address: cganley@xtra.co.nz auckland auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Devopement of facilities for the next generation of young citizens.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

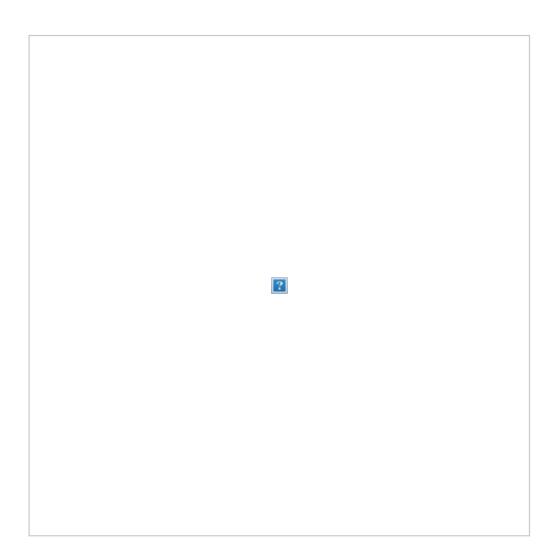
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Daniel Balasoglou

Date: Tuesday, 10 June 2025 10:45:37 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Daniel Balasoglou

Organisation name:

Agent's full name:

Email address: dbalasoglou@yahoo.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

ECB clubrooms and facilities are currently not fit for purpose and require updating.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

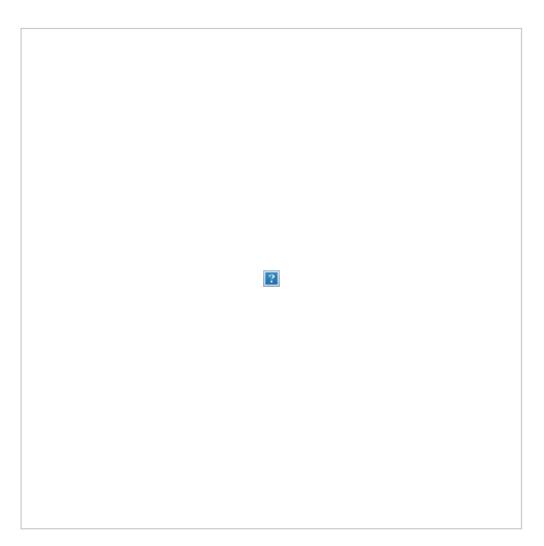
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Daniel Irvine

Date: Tuesday, 10 June 2025 11:15:46 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Daniel Irvine

Organisation name:

Agent's full name:

Email address: danirvine@icloud.com

Contact phone number:

Postal address: 19 Valerie cres

Okura

Auckland 0792

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi bay.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support the plan to develop Windsor park.

I or we seek the following decision by council: Approve the plan change without any amendments

140.1

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

?

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Andrew Davey

Date: Tuesday, 10 June 2025 1:15:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Davey

Organisation name:

Agent's full name:

Email address: andrewda@gmail.com

Contact phone number:

Postal address: 7 Highwood Grove Torbay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Ensuring the Windsor park and club facilities meet the needs for the community in the future.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

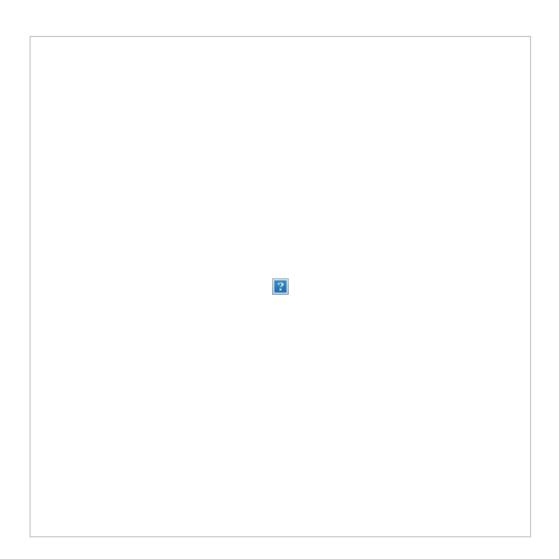
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Adrian Donald

Date: Wednesday, 11 June 2025 1:31:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adrian Donald

Organisation name: North Harbour Rugby

Agent's full name: Adrian Donald

Email address: adrian.donald@gmail.com

Contact phone number:

Postal address: 60 Cliff Road Auckland Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Private Plan change to enable rezoning of the proposed land at Windsor Park, Mairangi Bay

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The change in land use would allow a small area to be rezoned and sold, with the proceeds of the sale going directly to enhancing and redeveloping the park facilities. such development would benefit the wider community and sporting organisations utilising the green spaces and facilities.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

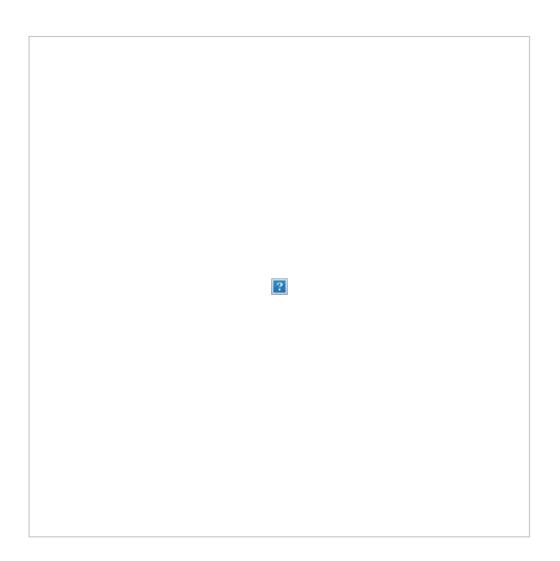
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Andrew Cordes

Date: Wednesday, 11 June 2025 4:00:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Cordes

Organisation name:

Agent's full name:

Email address: acordes@premiumtools.au

Contact phone number:

Postal address: 2 Headsail Drive Long Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I support the amendment as it allows East Coast Bays Rugby and Cricket Clubs to secure their future and build clubrooms, floodlit fields a 4 lane indoor cricket nets. Offering the community state of the art facilities.

Regards,

Andrew

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

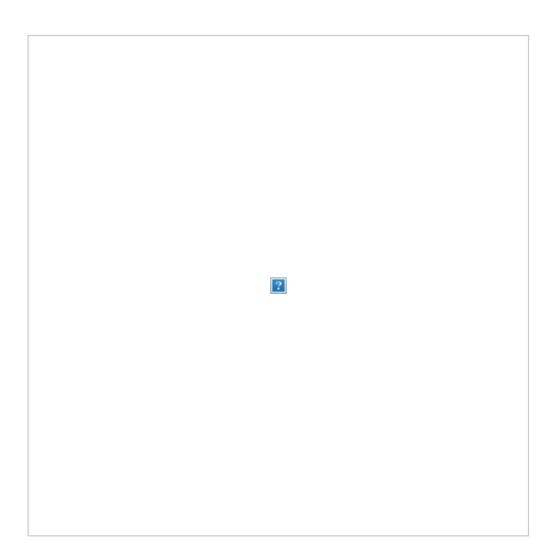
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Andrew Smart

Date: Wednesday, 11 June 2025 8:15:56 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Smart

Organisation name:

Agent's full name: Andrew Smart

Email address: smart.j.andrew@gmail.com

Contact phone number:

Postal address:

Hobsonville Point Auckland 0616

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Selling off some of this land will provide funding to upgrade East Coasty Bays Cricket/Rugby field to provide better sport/recreation opportunities for the community.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

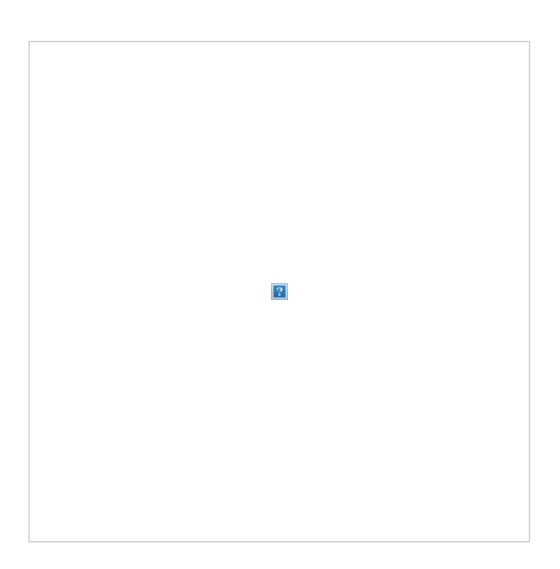
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Averil Joy Hay

Date: Tuesday, 10 June 2025 5:00:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Averil Joy Hay

Organisation name:

Agent's full name: Averil Hay

Email address: hay-family@xtra.co.nz

Contact phone number:

Postal address: 20 Wisteria Way Mairangi Bay Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

from Open Space - Sport and Active Recreation to Residential - Mixed Housing Urban zone under

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Sports grounds should be left as sports grounds for children and families to enjoy and to keep the green space we need in a city. More housing will overload the existing infrastructure as this does not seem to be upgraded as more housing is built. More housing also adds lots more traffic and there is also already a big lack of parking space to cars around existing housing.

I or we seek the following decision by council: Decline the plan change

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

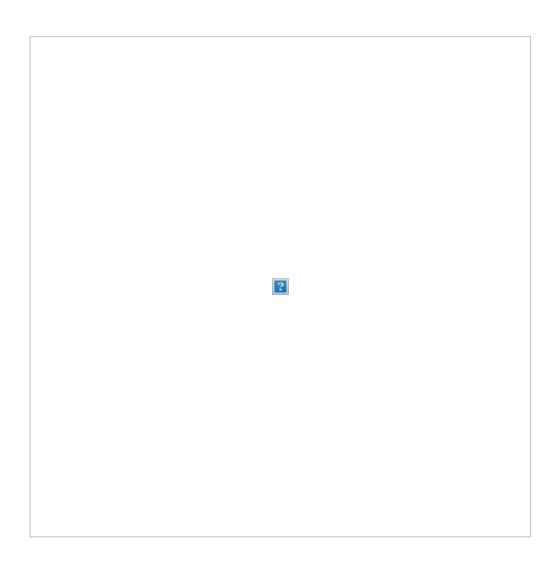
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: **Unitary Plan**

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Bruce Thomson Strang

Date: Friday, 13 June 2025 9:16:08 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bruce Thomson Strang

Organisation name: Windsor Park Mairangi Bay

Agent's full name: Bruce Strang

Email address: bruce.strang@hcb.co.nz

Contact phone number:

Postal address: 42 Hebron Road Wajake

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor Park Mairangi Bay

Property address: Windsor park Mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

My family & I have been part of this sports complex since the late 1970's playing rugby & cricket

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 13 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

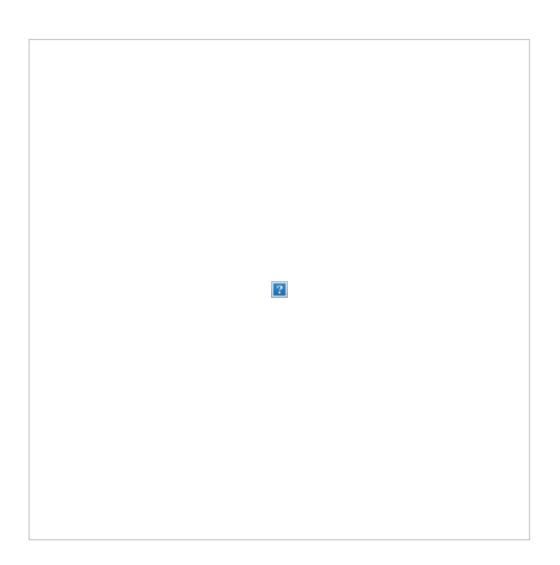
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Campbell Patterson

Date: Wednesday, 11 June 2025 8:15:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Campbell Patterson

Organisation name:

Agent's full name: Campbell Patterson

Email address: lifebydesignintl@hotmail.com

Contact phone number:

Postal address: 865 Beach Road Waiake Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor Park, Mairangi Bay

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Fully support the intended selling of land at Windsor Park, Mairangi Bay, so to help fund an amazing community initiative to improve the locations sporting facilities for the wider community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

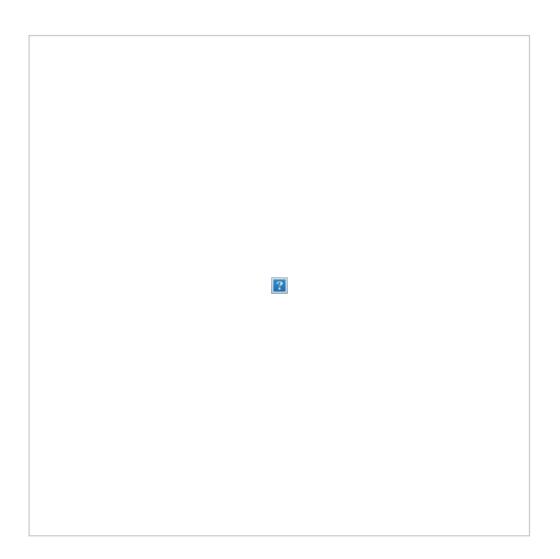
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Daniel Walker

Date: Wednesday, 11 June 2025 2:46:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Daniel Walker

Organisation name:

Agent's full name: Daniel Walker

Email address: danieljwalker777@gmail.com

Contact phone number:

Postal address: 75 Juniper Road Sunnynook Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Over time the park's facilities have become outdated and no longer meet the needs of our diverse and growing user base—especially the increasing number of women and girls participating in sport. The changing rooms, social spaces, and training amenities were built for a different era and are no longer fit for purpose.

Approving the plan change will allow Windsor Park Trust board to upgrade the Parks facilities benefiting the whole community.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

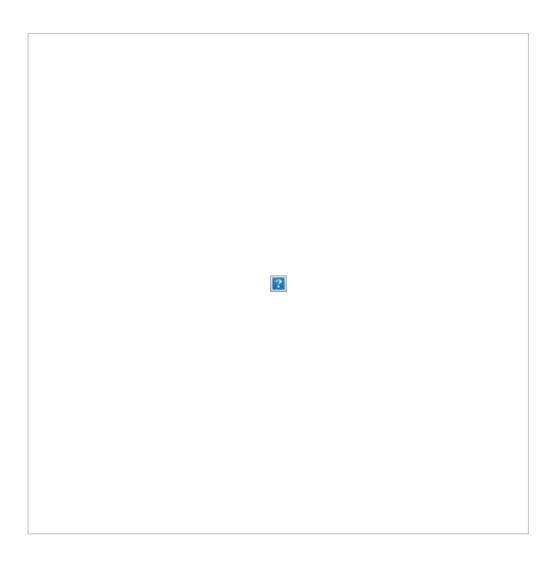
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - David Meacher

Date: Tuesday, 10 June 2025 2:00:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Meacher

Organisation name:

Agent's full name: David

Email address: dmeacher52@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The park's facilities have become outdated and no longer meet the needs of our diverse and growing user base, especially the increasing number of women and girls participating in sport. The changing rooms, social spaces, and training amenities were built for a different era and are no longer suitable for their intended purpose. The funds raised from the zoning of the land and its sale will be beneficial to the development and creation, which will greatly benefit the local community and beyond.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

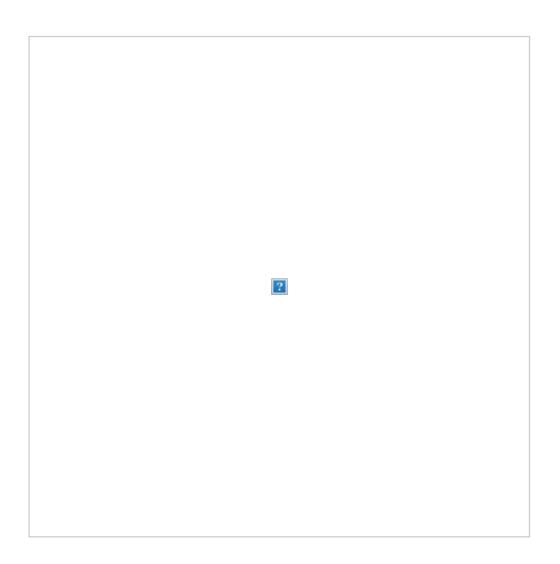
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Edward Hempseed

Date: Saturday, 14 June 2025 2:15:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Edward Hempseed

Organisation name:

Agent's full name: Edward

Email address: hempseeded@gmail.com

Contact phone number:

Postal address: 488a East Coast Road Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Assessment of Environmental effects

Property address: Noel Williams and the Wider Windsor Park surroundings

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The impact on the wider functioning of the community - schools, parking, transportation, rubbish collection logistics, loss of local character, loss of green space

I or we seek the following decision by council: Decline the plan change

Submission date: 14 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

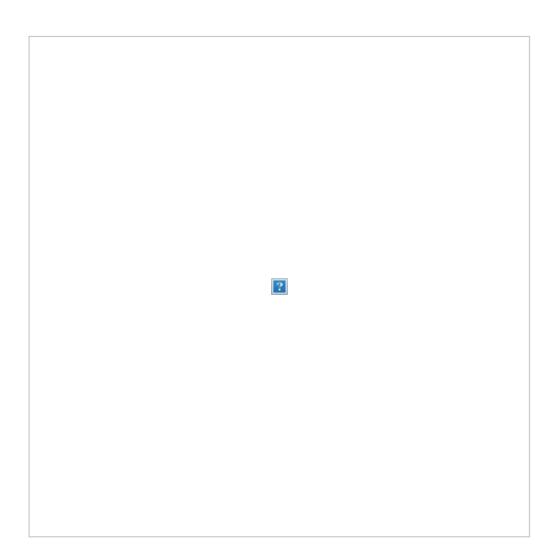
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



Unitary Plan To:

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Greg Stuart

Date: Thursday, 12 June 2025 10:30:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greg Stuart

Organisation name:

Agent's full name:

Email address: brettgreg@hotmail.com

Contact phone number:

Postal address: 1070A Beach rd Torbay

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor Park, Mairangi Bay

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Good for the community

I or we seek the following decision by council: Approve the plan change without any amendments

151.1

Details of amendments:

Submission date: 12 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

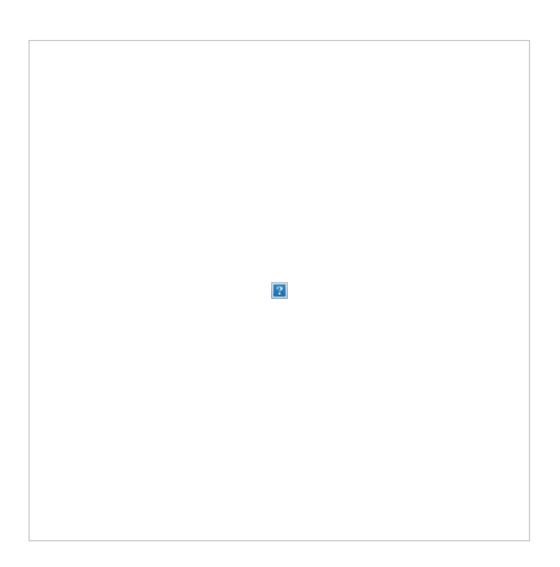
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Hugh Doyle

Date: Tuesday, 10 June 2025 8:00:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hugh Doyle

Organisation name:

Agent's full name:

Email address: hdoyle98@icloud.com

Contact phone number:

Postal address: 40 Matipo Road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I believe this in line with Auckland's unitary plan and will have benefits to the community

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

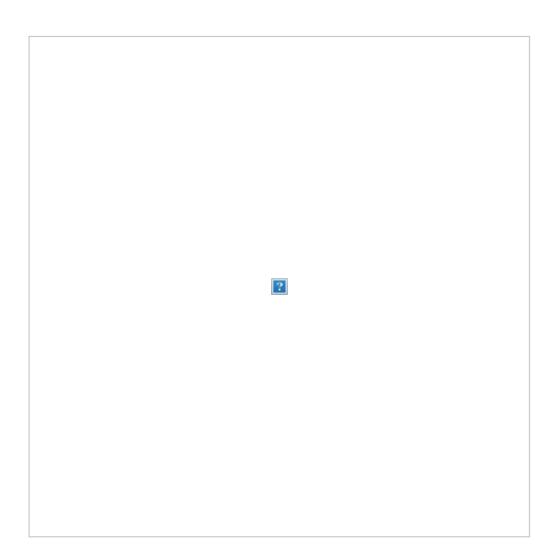
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Loudene Matais

Date: Tuesday, 10 June 2025 10:30:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Loudene Matais

Organisation name:

Agent's full name:

Email address: loudene@gmail.com

Contact phone number:

Postal address: 7b breeze lane Silverdale Auckland 0932

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have been using Windsor park for 6 years since my boys strred plating club rugby

I or we seek the following decision by council: Approve the plan change without any amendments

153.1

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

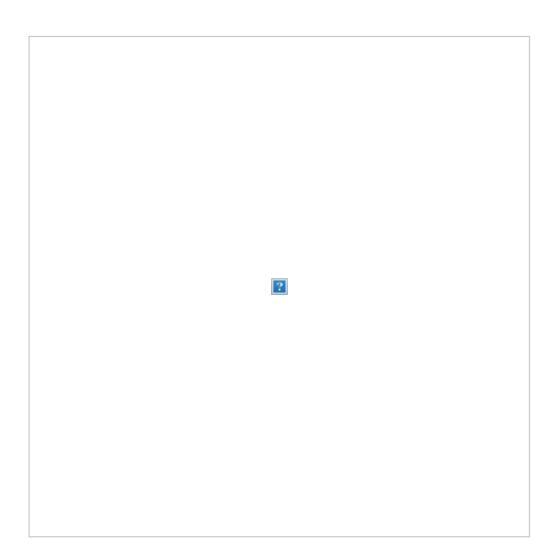
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Mark Beale

Date: Thursday, 12 June 2025 10:15:59 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Beale

Organisation name: Home

Agent's full name: Mark Beale

Email address: ecb.markbeale@gmail.com

Contact phone number:

Postal address: 1 Newhaven Terrace Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The need for a community sports space for our local sportsmen and sports women to participate in sporting activities. There is no such facility at this stage on the North Shore, and is desperately needed to carry the North Shore into the next generation of Sports men and women.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 12 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

154.2

Declaration

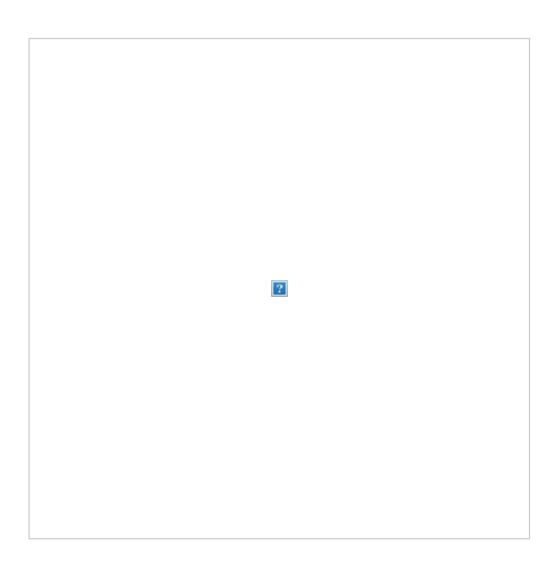
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Patrick George John Gale

Date: Thursday, 12 June 2025 8:00:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Patrick George John Gale

Organisation name: Rangitoto College

Agent's full name:

Email address: patrick.gale@rangitoto.school.nz

Contact phone number:

Postal address: 564 East Coast Rd Auckland Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

The supplied traffic management plan

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Rangitoto College does not support this proposal.

The main entrance to the college is at the intersection of East Coast Road and Sunrise Avenue, lying in very close proximity (approximately 400 m) to the north of Noel Williams Place.

The college is the largest in New Zealand with a roll of 4086 students and a workforce of 340.

This concentration of people, in a location bounded by extremely busy roads, produces significant health & safety concerns, even before further population density is added to the local area. We are currently working with Auckland Transport and the New Zealand Police to address our concerns about student (both our students and those from local primary schools) safety on the pedestrian crossing at this intersection. We believe that this development would further exacerbate this issue.

The report makes little reference to pedestrians and no mention of the volume that the college generates at the start and end of the school day and there appears to be no consideration for their safety. In particular, at the end of the school day a very large number of students cross both Windsor Place and Noel Williams Place where there is no traffic management in place to protect pedestrians. We have had a number of near misses in this location and so have serious concerns about any additional traffic and people movement.

Parking is a major problem in the local area. There is no student parking on site and insufficient parking for college staff. This creates significant pressure in the surrounding area and provides issues for homeowners. The report estimates the need for 20 - 70 on-street parking spaces. We would argue that these simply do not exist when the school is in operation. The report also suggests that parking is available in Windsor Park car park. It is our understanding that this car park is owned by the Windsor Park Baptist Church. They do not allow our students or staff to park there and so wonder if this assumption has been fact checked.

We do not believe that the Integrated Transportation Assessment Report has accurately captured the traffic situation during school hours (8.20 am to 3.40 pm).

We dispute the following contained within the report:

Page 1

These and other matters are addressed in detail in this report. By way of summary, it is considered that the proposed development, as detailed in this report, will have minor traffic effects to the function, capacity, and safety of the surrounding transport network.

Page 12

As will be described, the proposed development is considered to add relatively small additional traffic movements onto East Coast Road and is therefore not expected to significantly affect the operation and safety of the nearby intersections.

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;

Page 32

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.

In addition to the concerns above, the college also has concerns regarding the impact of 100 houses being developed "in one hit" within the Rangitoto College zone. We are governed by an enrolment scheme and are currently working with the Ministry of Education to address issues of overcrowding. We no longer accept selective entry applications. This means to be enrolled at the college a student must live in the college zone. Being so close to the college, this development will inevitably add further pressure on the college roll.

We note one of the intended benefits within this proposal is the development of an indoor cricket centre. The college is open to sharing our indoor cricket centre with the East Coast Bays Cricket Club.

I or we seek the following decision by council: Decline the plan change

155.1

155 2

Submission date: 12 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - PAUL CAMPBELL MALBON

Date: Wednesday, 11 June 2025 4:31:02 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: PAUL CAMPBELL MALBON

Organisation name:

Agent's full name: PAUL CAMPBELL MALBON

Email address: pmalbon89@gmail.com

Contact phone number:

Postal address: 113 Chivalry Road Auckland Auckland 6029

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Pc 115

Property address: East Coast road, mairangi bay

Map or maps: Windsor Park

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The plan is good already.

I or we seek the following decision by council: Approve the plan change without any amendments

156.1

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

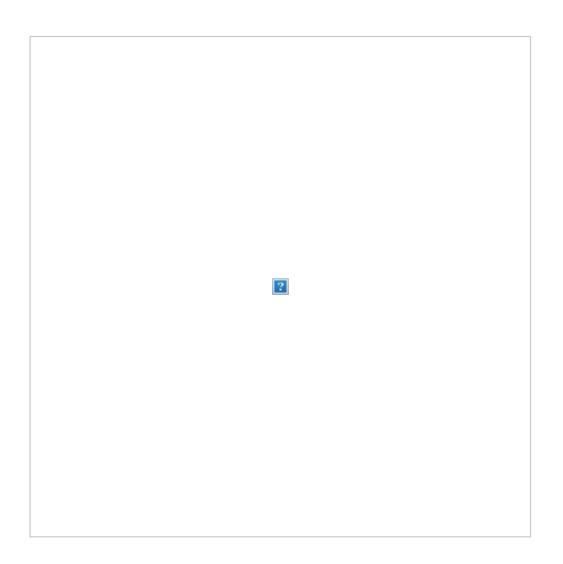
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Paul Schon

Date: Sunday, 15 June 2025 2:00:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Schon

Organisation name:

Agent's full name:

Email address: schon.paulo@gmail.com

Contact phone number:

Postal address: 29 Orchard rd Browns Bay Browns Bay 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning of part of Windsor Park to Urban use.

Property address: Windsor Park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have been involved at one time in the running of Windsor park for a number of years so understand the necessity of this proposed change. This asset has been provided free to the people of the North Shore for over 28 years for recreation and sport. Many diverse organizations have used the facility for events and meeting as well as sport. The cost of running the park and its ageing infrastructure is becoming prohibitive with most of the cost born by the two sporting codes that own the facility. It is intended by rezoning and selling a small portion the land that is surplus to requirements to free up capital to invest back into the facility and make it much more fit for purpose. Sport and recreation continue to evolve both in personnel mix, safety requirements, and higher infrastructure standards for facilities. To meet this demand it will be necessary to invest significant capital in the short term. If this is not started soon this local asset may fall into a state that the facility will not be able to used by anyone in the near term.

I or we seek the following decision by council: Approve the plan change without any amendments

157.2

157.

Details of amendments:

Submission date: 15 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

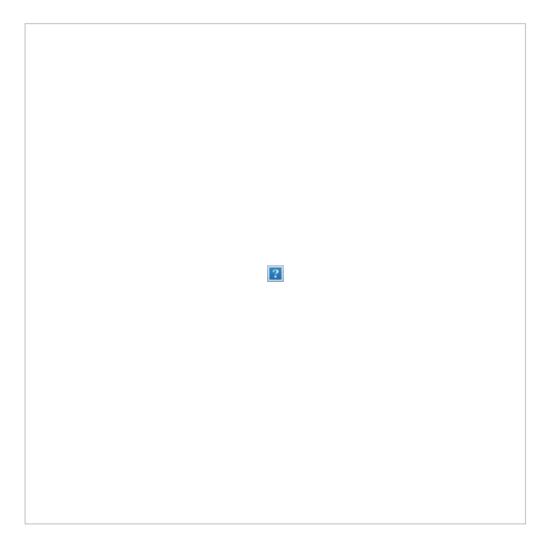
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



email may be those of the individual sender and may not necessarily reflect the views of Council.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ryan Harrison

Date: Tuesday, 10 June 2025 4:45:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ryan Harrison

Organisation name:

Agent's full name:

Email address: ryanharrison842@gmail.com

Contact phone number:

Postal address: 61 Bankside road Silverdale Auckland 0932

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Club and facilities needs updating

I or we seek the following decision by council: Approve the plan change without any amendments

158.1

Details of amendments:

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

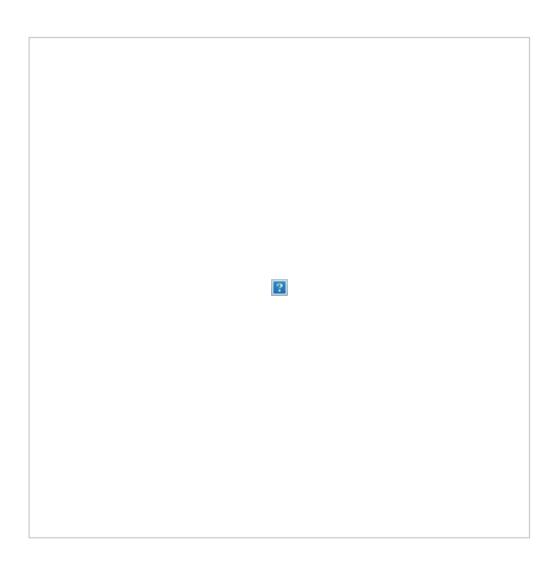
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ryan Schierhout

Date: Wednesday, 11 June 2025 7:45:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ryan Schierhout

Organisation name:

Agent's full name: Ryan Schierhout

Email address: ryansch99@hotmail.com

Contact phone number:

Postal address: 17 Squirrel Lane Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It is a great opportunity for the rugby and cricket club to make a significant amount of money to upgrade facilities

I or we seek the following decision by council: Approve the plan change without any amendments

159.1

Details of amendments:

Submission date: 11 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

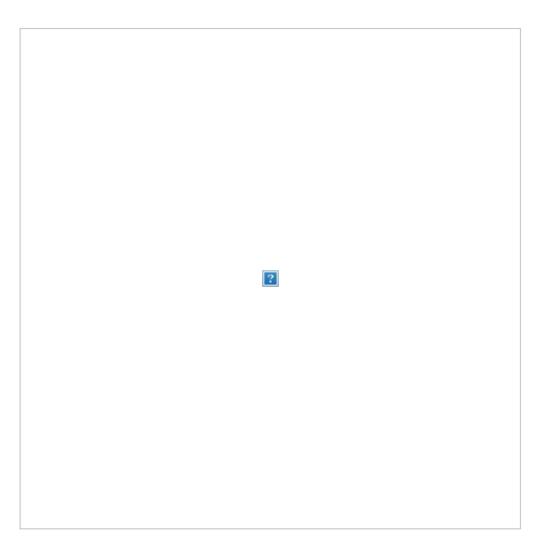
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tania Glover

Date: Saturday, 14 June 2025 3:30:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tania Glover

Organisation name:

Agent's full name: Tania Glover

Email address: tania.laurie@xtra.co.nz

Contact phone number:

Postal address: 2/4 Noumea Place Mairangi Bay Auckland Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning of the Windsor Park Land to Residential.

Property address: Windsor Park - Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Windsor Park is a unique parcel of land which provides recreational area for multiple sports and is already at capacity with current sports registrations held at the club specifically Rugby. The area also has a rapidly growing population with current intensive development which will put further pressure on the area for recreational land. Developing a large parcel of land at the club will mean the club cannot functionally operate.

I understand the desire for the organization to develop a new facility but it really needs help from organizations like the council to get this done so Windsor Park can continue to provide recreational facilities to the community.

I or we seek the following decision by council: Decline the plan change

160.2

160.1

Submission date: 14 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

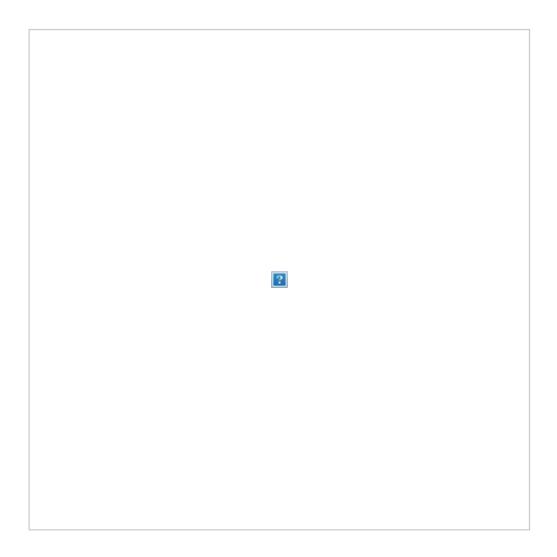
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Adam Harris

Date: Monday, 16 June 2025 7:30:55 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adam Harris

Organisation name:

Agent's full name:

Email address: adamjbharris@gmail.con

Contact phone number:

Postal address:

Browns Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

New Club facilities are required for rugby and cricket

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

161.2

161.1

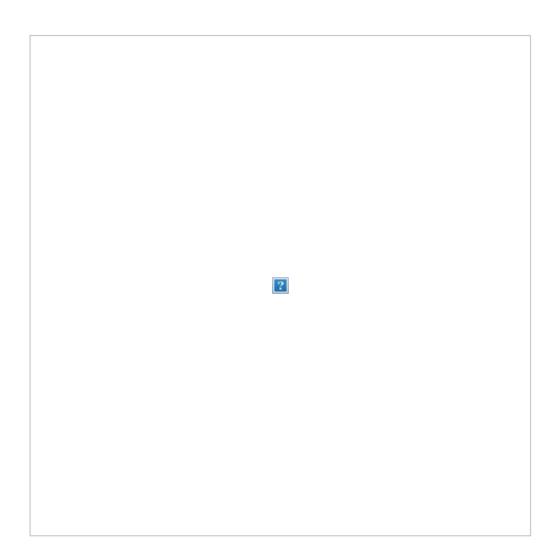
Page 1 of 2

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Angela Ferguson

Date: Monday, 16 June 2025 9:15:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela Ferguson

Organisation name:

Agent's full name:

Email address: angela@squirrel.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Space is under utilised only suitable for warm ups and boggy and not used by the cricket club and lack of overall facilities for a major sports ground for Mairangi Bay.

I or we seek the following decision by council: Approve the plan change without any amendments

162.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

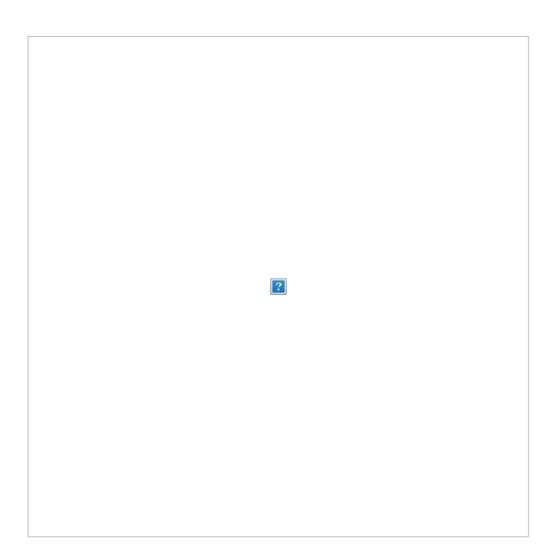
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Arthur Dewe

Date: Monday, 16 June 2025 7:31:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Arthur Dewe

Organisation name:

Agent's full name:

Email address: felixgdewe@gmail.com

Contact phone number:

Postal address: 1/50 Sylvan Avenue Northcote Auckland 0627

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This would enable the creation of a valuable community asset through sales of unused land, benefitting multiple groups in the local area and securing the clubs future in a challenging time for senior club sport.

I or we seek the following decision by council: Approve the plan change without any amendments

163.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

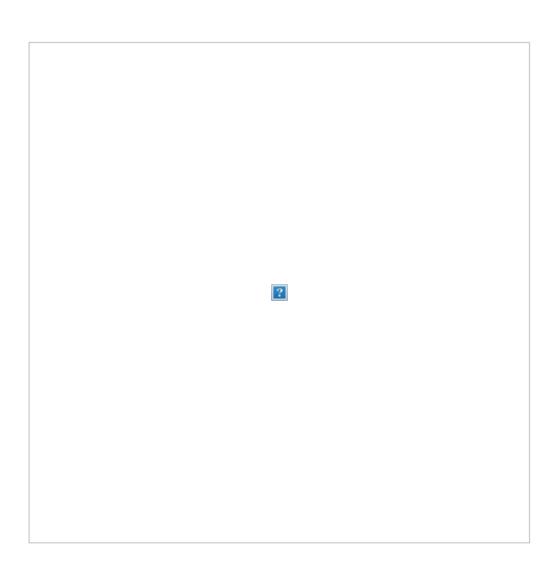
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Blake Jay

Date: Monday, 16 June 2025 7:31:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Blake Jay

Organisation name:

Agent's full name:

Email address: blakejay0623@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The new facilities that will be provided for East Coast Bays sports teams will be pivotal for the clubs, as well as changing the use of land which may be more run down or not used as much.

I or we seek the following decision by council: Approve the plan change without any amendments

164.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

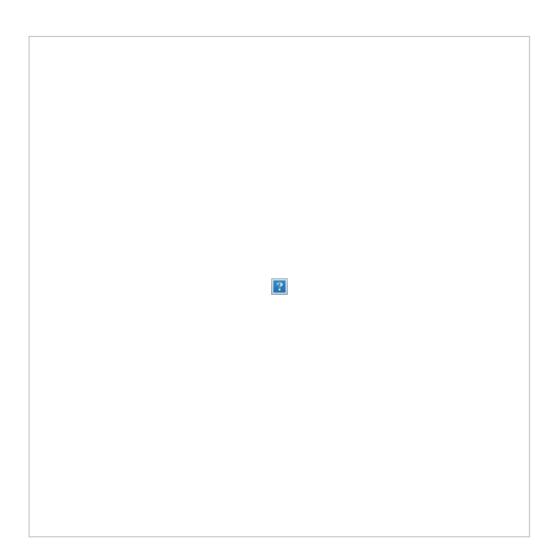
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



Unitary Plan To:

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Brandon Matzopoulos

Date: Monday, 16 June 2025 7:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brandon Matzopoulos

Organisation name:

Agent's full name:

Email address: brandonmatz@jcloud.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I want better facilities

It will support cricket and rugby

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

165.1

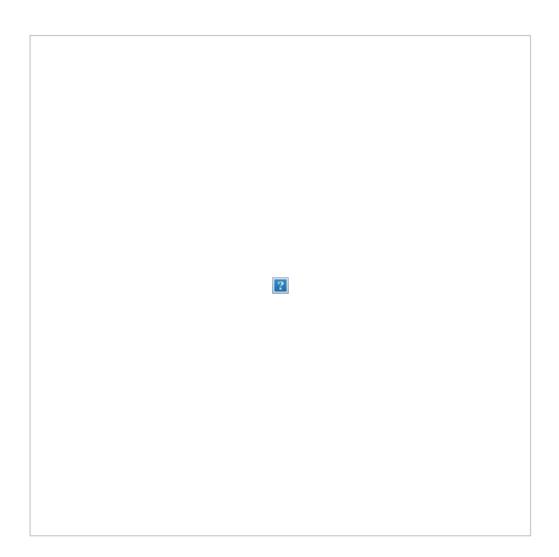
165.2

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Callum Fredric

Date: Monday, 16 June 2025 7:31:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Callum Fredric

Organisation name:

Agent's full name:

Email address: callumfredric@gmail.com

Contact phone number: 0273675491

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am a member of East Coast Bays Cricket Club and the facilities are very outdate. The practice nets are dangerous due to uneven bounce which makes it dangerous for batting. The runup is very uneven with potholes which is dangerous for bowling. New practice nets would make an enormous difference to the club. We also have no indoor net facilities so have to pay for separate indoor net usage during winter and spring. Further, the clubrooms are very outdated and new clubrooms would help to revitalise the cricket club and encourage more people to buy food and drink which would also contribute to the club's revenue.

I or we seek the following decision by council: Approve the plan change without any amendments

166.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

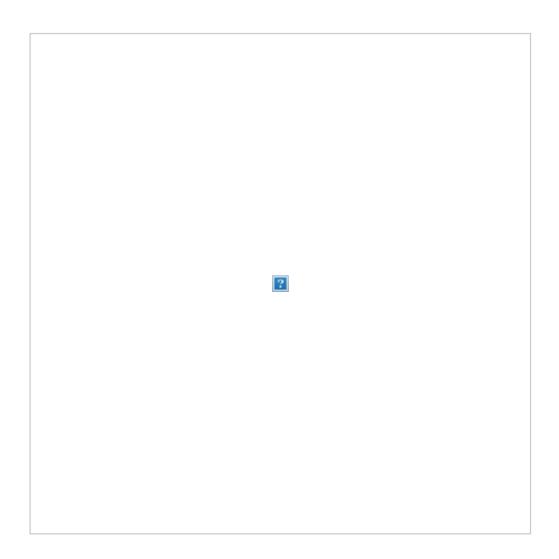
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Dylan de Beer

Date: Monday, 16 June 2025 7:31:03 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dylan de Beer

Organisation name: East Coast bays Cricket club

Agent's full name:

Email address: debeerdylan06@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, Mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Building a new facility

I or we seek the following decision by council: Approve the plan change without any amendments

167.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

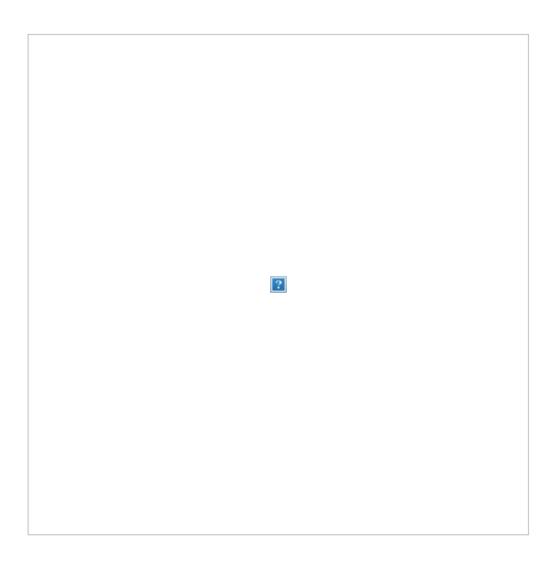
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ethan Holman

Date: Monday, 16 June 2025 7:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ethan Holman

Organisation name:

Agent's full name:

Email address: ethanholman9@gmail.com

Contact phone number:

Postal address:

Long Bay Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I want indoor nets

I or we seek the following decision by council: Approve the plan change without any amendments

of we seek the following decision by council. Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

168.

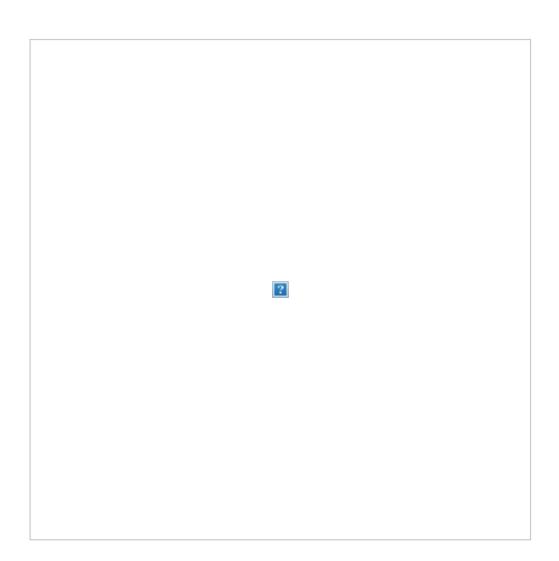
168.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jordan van zyl

Date: Monday, 16 June 2025 7:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jordan van zyl

Organisation name:

Agent's full name:

Email address: jordanvz1@icloud.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

To get better facilities and expand the club for future cricket and rugby.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

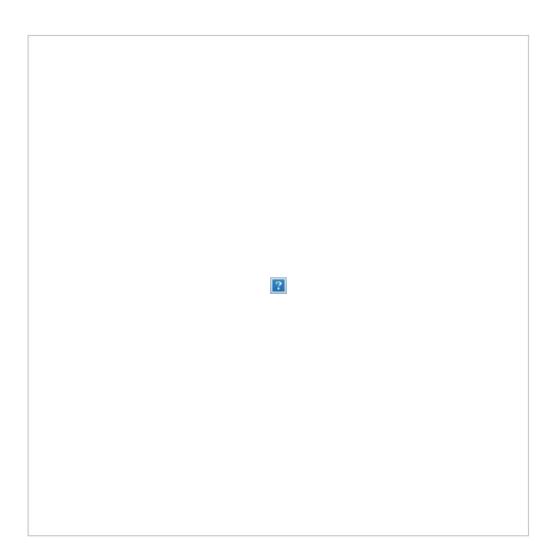
169.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Josh van der Sande

Date: Monday, 16 June 2025 7:30:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Josh van der Sande

Organisation name:

Agent's full name: Josh VDS

Email address: joshvds177@gmail.com

Contact phone number:

Postal address: 22 Portobell place Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This we benefit the sporting community of the bays with rugby and cricket

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

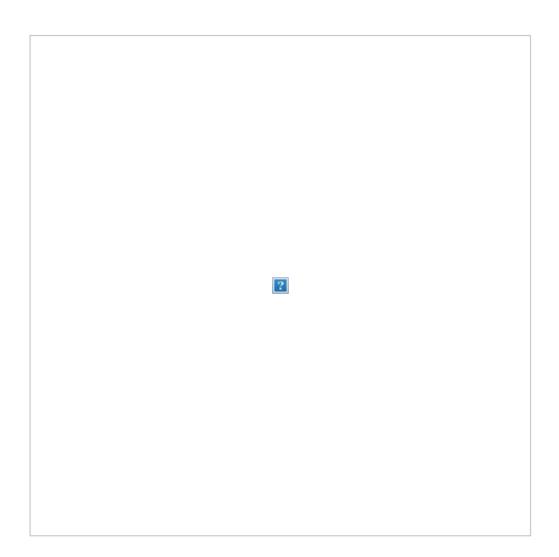
170.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Kian Krause

Date: Monday, 16 June 2025 7:31:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kian Krause

Organisation name:

Agent's full name:

Email address: kiankrause22466@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I want to support the development of local athletes in the community by providing them with state of the art facilities to help develop their sporting skill. This would be important for the community because it will encourage athletes to get involved.

I or we seek the following decision by council: Approve the plan change without any amendments

1/1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

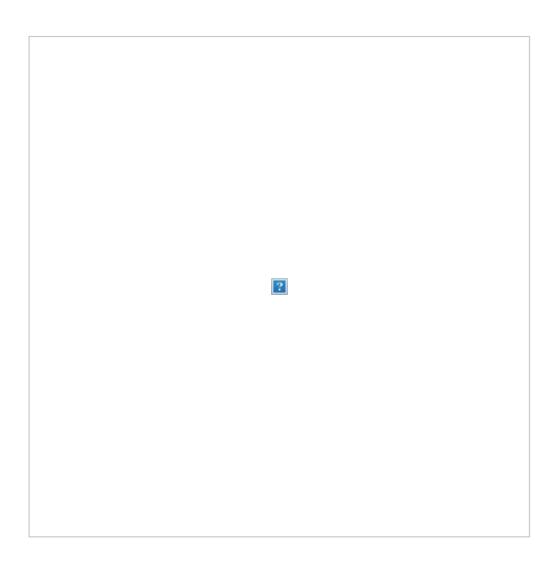
Declaration

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lakshitha Weerakkody

Date: Monday, 16 June 2025 7:31:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lakshitha Weerakkody

Organisation name:

Agent's full name:

Email address: weerakkodylr@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

New facility will help the cricket community and uplifting the level of the prayers

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

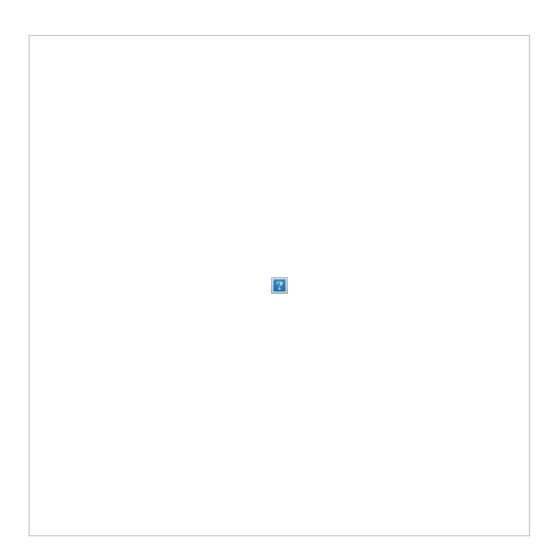
172.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Liam Kristiffor

Date: Monday, 16 June 2025 7:31:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Liam Kristiffor

Organisation name:

Agent's full name:

Email address: lkristiffor@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It allows my home cricket club to afford a new facility to improve our club and local sporting athletes

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

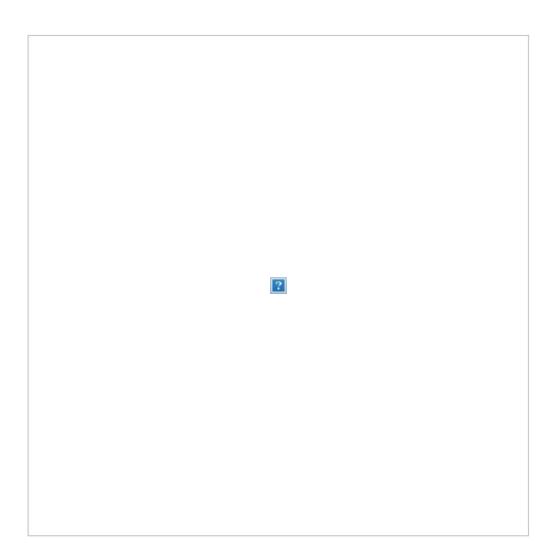
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Logan Ferguson

Date: Monday, 16 June 2025 7:31:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Logan Ferguson

Organisation name:

Agent's full name:

Email address: Iferguson6000@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I believe it will drastically improve community rugby and cricket facilities

I or we seek the following decision by council: Approve the plan change without any amendments

174.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

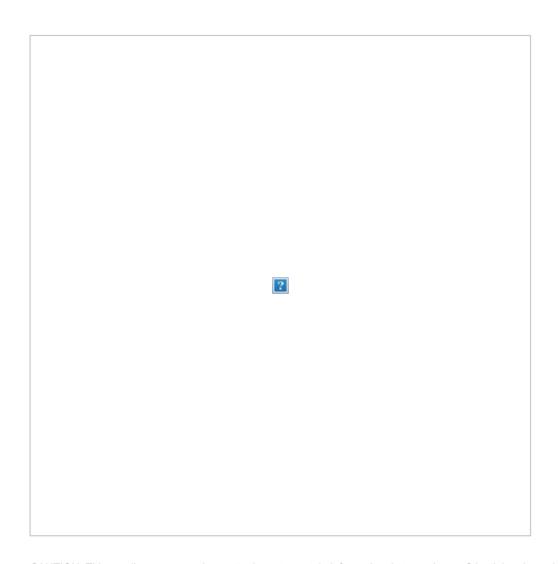
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Luke Watson

Date: Monday, 16 June 2025 7:31:01 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Luke Watson

Organisation name:

Agent's full name:

Email address: lukewato7@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Good for the community to have improved facilities for sport for community members.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

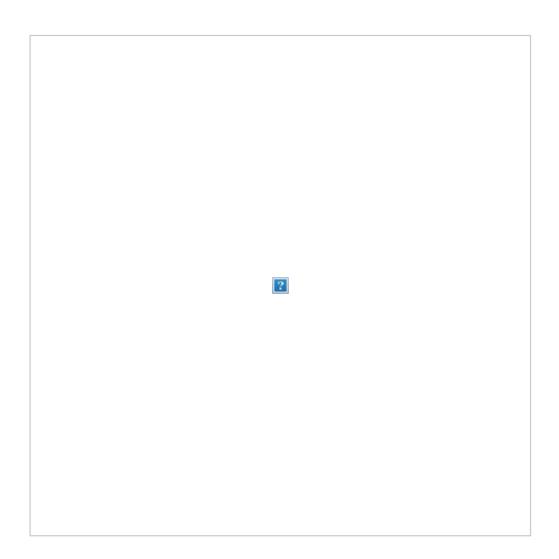
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Matthew Ross

Date: Monday, 16 June 2025 7:30:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matthew Ross

Organisation name:

Agent's full name:

Email address: mattyw.ross@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park, Mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Better facilities

I or we seek the following decision by council: Approve the plan change without any amendments

176.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

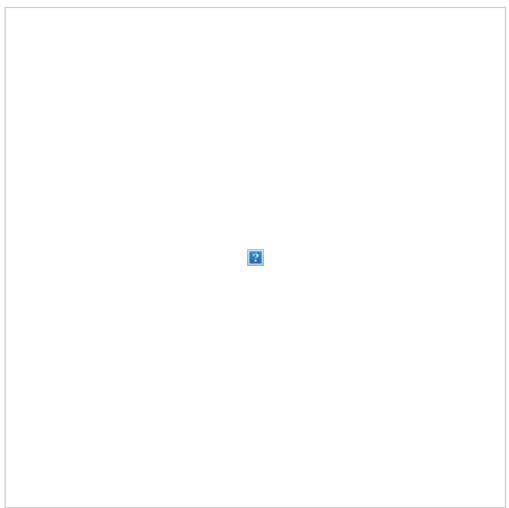
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Molly Dougherty

Date: Monday, 16 June 2025 9:15:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Molly Dougherty

Organisation name:

Agent's full name:

Email address: mollydougherty326@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It would benefit the sporting community of east coast bays and the surrounding areas

I or we seek the following decision by council: Approve the plan change without any amendments

177.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

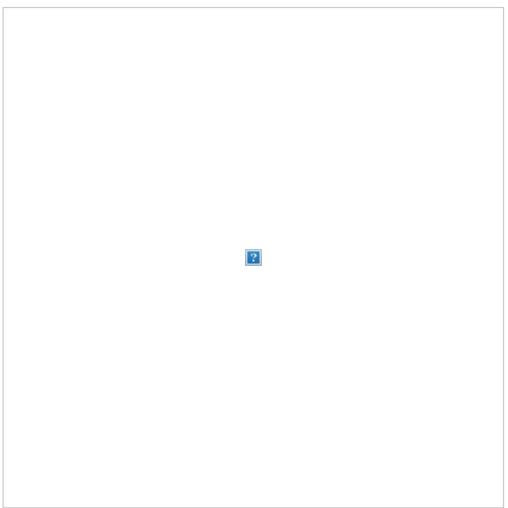
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Nathan Banks

Date: Monday, 16 June 2025 6:15:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nathan Banks

Organisation name:

Agent's full name:

Email address: nathanbanks18@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Rezoning, and ultimately the sale of the land at Windsor Park will give the club the opportunity to build state-of-the-art facilities for cricket, rugby, and the community that will provide more benefit to the local community than currently is being provided with the the current facilities.

It will secure the long-term future of both clubs which are important to the local area.

I or we seek the following decision by council: Approve the plan change without any amendments

178.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

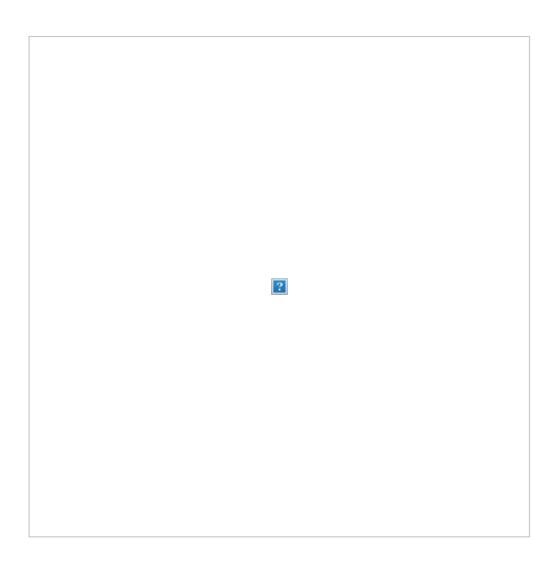
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Niravkumar Rathod

Date: Monday, 16 June 2025 7:31:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Niravkumar Rathod

Organisation name:

Agent's full name:

Email address: niravrathod008@gmail.com

Contact phone number:

Postal address: 474 east coast road Windsor park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are: Indoor facilities would be really good for sports

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

179.2

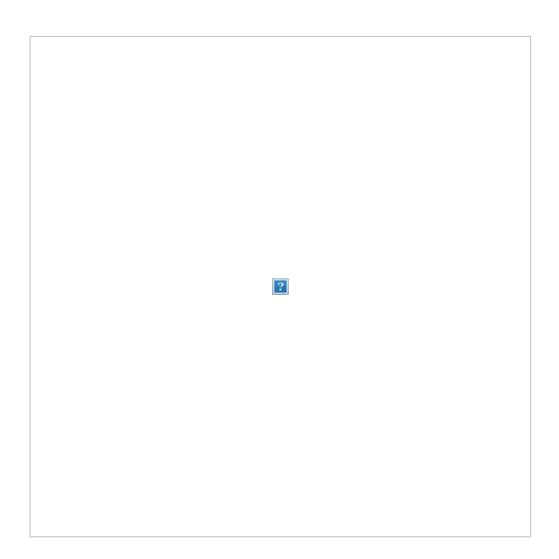
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Reza Naderi

Date: Friday, 13 June 2025 11:30:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Reza Naderi

Organisation name:

Agent's full name:

Email address: reza.naderi@hotmail.com

Contact phone number: 021452086

Postal address: 29a noel williams place windsor park auckladn 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Change from MHU to MHS and enter and exit into church carpark and out church carpark and into street between 492-498 East Coast Road.

This street has not mentioned anywhere and is perfectly positioned and size to take in the extra traffic from development.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We live on the street and we see the traffic in and out in particular peak times. The Commute Transport Report (attachment 9) has many flaws. The first one is the date that they did the traffic survey (pages 9-11) which was Thursday 8th February 2024. This was the first week back for school and categorically and hisotircally the first week back from SUMMER HOLIDAYS are the quietest times of the school year. Many people are still away on holiday and volumes only become realistic between end of Week 2 to Week 3 after the summer holidays. The numbers of cars shown turning into Noel Williams in peak times is completely inaccurate of every day life that we see every day. I dispute this survey date and will be providing video footage showing this is incorrect and will attach in separate email.

Another issue, is not taking into account NEAR MISSES of both crashes and car-person collisions.

180.1 180.2 We see these every single day and yes they do not end up in actual collision but a near miss is just as dangerous and with increase in cars due to development the actual rate of collisions will definitely increase and this has not been taken into consideration.

The next issue is section 7, titled access. Carriageway point number 3 is 5.2-5.5m and 5.5m is the minimum width required for 2 way traffic (which this development coming into Noel willaims will need). Adding the markings do not increase the width of this section at all and currently no cars even park on this anyway as tehre is no houses on this side of the street. yet they suggest to increase footpath from 1.2-1.8m which essentially will then take off 60cm from the road - therefore making the road less than the minimum width required for 2 wayu traffic.

Currently our residents on the street already utilize the off street parking and cannot even have enough space to park so are constantly on the footpath. Pictures attached. So to then add minimum of 60 additional cars per hour as mentioned in this document.

having the develoment traffic come in and out of street off East Coast Road between numbers 492-498 is the ideal position if this development was to go ahead. Already, as a resident i go through the carpark and turn right off this street as it is near impossible to turn right in efficinet time from Noel Willaims place. With the retail traffic from Windsor Park ALSO turning into Noel Williams this is a complete hazard and an oversight. Weekend traffic coming out of retail shops to just go into Noel Williams is diabolical and then you add development traffic turning into street also. Often the reetail traffic come straight into Noel Williams not realsing it is a street and then we get stuck getting through. These are all everyday incidents that we live and that we see that a report generated via one day and online records can. I am sending photos to the email adddress as they are JPG and i cannot convert to PDF

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Change from MHU to MHS so that less dwellings are build lessening traffic and to have cars enter and exit into development via church

Submission date: 13 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

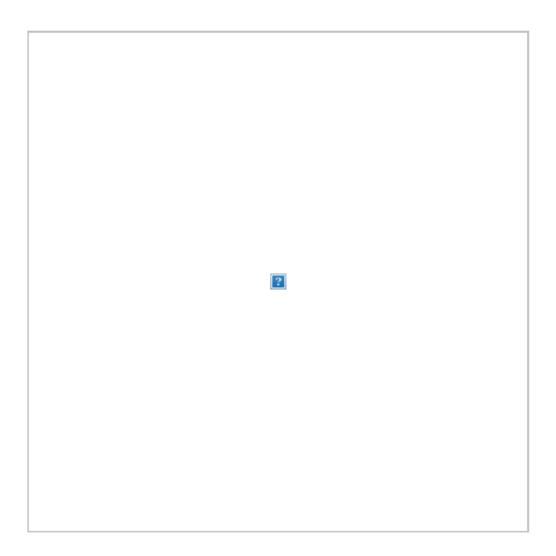
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



From: Najmeh Naderi
To: Unitary Plan

Subject: Photos For Submission Evidence (Reza Naderi - submitted 11:20am 13 June 2025)

Date: Friday, 13 June 2025 11:21:46 am

Attachments: pic 5.jpg

pic 5.jpg pic 4.jpg pic 3.jpg pic 2.jpg pic 1.jpg











To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Rishabh Kapoor

Date: Monday, 16 June 2025 7:31:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rishabh Kapoor

Organisation name:

Agent's full name:

Email address: Rishabh.kapoornz@gmail.com

Contact phone number: 0210789808

Postal address:

Albany Heights Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mirangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I think it's a great idea to support rugby and cricket especially for the new generation of players. Improved facilities and improved quality of play. Also makes it easier for families wanting closer access to accommodation closer to the ground

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

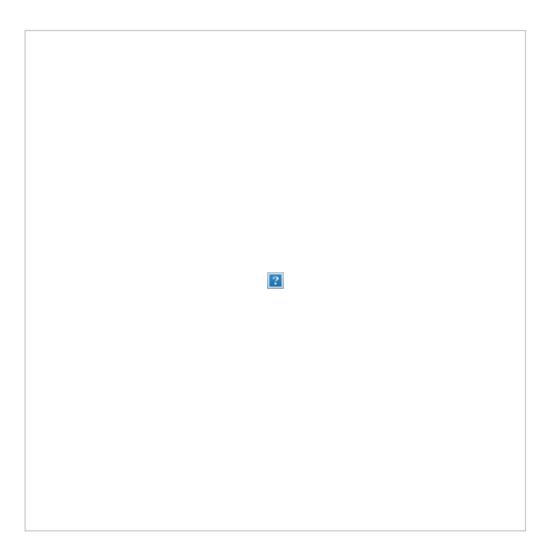
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ryan Johnson

Date: Monday, 16 June 2025 7:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ryan Johnson

Organisation name: Ryan

Agent's full name:

Email address: ryanj58a@gmail.com

Contact phone number:

Postal address:

Campbell bay Auckland 0620

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It would just look better for the community and help the Cricker/rugby club.

I or we seek the following decision by council: Approve the plan change without any amendments

182.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

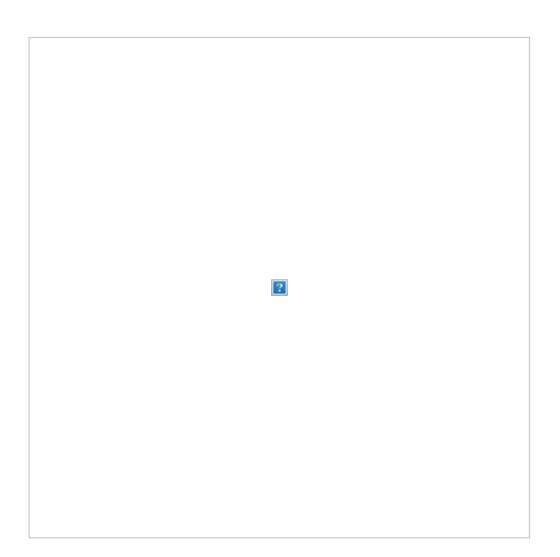
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Ryan Millward

Date: Monday, 16 June 2025 7:46:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ryan Millward

Organisation name:

Agent's full name:

Email address: rlmillward@outlook.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I want to have updated facility that provides better opportunities for the local community to thrive in the cricket and rugby spaces.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

183.2

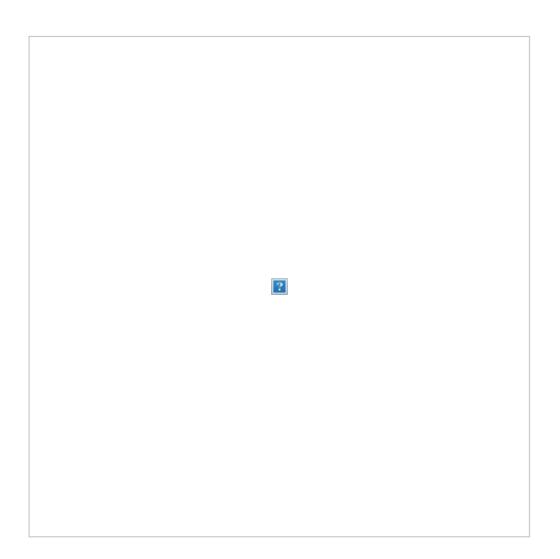
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Simon Gough

Date: Tuesday, 17 June 2025 12:30:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simon Gough

Organisation name: Aserra

Agent's full name: Simon Gough

Email address: simongough@outlook.com

Contact phone number:

Postal address: 64/17 Georgia Terrace Auckland Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address:

Map or maps: Windsor Park, Mairangi Bay

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support this change.

I or we seek the following decision by council: Approve the plan change without any amendments

184.1

Details of amendments:

Submission date: 17 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

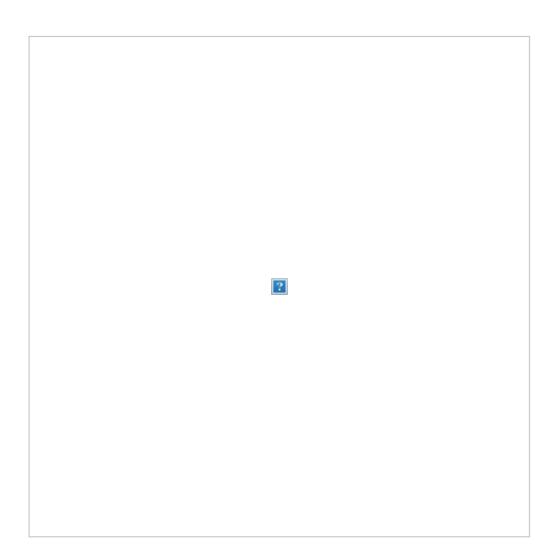
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tien Lan Hsu

Date: Monday, 16 June 2025 2:01:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tien Lan Hsu

Organisation name: No

Agent's full name: No

Email address: future0228@gmail.com

Contact phone number: 0212289877

Postal address: 41a Ayton Drive Totara Vale Auckland Auckland 0629

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor Park have a church in there, we go there in weekend. East Coast Rd is a main road in the area, it is inconvenience for us if we would like to turn right from the church. If you would like to build a plenty of townhouse in there, you should consider transportation problem very well. It will cause lots of problem for citizen who live the area and us.

Property address: 41a Ayton Drive, totara vale.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Windsor Park have a church in there, we go there in weekend. East Coast Rd is a main road in the area, it is inconvenience for us if we would like to turn right from the church. If you would like to build a plenty of townhouse in there, you should consider transportation problem very well. It will cause lots of problem for citizen who live the area and us.

I or we seek the following decision by council: Decline the plan change

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

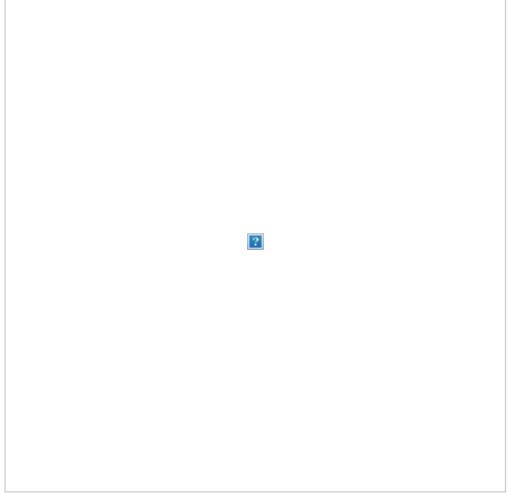
Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tim Ferguson

Date: Monday, 16 June 2025 9:31:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Ferguson

Organisation name:

Agent's full name:

Email address: sportyfergs@gmail.com

Contact phone number:

Postal address: 12 Hastings Road Mairangi Bay Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Current facilities are outdated, do not cater for female athletes. The land behind the current club room can be better utilised than it is currently.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

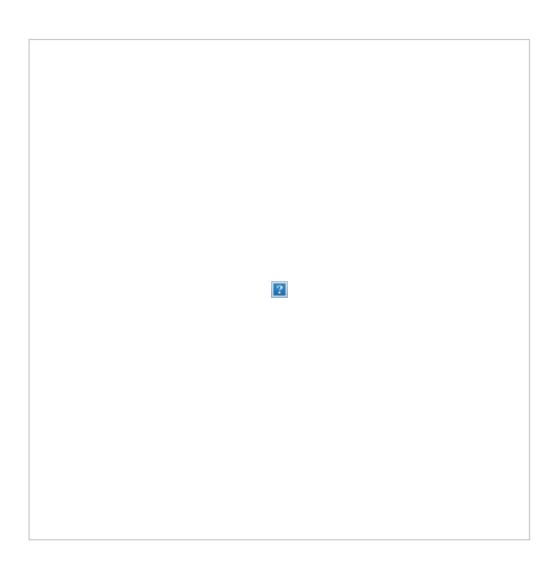
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: **Unitary Plan**

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Toby Costain

Date: Monday, 16 June 2025 7:31:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Toby Costain

Organisation name:

Agent's full name:

Email address: tobysocials123@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It allows my club to be able to afford better facilities for me and my community be batter at there game

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

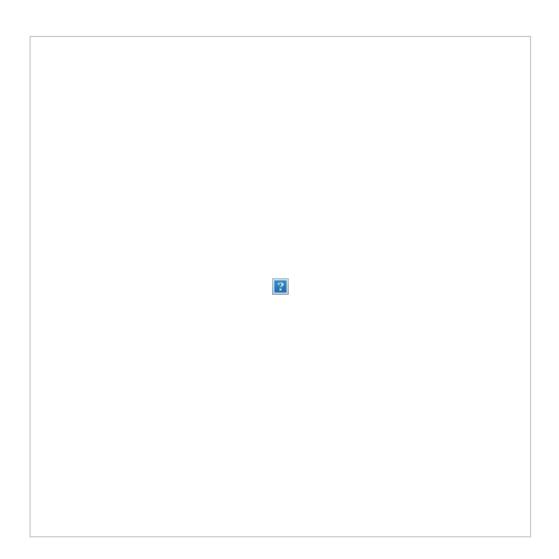
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - YU yang

Date: Monday, 16 June 2025 11:01:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: YU yang

Organisation name:

Agent's full name:

Email address: john-yang95@hotmail.com

Contact phone number:

Postal address: 2 Truro Road Sandringham Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It's a place for the community and provides a space for the area.

I or we seek the following decision by council: Approve the plan change without any amendments

188.1

Details of amendments:

Submission date: 16 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

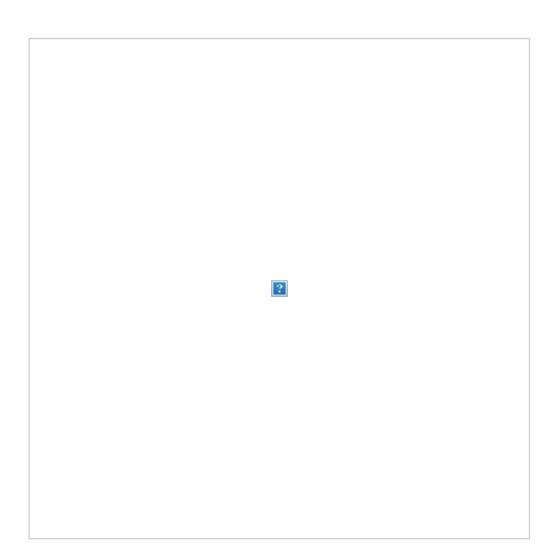
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - maddie stevens

Date: Tuesday, 17 June 2025 8:45:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: maddie stevens

Organisation name:

Agent's full name:

Email address: maddiestevens42@yahoo.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Community asset that benefits many local groups.

Property address: Windsor park, miarangi bay

Map or maps: Windor park, miarangi bay

Other provisions:

Community asset that benefits many local groups.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Community asset that benefits many local groups.

I or we seek the following decision by council: Decline the plan change

Submission date: 17 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

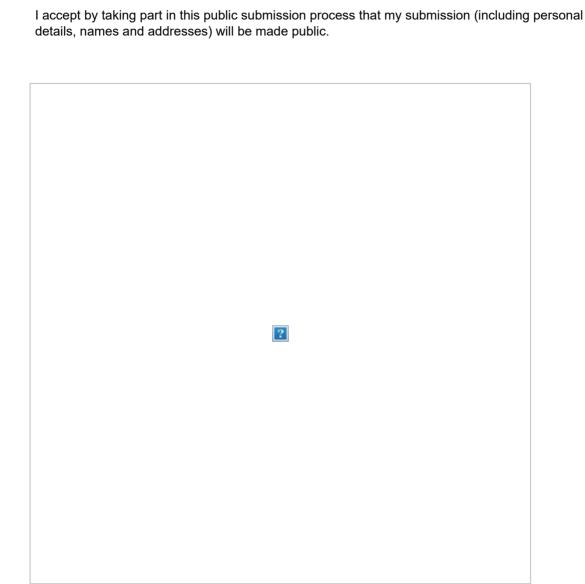
Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - William Walker

Date: Wednesday, 18 June 2025 4:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: William Walker

Organisation name:

Agent's full name:

Email address: w.walker@hotmail.co.nz

Contact phone number:

Postal address: 6 Bluefin Way West Harbour Auckland 0618

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

It's a community asset and many people and groups will benefit from it.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 18 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

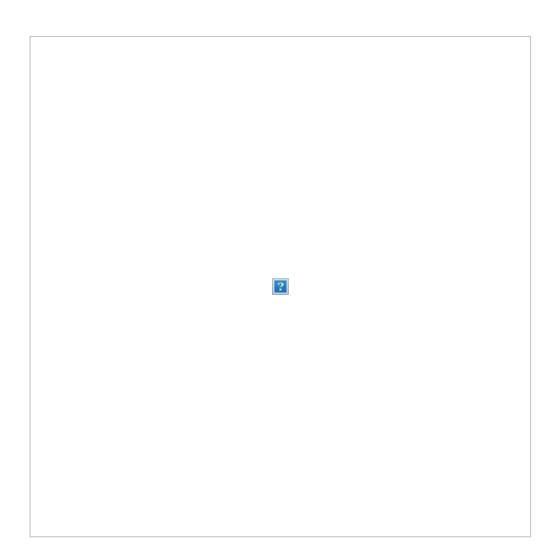
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



From: Dan Spearing
To: Unitary Plan
Cc: Kourtney

Subject: Plan Change 115 (Private) - Windsor Park, Auckland

Date: Sunday, 22 June 2025 6:01:26 pm

Tēnā koe.

To whom it may concern.

We strongly oppose Proposed Private Plan Change 115, which seeks to rezone approximately 12,800m² (1.28ha) at 20 Noel Williams Place, Windsor Park from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban (MHU). This proposal raises significant planning, environmental, community, and procedural concerns, and should not be approved

Detailed Grounds for Opposition

1. Loss of Public Open Space and Recreational Amenity

- The land proposed for rezoning is currently designated as Open Space Sport and Active Recreation, contributing to the health, wellbeing, and community engagement of the local population.
- Windsor Park is a critical recreational hub in East Coast Bays, serving diverse users including children, elderly, and sports clubs. Its partial removal would undermine the park's functionality and capacity.
- Auckland Council has a statutory and moral obligation to protect existing recreational green space, especially in high-growth urban areas where such spaces are increasingly rare

2. Inconsistency with the Auckland Unitary Plan and Regional Policy Statement

- The proposal is inconsistent with the Auckland Unitary Plan (AUP), which designates the land for open space in support of recreation, community events, and ecological values.
- Introducing a residential zoning in the middle of a regional sports precinct fragments land use and undermines the AUP's integrated urban planning strategy.
- The proposal fails to support the Auckland Plan 2050's outcome for "Belonging and Participation," which includes protecting and enhancing open spaces.

3. Environmental and Urban Design Concerns

- The site currently acts as a green buffer and provides urban cooling, stormwater absorption, and ecological value. Rezoning to MHU risks:
 - Increased surface runoff and flood risk due to impermeable surfaces.
 - Heat island effects and tree cover loss.
 - Increased pressure on local transport infrastructure, schools, and utilities without appropriate upgrades or planning.
- There is no accompanying Environmental Impact Assessment (EIA) or Infrastructure Capacity Assessment to confirm mitigation of these impacts.

4. Procedural Concerns and Community Engagement Deficit

- There has been insufficient community consultation regarding the proposal. Rezoning public recreation space demands a transparent and participatory process.
- It is unclear how or whether key stakeholders—including local residents, mana whenua, schools, and sports clubs—were consulted before this application was accepted.
- Lack of a clear cost-benefit analysis or evidence of net public good undermines the credibility of the plan change request.

5. Risk of Precedent for Future Loss of Public Assets

- Approving this plan change sets a dangerous precedent for other community recreation lands to be similarly privatised or rezoned for development.
- Such a precedent erodes public trust in Auckland Council's stewardship of public assets and contradicts the council's stated open space strategies.

6. No Demonstrated Public Benefit or Strategic Need

- The proposal appears to serve private development interests rather than a demonstrable public good.
- Auckland already has numerous locations identified for infill and intensification under MHU zoning. There is no evidence that this specific parcel is essential to meet housing targets.
- The location within a functioning sports precinct makes it one of the least appropriate options for new housing.

Consensus

Given the serious concerns raised above, I/we respectfully urge Auckland Council to decline Proposed Private Plan Change 115 in its entirety. The long-term value of public green space, the integrity of planning policy, and the voice of the community must be prioritised over short-term private development gains.

191.1

Ngā mihi,

Dan & Kourtney Spearing (owners of 508A East Coast Road).

Get Outlook for iOS

From: Andrew & Arienne (Rien) Wills

To: <u>Unitary Plan</u>

Subject: Submission on a notified proposal - PC 115 (Private) - Windsor Park

Date: Friday, 20 June 2025 9:19:12 pm

Attachments: Form 5 - Submission on 20 Noel Williams Place - Andrew Wills.pdf

Submission on 20 Noel Williams Place - Andrew Wills.pdf

Submission on a notified proposal for plan change or variation with regards to: PC 115 (Private) - Windsor Park - 20 Noel Williams Place

Attn: Planning Technician, Auckland Council Kia Ora, Attached please find my completed Form 5... and a supporting document.

Kind Regards, Andrew Wills

Submission on a notified proposal for policy statement or plan change or variation Clause 6 of Schedule 1, Resource Management Act 1991 FORM 5

amended and the reasons for your views)



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :					For office use only		
Attn: Planning Technician					Submission No:		
Auckland Council					Receipt Date:		
Level 16, 135 Alber Private Bag 92300	rt Street						
Auckland 1142							
Submitter details							
Full Name or Nam	e of Agent (if applic	able)					
Mr/Mrs/Miss/Ms(Full							
Name) Mr Andrew Wills Organisation Name (if submission is made on behalf of Organisation)							
Organisation Nam	e (if submission is	made on	behalf of O	rganisation)			
Address for service	ce of Submitter		ě				
31 Noel Williams Place							
Windsor Park							
Telephone:	272126353		Email:	andrew.rien@	Damail.com		
Contact Person: (Na	ame and designation	, if applica	able)		55		
Scope of submission							
This is a submission on the following proposed plan change / variation to an existing plan:							
Plan Change/Variation Number		PC 115 (Private)					
Dian Ohanna Maria ii an Nama			and and David				
Plan Change/Variation Name		Windsor Park					
The specific provis	sions that my subm	ission re	lates to are:				
(Please identify the	specific parts of the	proposed	plan change	/ variation)			
Plan provision(s)							
Or							
Property Address	20 Noel Williams Place, Windsor Park						
<i>Or</i> Map							
Or Other (specify)							
Submission							
My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them							

I support the specific provisions identified above						
l oppose the specific provisions identified above						
I wish to have the provisions identified above amended Yes 🗷 No 🔲						
The reasons for my views are:						
Our submission is not against the development of #20 but rather looking at issues around parking and traffic m	anagement.					
Having lived here for 25 years we possibly have some insights (and potential solutions) that snapsh	ots can't give you					
Continued in attached document						
(continue on a separa	te sheet if necessary					
I seek the following decision by Council:						
Accept the proposed plan change / variation						
Accept the proposed plan change / variation with amendments as outlined below						
Decline the proposed plan change / variation						
If the proposed plan change / variation is not declined, then amend it as outlined below.						
Making changes to safely allow for the extra residents and vehicles						
Both the access road, Noel Williams Place and provision for overflow parking						
I wish to be heard in support of my submission	×					
I do not wish to be heard in support of my submission						
If others make a similar submission, I will consider presenting a joint case with them at a hearing						
06/20/2025						
06/20/2025						
Signature of Submitter Date						
(or person authorised to sign on behalf of submitter)						
Notes to person making submission: If you are making a submission to the Environmental Protection Authority, you should use Form 16						
If you are making a submission to the Environmental Protection Authority, you should use Form 161	3.					
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.						
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.						
I could ☐ /could not ☑ gain an advantage in trade competition through this submission.						
If you <u>could</u> gain an advantage in trade competition through this submission please complete the following:						
I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:						
(a) adversely affects the environment; and						
(b) does not relate to trade competition or the effects of trade competition.						

Submission from Andrew & Arienne Wills on PC 115 (Private): Windsor Park (20 Noel Williams Place)

With regards to the rezoning and development of 20 Noel Williams Place, from *Assessment of Environmental Effects 18 December 2024*, the purpose of this current exercise is to "assess development scale and enable a density calculation of 80-100 residential units for assessment purposes"

Our submission is not against the development of #20 but rather looking at issues around parking and traffic management. Having lived here for 25 years we possibly have some insights (and potential solutions) that snapshots can't give you.

Noel Williams Place currently has:

- 17 properties, with almost a third of them having two dwellings. Adding 80-100 units would translate to very significant increase of both residents and vehicles
- Several of the existing properties have 3 or 4 cars and parking is already at a premium in the street, aka not always available, and that's without any overflow from #20... and before factoring in the loss of possibly all 5 of these parking spots with the access way into #20



Parking Demand

This diagram shows no street parking within the development, and just one park per dwelling. And page 5 of *Attachment 6 – Masterplan 13 February 2025* doesn't give any hints of garages.

It's hard to imagine that being anything close to sufficient!



Figure 4: Indicative Concept Plan (Attachment 9.6)

Overflow Parking

Assessment of Environmental Effects 18 December 2024, states that "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".

Referring to the *Integrated Transportation Assessment Report - 20 January 2025*, with regards to Parking, Page 25 states "Given the availability of parking in the area, notably on Noel Williams Place and in the adjacent Windsor Park carpark, there is considered to be suitable parking availability to accommodate additional parking if required."

Though that is the opposite of what's stated in *Response 23 October 2024 Attachment C – Parks Planning PP1 Response*, "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" [on the Windsor Park carpark]

Hopefully Windsor Park Carpark can accommodate overflow parking? As there aren't many other streets with parking nearby.

Carriageway

"The new road extension carriageway within the site should measure 5.5m minimum with a 1.8m wide footpath"...

while the approach along Noel Williams according to the *Integrated Transportation Assessment Report - 20 January 2025, on* Page 28... "the carriageway width in Location 3 varies between 5.2m and 5.5m wide. Typically, a two-way carriageway should be a minimum of 5.5m wide for its full length to accommodate two-way vehicle movement. It is acknowledged that the existing road is narrower than this minimum in some places... The existing footpath also only measures 1.2m wide, and should be increased to 1.8m wide to accommodate the increased pedestrian volumes."

Wait! What? It's already 5.2 and you want to take another 0.6 to widen the footpath?!

The report also states:

- "To mitigate this width shortfall, it is recommended that NSAAT markings are installed
 on the eastern side of the carriageway in this narrower location". While not against this
 idea at all, the thought that it would made a difference is laughable as it's extremely rare
 for cars to park on that side
- "that has been observed to currently operate satisfactorily". Hmmm, is that why cars often park half on the footpath on that stretch?
- "It is also noted that any widening works in this area would be difficult, given the existing constraints present." **This is where we disagree**... If the council were to buy a 1m strip of land from the church... exactly where the NSAAT marking are (still leaving those markings), then the footpath could be widened AND cars fit to park on the road.

The proposed Noel Williams Place road upgrades:

Figure 16: Noel Williams Place Upgrades



It is recommended that the new road extension within the site continues this cross section, with a 5.5m wide carriageway. The footpath width within the site should measure a minimum of 1.8m wide.

Note: it is incredibly rare for there to be no parking on this stretch, though for obvious reasons, it's the last choice.

Traffic flows and volumes

Referring to the *Integrated Transportation Assessment Report - 20 January 2025*, page 11 states "the crash history does not reflect a particular traffic safety concern with the area surrounding the site". That's as may be, but if you factor in cautious drivers (as a consequence of lots of near misses...). **Does it really need a serious accident for people to take the issues on this street seriously?** There are 3 dangerous spots, some easier fixed than others, marked with **X**.





- 1. The corner by #13 Noel Williams. This is a relatively blind (and tight) corner... with parked cars it's often one way only... be it couriers or just people in a hurry, there are many near misses / quick stops on that corner. Solution: widening the road as previously suggested.
- 2. The exit from the takeaways. From your analysis I can see that you haven't observed the dinner window, rather only peak morning and evening traffic. There are a lot of cars that come out of here... all desperate to get home with their takeaways... and while they're waiting for the cars to turn out of Noel Williams they'll pull out and block the street... which in turns blocks cars turning into the street... tooting horns are not unusual here! This one is probably the easiest solved... Solution: some yellow paint and a cross hatch on the road as follows. In fact this doesn't need to wait for the development?

Figure 12: Existing Traffic Movements – Weekday Evening Peak Hour

| Second | Second



3. Turning into the street. The flush median has it's shortcomings... especially if you have to loiter there during the dinner shift / blocked road... and the issue, cars heading north too fast... and/or sunstrike... they often veer into the median... apart from unclogging the takeaway exit, no solution to this one, apart from sitting on the horn and educating drivers, one car at a time.



Finally, referring to the *Integrated Transportation Assessment Report - 20 January 2025*, Page 32 states "Based on the assessments undertaken in this report, it is concluded: 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"

We disagree. This street has so many near misses, it's hard to see that putting 4 or even 5 times as many residences on this street is not going to convert some of those near misses into serious accidents.

Conclusion

While the site can handle the proposed number of dwellings... there needs to be some further consideration of overflow parking as well as a few problem spots along Noel Williams Place.

Unitary Plan To:

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Binjie Chen

Saturday, 21 June 2025 7:16:06 pm Date:

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Binjie Chen

Organisation name: non

Agent's full name: non

Email address: katychen228@gmail.com

Contact phone number: 02108431050

Postal address: 14 Zara Court Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 115-Windsor Park precinct

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

It is a vital community asset in an already overdeveloped region. North Shore residents have already sacrificed too many green spaces in the name of development. We cannot afford to lose this one.

Besides it's already crowded in this area.

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Page 1 of 2

193.2

No

Declaration

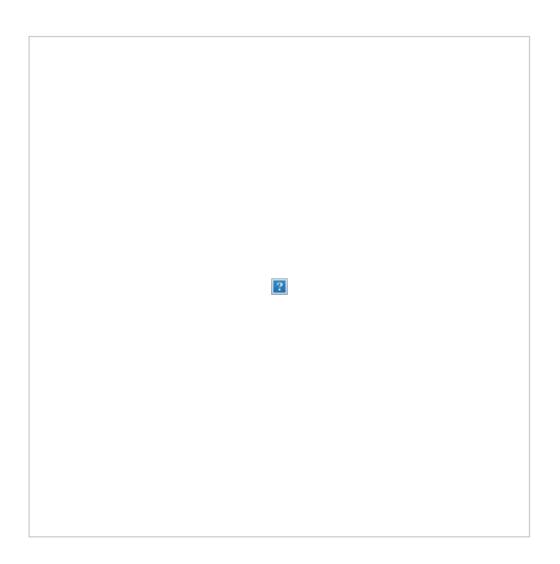
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - BRUCEDRINKWATER

Date: Monday, 23 June 2025 6:45:22 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: BRUCEDRINKWATER

Organisation name:

Agent's full name:

Email address: sandown@orcon.co.nz

Contact phone number:

Postal address:

0632 Albany

North shore 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Desitey

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Overloading of services

I or we seek the following decision by council: Decline the plan change

194.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Charis FAN

Date: Monday, 23 June 2025 5:46:26 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Charis FAN

Organisation name:

Agent's full name:

Email address: charis.fan@yahoo.com.hk

Contact phone number: 0226428234

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose to the plan with the following reasons:

Loss of Green Space: The park provides essential green space for recreation, relaxation, and biodiversity. Its removal can diminish the community's access to nature. The plan reduces air quality (fewer trees to filter pollution), leads to higher temperatures in summer due to loss of shade and increased concrete. It also leads to the loss of a recreational area for walking, jogging, or relaxation. With a higher population density, more green space is essential but the plan is just a contradict.

Increased Traffic: More residential units typically lead to more vehicles, causing heavier traffic congestion and potentially increasing the risk of accidents, especially in a previously quiet area.

Noise Pollution: Residential developments can introduce noise from construction, traffic, and daily activities, disrupting the peaceful environment. Noise pollution from construction and increased daily activity (cars, people, deliveries).

Reduced Property Values: The change in land use might affect property values nearby, especially if the area becomes overcrowded or less desirable. If the area becomes more congested and less desirable, home values may not rise as expected. This affects the existing residents in the areas nearby.

Strain on Local Resources: An influx of residents may strain local infrastructure, such as schools, hospitals, and public services, leading to overcrowding and reduced quality of services. There will be higher pressure on water, sewage, and electricity systems (possible more frequent outages or delays in service). Parking shortages is a concern as new homes and visitors don't have enough spaces.

Environmental Impact: The construction and increased human activity can harm local wildlife and ecosystems, leading to loss of habitats.

Social Disruption: The community dynamics may change as new residents move in, potentially disrupting the existing social fabric.

Limited Community Input: Residents may feel their concerns are overlooked during the planning and development process, leading to frustration and resentment.

Overcrowded Schools: The school nearby includes Rangitoto which the number of students rose from approximately 2900 in 2020 to 4100 in 2025. Number of students in Murrays Bay Primary School rose from approximately 580 in 2020 to more than 800 in 2025. These schools are already overcrowded, and 59 new households could mean to increase the population in these schools which will adversely affect the teaching standards. Students are being affected and opportunities offered by school are reduced. Resources (teachers, classrooms, facilities) will be overstretched.

In addition, not just to focus on this project, the residential areas in this school zones are having at least 8 houses on just one piece of land (originally it's just ONE house on a piece of land). The aggregate amount of new builds are concerned, but the number of schools, clinics, roads, parking space are remain the same or even reduced. This makes the existing residents to worry a lot on the living environment includes every aspects mentioned above. It is too crowded to include such huge residential project in the suburb.

195.3

I or we seek the following decision by council: Decline the plan change

195.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

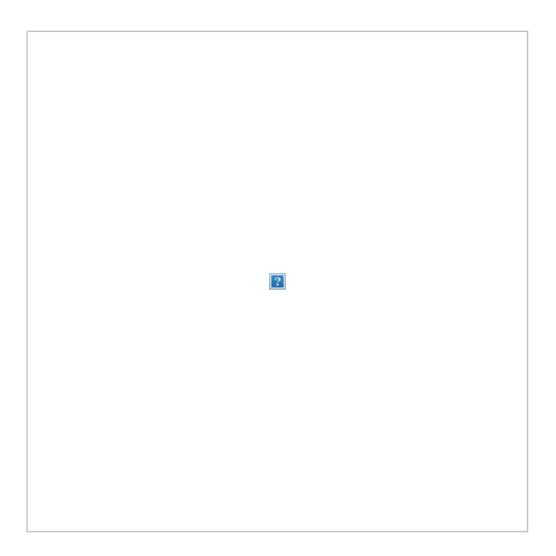
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Charles Peter Hazelden

Date: Saturday, 21 June 2025 11:46:07 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Charles Peter Hazelden

Organisation name:

Agent's full name: Charlie Hazelden

Email address: charliehazelden@gmail.com

Contact phone number:

Postal address: 16 Tudor Pl Auckland Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 11 Noel Williams Place Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The major reason against rezoning this from Open Space to Mixed housing zone is that you are removing green recreation sports field to build more high density housing. This is a very shortsighted view of the planners as once this open space is gone there will be no turning back. I wonder why you are not able to build the new clubrooms and sports facility without selling the other property. You need to look longterm. There will be so many more people coming in to use the new facility and the removing of this green space for high density will have a substantial impact on traffic flow, safety of children and our daily lives.

Are all the services such water, power, stormwater, roading, and electrical of the new development housing block going to be paid by the Council or the developer? At least a third of the development costs will be spent on infrastructure.

I also want to bring to your attention that this neighborhood is known for its quiet and peaceful environment and these significant changes will create safety concerns for our daily lives and traffic flow. Traffic flow and school children leaving Rangitoto College at peak times causes chaos. Turning right from Noel Wiliams Place into East Coast Rd is like taking your life in your hands. Have

you considered having a set of traffic lights here? Another 200 or 300 vehicles entering and exiting here will be disastrous.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

196.1

Details of amendments: Traffic lights. Build the sports facility and not sell the green space.

196.2

196.3

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

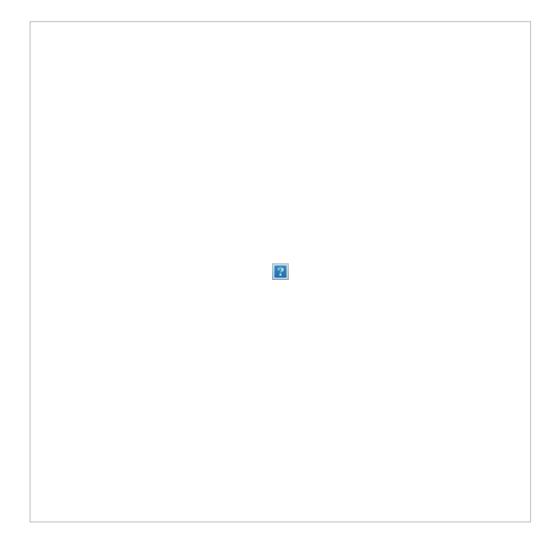
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chen

Date: Sunday, 22 June 2025 9:31:05 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chen

Organisation name:

Agent's full name:

Email address: cche213@gmail.con

Contact phone number:

Postal address: 506 East Coast road Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

.

Property address: .

Map or maps: .

Other provisions:

.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Loss of the greenfield for the community . Infrastructure includes road is not capable for such a big increase number of housing.

I or we seek the following decision by council: Decline the plan change

197.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

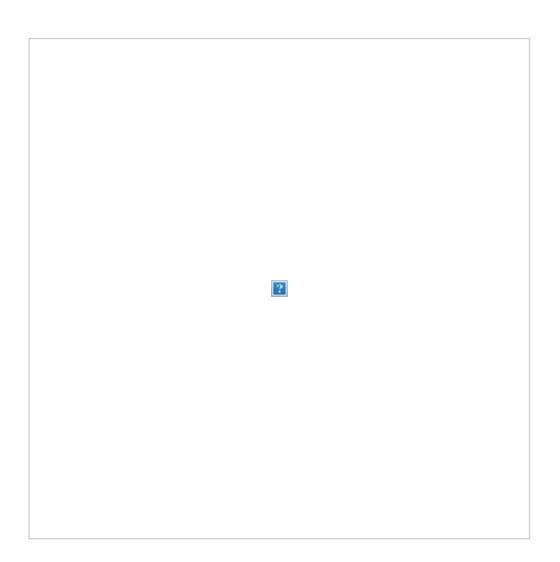
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chi Yu Chan

Date: Sunday, 22 June 2025 2:46:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chi Yu Chan

Organisation name:

Agent's full name:

Email address: chiyujacky.chan@gmail.com

Contact phone number:

Postal address: 21 Zara Court Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Traffic Impact on East Coast Road – Real-World Congestion Not Fully Acknowledged

While the transportation report (Attachment 9) claims the added traffic will have a minimal effect on East Coast Road, this assumption is based on modelling and averages that do not fully reflect the lived experience of local road users. In practice:

- East Coast Road is already heavily congested during morning and evening peak hours.
- The projected ~60–80 extra vehicle movements per peak hour may appear low as a percentage, but even small increases can compound delays and queuing in already stretched conditions.
- The assessment does not sufficiently account for cumulative development in surrounding areas, including intensification under the NPS-UD and Plan Change 78.
- 2. Right Turns from Noel Williams Place Sightline and Queuing Safety Risks

The development proposes to funnel most vehicle movements through Noel Williams Place, which

connects to East Coast Road. However:

- Right turns from Noel Williams Place onto East Coast Road (towards Forrest Hill and Constellation Drive) are already challenging due to:
- Poor sightlines from both directions, particularly from vehicles approaching downhill or accelerating after Windsor Place.
- Heavy queuing in the left-hand lane on East Coast Road, often blocking visibility and creating pressure for unsafe gap acceptance by right-turning drivers.
- The report's modelling does not fully account for these real-world safety and visibility concerns, nor does it commit to any mitigation.
- The increase in right-turning vehicles due to the development will elevate collision risks and delays, especially for residents exiting during peak hours.
- 3. Lack of Commitments to Post-Development Monitoring or Mitigation

There is no indication of:

- Post-development traffic or safety monitoring for East Coast Road or Noel Williams Place.
- Trigger thresholds for intersection upgrades, signage, or turning lane improvements.
- Any commitment to improving pedestrian safety or right-turn handling capacity at these affected junctions.

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

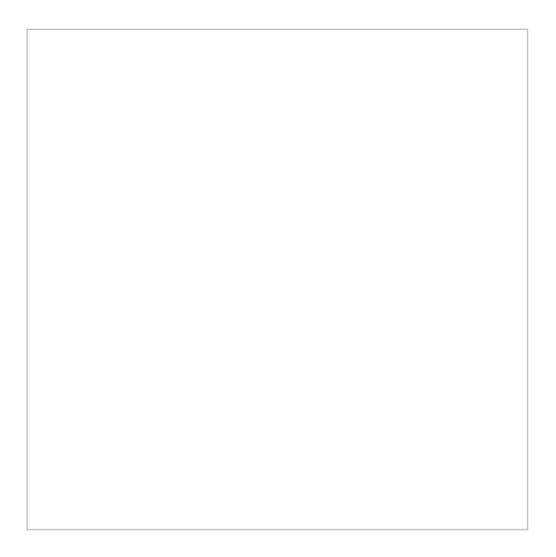
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chris Bayes

Date: Sunday, 22 June 2025 9:46:11 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Bayes

Organisation name:

Agent's full name: Christine Margaret Bayes

Email address: bayespowell@xtra.co.nz

Contact phone number:

Postal address: 31 Waiau Street Torbay Torbay 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place. Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Auckland cannot afford to allow anymore green space to be put into intensive housing. The proposed 85 dwellings is ridiculous. We'll never get that space again. The infrastructure and roading around that area is not coping now. The local school is over capacity.

Planners need to think about the future of the area, not just the hear and now and the collection of rates. Please oppose this amendment.

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

199.2 199.3 199.1

Declaration

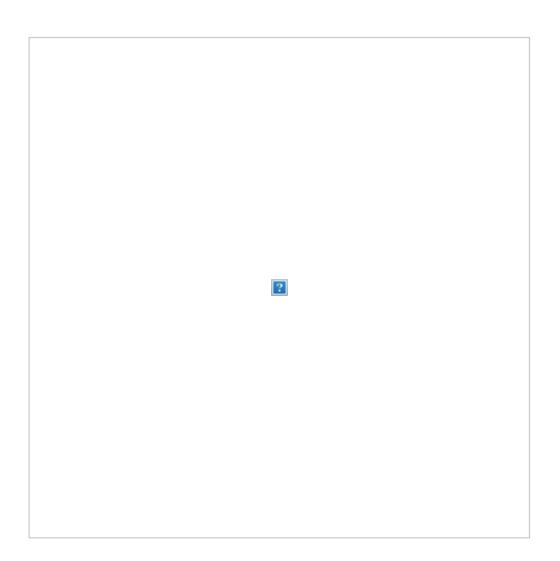
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Chunyan Tan

Date: Saturday, 21 June 2025 8:46:03 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chunyan Tan

Organisation name:

Agent's full name:

Email address: calenther@163.com

Contact phone number:

Postal address: 15 windsor place, winsor park winsor park northshore 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

the winsor park should leave it like what it is, at least people who live nearby have a park can walk and do excerise, and if build more apartments will make this area extremely busy, it is already very busy and crowded during school pickup and drop off

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

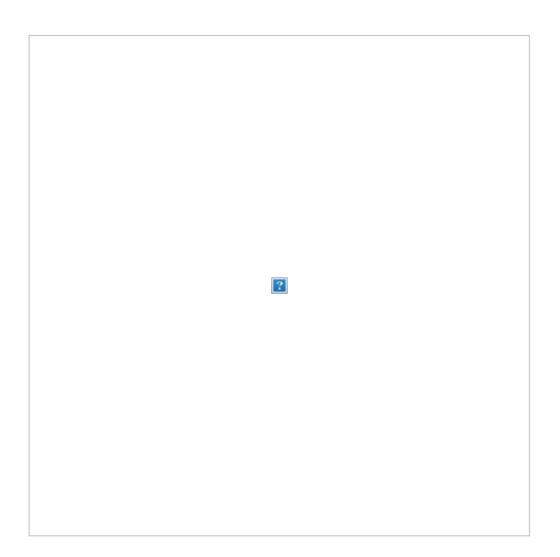
200.1 200.2 Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Dick Bourke

Date: Sunday, 22 June 2025 3:01:03 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dick Bourke

Organisation name:

Agent's full name:

Email address: rdbourke@gmail.com

Contact phone number:

Postal address:

0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Plan change 115

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Removing green space from the community

I or we seek the following decision by council: Decline the plan change

201.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - DMYTRO KOPYLOV

Date: Saturday, 21 June 2025 8:01:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: DMYTRO KOPYLOV

Organisation name:

Agent's full name: DMYTRO KOPYLOV

Email address: kopylov.dmytro@gmail.com

Contact phone number:

Postal address:

30 Ronald Macken Place

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

All of it

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposed change will damage property cost in the area, destroy beloved sport activities area and over is not feels like an improvement for the area.

I or we seek the following decision by council: Decline the plan change

202.1

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

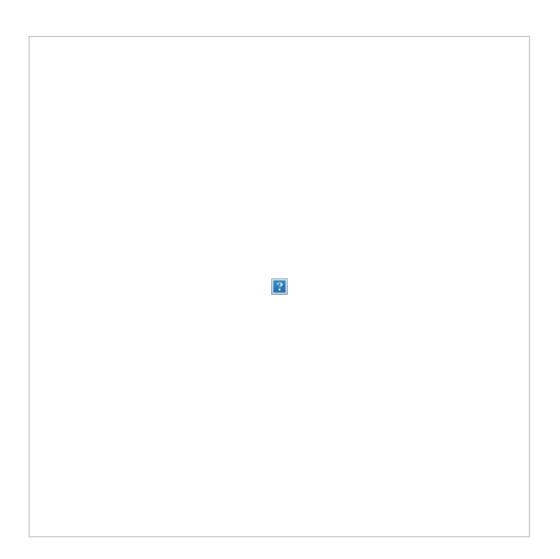
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Emily Deng

Date: Saturday, 21 June 2025 8:46:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emily Deng

Organisation name:

Agent's full name:

Email address: emilydeng166@hotmail.com

Contact phone number:

Postal address:

G07/46 Rosedale Road Rosedale Auckland

Rosedale Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Pc115

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

当然,以下是一个简洁明了的英文表达版本:

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The housing density in this area is already too high. The current traffic situation is already chaotic, and adding so many more households will only worsen congestion, especially around the nearby schools. Additionally, the development would reduce green space, which is vital for the community's well-being.

203.2

I or we seek the following decision by council: Decline the plan change

203.1

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

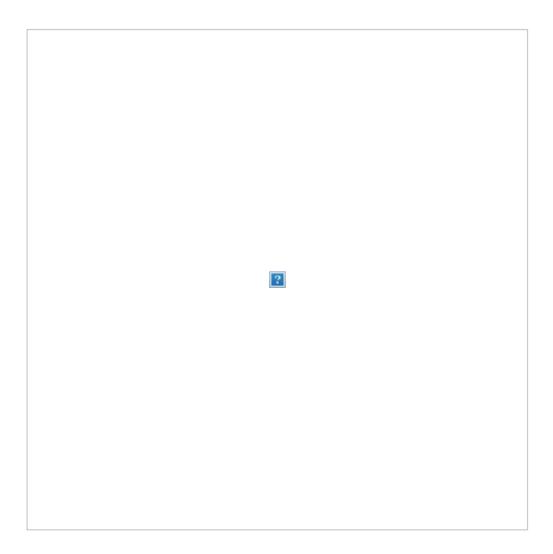
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Eric Swanton

Date: Saturday, 21 June 2025 10:16:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eric Swanton

Organisation name:

Agent's full name:

Email address: swantoneric@yahoo.co.nz

Contact phone number:

Postal address: 1 Kowhai Rd Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Re zoning from sport and recreational to urban zoning

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Open green spaces in the East Coast Bays are too limited already. As a parent of active children I value greatly these spaces especially in the face of ongoing housing intensification in our area. There is no question that our community will value most from keeping this area zoned for sport and recreation. We all know that a change of the zone will be to the detriment of this community. Reject the proposition for rezoning.

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

204.1

Declaration

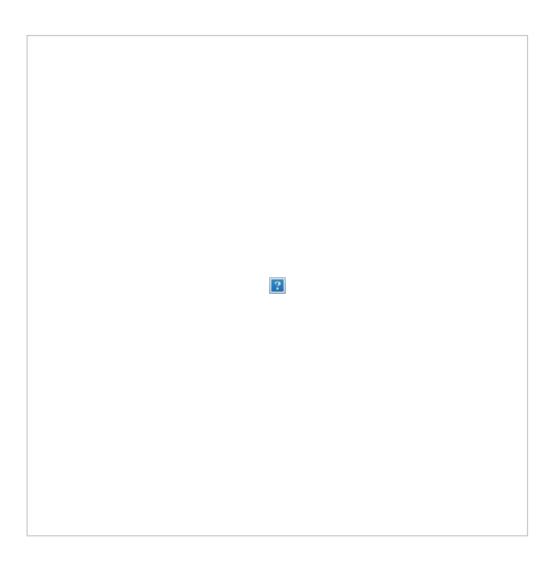
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Erica Mak

Date: Sunday, 22 June 2025 9:31:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Erica Mak

Organisation name:

Agent's full name:

Email address: pinoc96@yahoo.com.hk

Contact phone number:

Postal address: 2/10 Knights Road Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezone the public open area to residential land.

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Reason for Declining the rezone public open space to Residential land Plan:

We respectfully decline the proposed plan to change the current land use to residential zoning due to the significant negative impacts it would have on the surrounding community, particularly on adjacent residents and critical community facilities.

Negative Impacts:

Strain on Community Facilities:

There are already several childcare centers and elder homes in close proximity to the proposed development site. An increase in population density will place additional pressure on these facilities, potentially reducing the quality of care and access for existing users.

Overcrowded Schools:

Local schools are already facing capacity challenges, with rising student numbers stretching resources, classrooms, and staff. Adding more residential housing would exacerbate this issue, leading to further overcrowding, reduced learning environments, and lower educational outcomes.

Impact on Residents' Quality of Life:

The increased residential density would likely result in more traffic, noise, and parking congestion, negatively affecting the day-to-day lives of current residents. It may also reduce the availability of green space and alter the character of the neighborhood.

Given these concerns, we believe that preserving the current land use is in the best interest of the local community's wellbeing and sustainability.

205.1

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

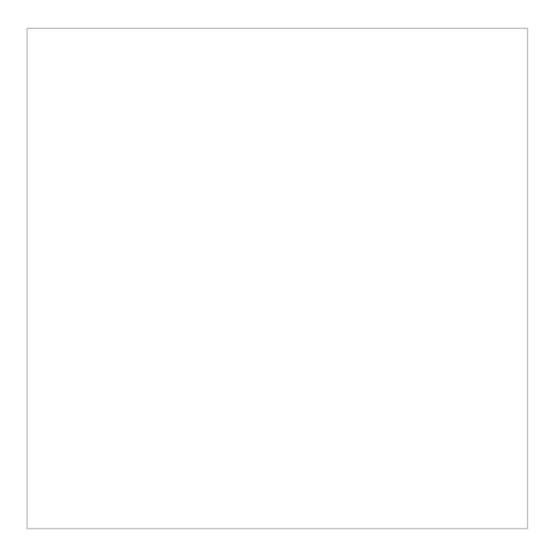
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jonathan newsome

Date: Saturday, 21 June 2025 9:46:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jonathan newsome

Organisation name:

Agent's full name:

Email address: gracejonny27@gmail.com

Contact phone number:

Postal address: 26 long street Torbay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning 1.2 ha of public open space into residential land

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The public need public space. There is already not enough public space. Infrastructure is already over loaded and Rangitoto college is at max capacity. Public services like doctors and dentist are already not taking new patients.

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

206.2

206.1

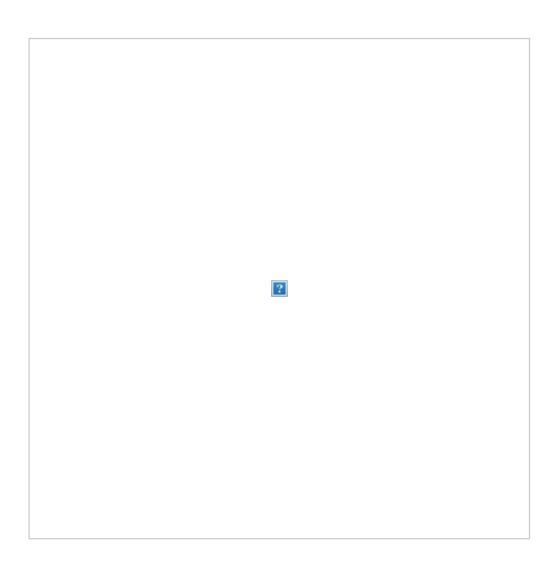
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Laura Butler

Date: Sunday, 22 June 2025 9:01:10 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Laura Butler

Organisation name:

Agent's full name:

Email address: laurajayne.butler@yahoo.co.nz

Contact phone number:

Postal address: 16 Moki Place Long Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

.

Property address: 20 Noel place, Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This should remain a green space

I or we seek the following decision by council: Decline the plan change

207.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Li He

Date: Saturday, 21 June 2025 9:46:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Li He

Organisation name:

Agent's full name:

Email address: lhe2017@hotmail.com

Contact phone number:

Postal address:

Pinehill

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Council should decline the plan due to the traffic in this area is already overflowing.

I or we seek the following decision by council: Decline the plan change

208.1

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

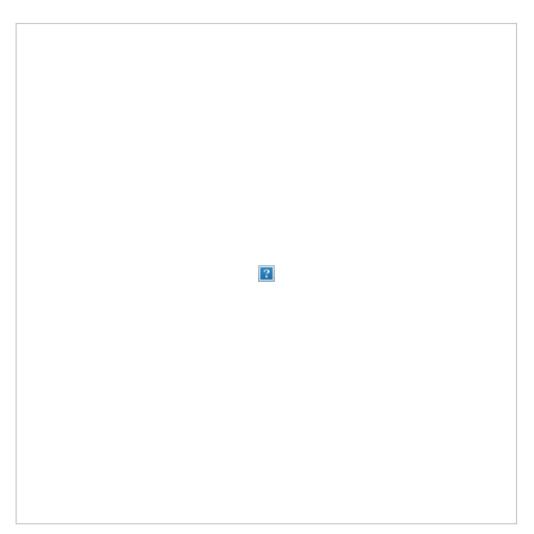
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lisa Chen

Date: Saturday, 21 June 2025 10:16:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Chen

Organisation name:

Agent's full name:

Email address: lisachen198@gmail.com

Contact phone number:

Postal address: 55 Zara Court Windsor park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezone 1.28 ha of 20 Noel Williams Place

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We need this greenfield, what this means for our community:

- 1. Loss of valuable green space
- 2.Increased traffic on Noel Williams Place and East Coast Road (turning right to East

Coast Road is impossible now!)

- 3. Overloaded infrastructure and schools
- 4. Years of construction disruption
- 5.Decreased property values and loss of privacy.

For generations, these grounds have been the beating heart of local rugby, family life, childhood memories, and weekend joy. It's where children learned teamwork, parents cheered from the sidelines, and even our beloved pets found space to play. It is a green sanctuary in one of the safest, most community-minded areas on the North Shore.

Let us be clear: this is not unused or wasted land. It is a vital community asset in an already overdeveloped region. North Shore residents have already sacrificed too many green spaces in the name of development. We cannot afford to lose this one.

209.1

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

· Adversely affects the environment; and

details, names and addresses) will be made public.

• Does not relate to trade competition or the effects of trade competition.

I accept by taking part in this public submission process that my submission (including personal

Yes

CAUTION: This email message and any attachments contain information that may be confidential and may be

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lisa Newall

Date: Saturday, 21 June 2025 9:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Newall

Organisation name:

Agent's full name:

Email address: lisa.newall@yahoo.co.nz

Contact phone number:

Postal address: 1 Bellbird Rise Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This should stay as a sports field . There are too many houses in the area already & green spaces / sports fields are important

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

210.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Lisa Peel

Date: Saturday, 21 June 2025 10:31:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Peel

Organisation name:

Agent's full name:

Email address: lisapeel123@icloud.com

Contact phone number:

Postal address: 4 dalmeny close Murray's bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place, Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

There is already enough traffic congestion in the area and additional houses are only adding the issues.

Additionally the loss of more fields is detrimental to the long term health of our community

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

211.1

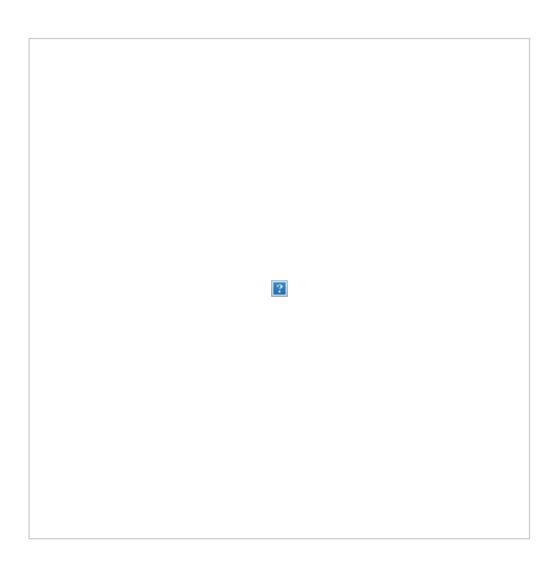
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Melissa Grey

Date: Sunday, 22 June 2025 10:46:09 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Grey

Organisation name:

Agent's full name:

Email address: melissa@studio16three.com

Contact phone number:

Postal address: 41 Beulah Avenue Rothesay Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Rezoning at 20 Noel Williams Place: From green field to 85 Dwellings.

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Firstly there are less and less spaces available for recreational purposes. Secondly Rangitoto College is already bursting at its seams. Adding that many housing units will put more stress on the school. If anything that property needs to be offered to Rangitoto school (to purchase) for expansion of the school.

212.2212.3

I or we seek the following decision by council: Decline the plan change

212.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

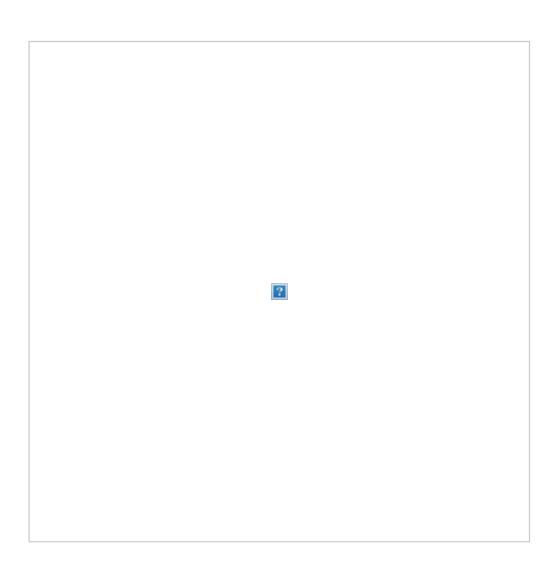
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Melissa Swanton

Date: Saturday, 21 June 2025 9:31:14 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Swanton

Organisation name:

Agent's full name:

Email address: melissaswanton@outlook.co.nz

Contact phone number:

Postal address: 1 Kowhai Road Mairangi Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I strongly oppose development of land that is used for public sport and recreation. Auckland needs to preserve green space this land should not be allowed to be developed

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

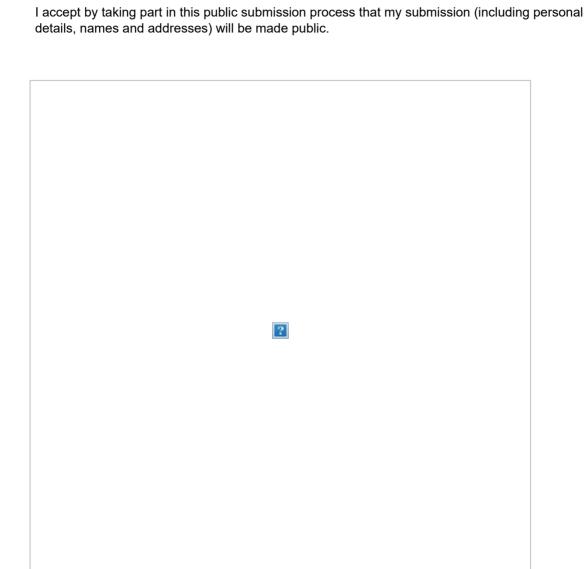
Could you gain an advantage in trade competition through this submission? No

213.1

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Michael Weng

Date: Sunday, 22 June 2025 12:16:12 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Weng

Organisation name:

Agent's full name:

Email address: michaelweng2012@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

rezone 12,800m² (1.28ha) of the site at 20 Noel Williams Place, Windsor Park, from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban (MHU) Zone

Property address: 20 Noel Williams Place, Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposed rezoning would result in the loss of a vital and only public sports field and green space currently used by local residents for recreation, sports, and community gatherings. This area supports physical health, youth activities, and social cohesion. Additionally, the Auckland Unitary Plan and Open Space Provision Policy aim to retain and enhance public open space in urban areas. This proposal contradicts those goals by prioritizing housing at the expense of green space.

I or we seek the following decision by council: Decline the plan change

214.1

214.2

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

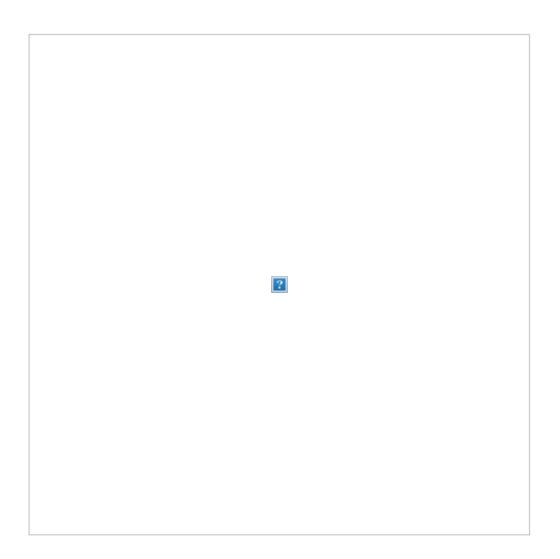
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Murray Lamont

Date: Sunday, 22 June 2025 11:46:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Murray Lamont

Organisation name:

Agent's full name:

Email address: muzza.lamont@gmail.com

Contact phone number:

Postal address:

0630

Murrays Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Approval

Property address: PC115

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I write in support of the ECB Cricket and Rugby Club's proposal to sell/develop its land and facilities.

This club is a long-standing part of the community, providing opportunities for people of all ages to participate in sport, build friendships, and stay active. With limited funding available from local government or sporting bodies, the club is taking a responsible and proactive step to ensure its future sustainability.

Importantly, the land in question is privately owned by the club. While some may refer to it as "public space," in reality, it functions as a car park and training field—not designated public parkland. The proposal is well within the rights of the club as landowners and should be judged on its merits.

I or we seek the following decision by council: Approve the plan change without any amendments

215.1

Details of amendments:

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

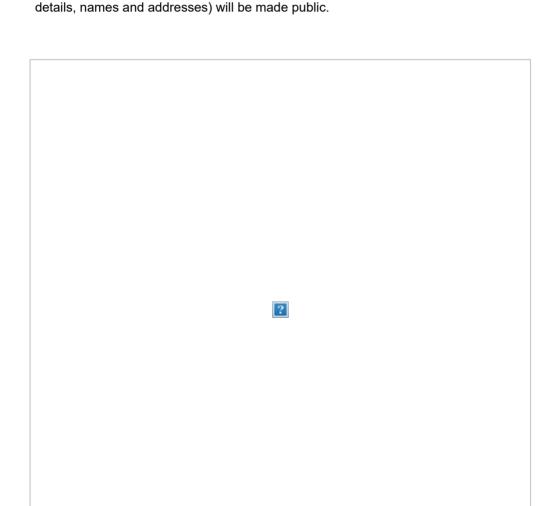
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

I accept by taking part in this public submission process that my submission (including personal

No



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To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Novia Yang

Date: Sunday, 22 June 2025 10:01:09 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Novia Yang

Organisation name:

Agent's full name:

Email address: bingxueyutu@hotmail.com

Contact phone number:

Postal address:

0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Proposed rezoning st 20 Neol Williams place: from green field to 85 dwellings

Property address: 20 neol Williams place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are: Loss of valuable green space Increased traffic

Overloaded school

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

216.1

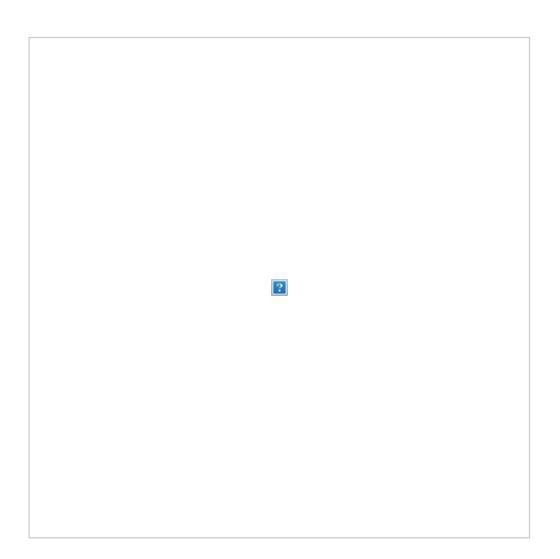
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sarah Scholz

Date: Saturday, 21 June 2025 10:31:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Scholz

Organisation name:

Agent's full name:

Email address: sarahbeachman@gmail.com

Contact phone number:

Postal address: 506A Beach Road Murray's Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: PC 115

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This area should remain a recreational and sporting area. We have far too much residential housing and Rangitoto College is already at peak capacity

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

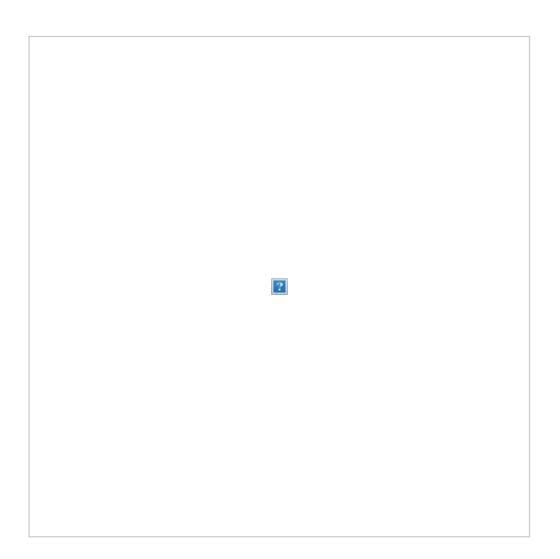
217.1 217.2 Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sheila Gyawali

Date: Saturday, 21 June 2025 12:31:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sheila Gyawali

Organisation name:

Agent's full name:

Email address: gyawali.sheila@gmail.com

Contact phone number: 094798139

Postal address: 27 Noel Williams Place Windsor Park Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Play ground - sports and active recreation has been converted to residential mixed housing urban zone.

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Option 1 and 2 at the early consenting stage shows a different design with large section normal urban zone similar to the properties along the Noel Williams Place. But the details drawings show different detail. WE were advise that Council is not going to support such high density 3 - story housing any more. It will be bad to the communities in the area. Sport field shoul remain unchanged.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We can support Option1 of the original plan with access from Zara Court.

We do not think that it is good idea to have high density housing close to 45 properties blocking the frontage views of existing properties and also congesting Noel Williams Place at the intersection with East Coast Road. This road has been so busy after shopping centre for eatery was constructed causing major damage to the pavement and as well with unsafe pedestrians/ school children to and from Rangitoto College, from the sholl Council approved Due toand There is a long retaining wall supporting the private accessway to properties on Noel Williams Place heading to cul-de-sac and

218.2

this was is more than 30 years old and does not have much life left. Timber walls are typically designed for 40-50 years design life and therefore unless a new retaining wall is built by the new development or provide adequate space for future replacement of this wall. WE consider the the sport filed should remains unchanged as this are has been extensively used for children sports - training and tournament. Reducing the area will have significant impact to our children - sport activities as there are none in the nearby area.

I or we seek the following decision by council: Decline the plan change

218.1

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

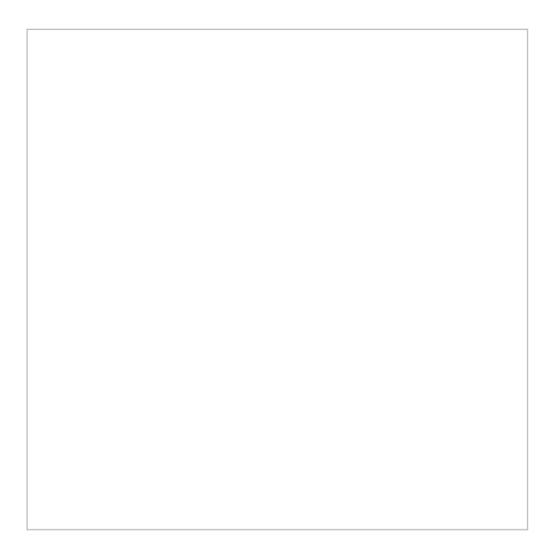
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Simona hulton

Date: Sunday, 22 June 2025 10:31:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simona hulton

Organisation name:

Agent's full name:

Email address: sk.krsteva@gmail.com

Contact phone number:

Postal address:

Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Windor park

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Traffic and congestion is bad enough in this area.

I or we seek the following decision by council: Decline the plan change

219.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sze Wah Ng

Date: Sunday, 22 June 2025 3:16:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sze Wah Ng

Organisation name:

Agent's full name: Jacky

Email address: szewah.ng@gmail.com

Contact phone number:

Postal address: 21 Zara Court Windsor Park AUCKLAND 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

My concerns are around the impacts to the environment and school capacities around the development site.

- 1. Environmental and Ecological Impacts Not Adequately Assessed
- The AEE acknowledges that approximately 15 mature pohutukawa trees and surrounding vegetation will be removed as a result of the proposed development.
- · However, there is:
- No ecological impact assessment or biodiversity survey.
- No consideration of effects on native birdlife, stormwater absorption, or urban cooling.
- No replanting or replacement plan for lost trees or green space.
- The loss of open space and vegetation has long-term effects on local environmental resilience, especially with increasing urban intensification in the area.

2. Noise Impacts Ignored Entirely

- The AEE provides no assessment of noise impacts—neither during construction nor post-development.
- For a multi-year residential build, construction-related noise will affect:
- Young families, elderly residents, and people working from home.
- Neighbours near the East Coast Road and Noel Williams Place edges of the site.
- Once built, ongoing increases in traffic and household density will result in higher ambient noise levels, yet no mitigation is proposed.
- 3. No Analysis of School Capacity or Educational Impacts
- The AEE completely omits any mention of education infrastructure or potential strain on local schools.
- Schools in the area, including Sherwood Primary, Northcross Intermediate, and Long Bay College, are already under significant roll pressure.
- The proposal could introduce dozens of new school-aged children, but the AEE:
- · Does not quantify potential demand.
- Does not consult or coordinate with the Ministry of Education.
- Offers no mitigation measures, such as development contributions or catchment planning.

I or we seek the following decision by council: Decline the plan change

220.1

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Tim GrY

Date: Friday, 20 June 2025 8:45:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim GrY

Organisation name:

Agent's full name:

Email address: timgraynz90@gmail.com

Contact phone number:

Postal address: 13 Elgin Pl Red Beach Auckland 0932

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Club member

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 20 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

221.1

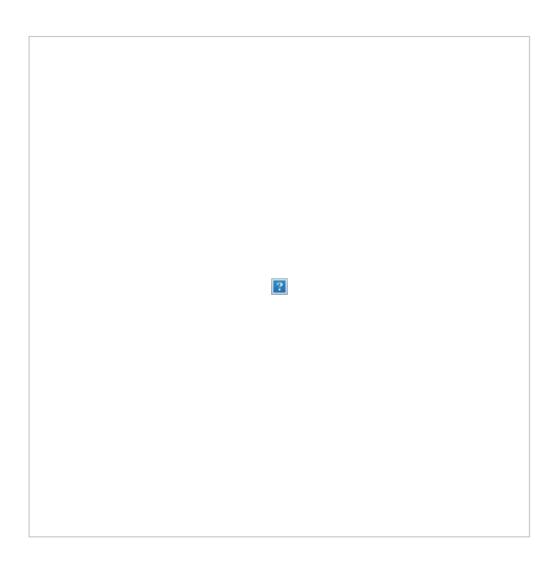
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Wong Lai Yin

Date: Sunday, 22 June 2025 9:01:06 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wong Lai Yin

Organisation name:

Agent's full name:

Email address: grammywly@gmail.com

Contact phone number: 021357855

Postal address: 18 Belle Verde Drive Sunnynook Sunnynook Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Objection to the Rezoning of 1.2 ha of Public Open Space in Windsor Park

I strongly object to the proposed rezoning of 1.2 hectares of public open space currently used for sports and recreation in Windsor Park into residential land. My concerns are as follows:

1. Traffic Congestion

The proposed development of 84 dwellings will significantly worsen the already serious traffic congestion on East Coast Road, a major thoroughfare in the area. During peak hours, traffic is often heavily backed up, and the addition of potentially few hundreds of new residents will place unsustainable pressure on local roads and intersections.

2. Environmental Impact

This rezoning would result in the loss of established trees and green space, which currently provide

221.2

222.1

important environmental and aesthetic value to the community. The natural scenery of Windsor Park would be severely compromised, and habitat for local wildlife may be lost.

3. Construction Disruption

The construction process for 84 new dwellings will be long and disruptive. It will bring increased noise, dust, light pollution, and reduced air quality to the area, negatively affecting the wellbeing of existing residents, particularly those living close to the site.

4. Pressure on Community Services

Windsor Park is already experiencing a shortage of community services and infrastructure. Schools like Rangitoto College are currently overcrowded, and facilities such as libraries, childcare centers, and healthcare services are insufficient to meet current demand. Adding more residents without improving these essential services will reduce the quality of life for everyone in the area.

Conclusion

This rezoning proposal will diminish the livability of Windsor Park, harm the environment, and overload local infrastructure. I urge the council to protect this valuable public space and reject the proposal.

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

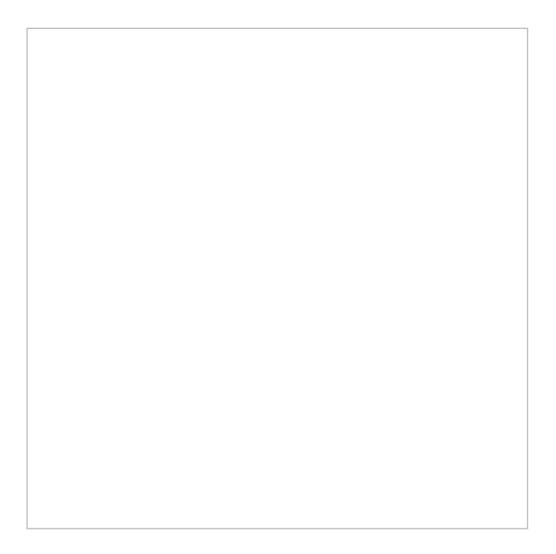
Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Page 2 of 3



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Xi Li

Date: Saturday, 21 June 2025 8:46:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xi Li

Organisation name:

Agent's full name:

Email address: strongcc@gmail.com

Contact phone number:

Postal address: 23 Zara Court Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Increase traffic on Noel Williams Place and East Coast Roads.

Overloaded schools. The Rangitoto College already had too many students.

Decrease property values.

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

223.1

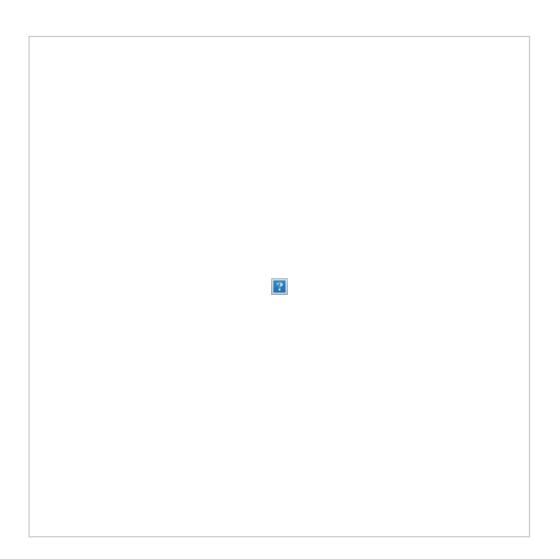
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Yin ling Lam

Date: Sunday, 22 June 2025 5:16:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yin ling Lam

Organisation name:

Agent's full name: Alice Lam

Email address: icygirls38@gmail.com

Contact phone number: 02102830915

Postal address: 19 Zara Court Windsor Park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

20 Noel Williams Place

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Unmitigated Traffic Congestion and Parking Strain on Local Roads, Exacerbated by Rangitoto College Traffic

I strongly contend that the proposed residential development, potentially adding 80-100 dwellings, will place an unsustainable burden on the local road network and exacerbate existing parking pressures, particularly on Noel Williams Place and East Coast Road. This impact is further amplified by the already significant traffic generated by Rangitoto College, the largest school in New Zealand, located nearby on East Coast Road.

My concerns are:

Significant Increase in Traffic Volume: The traffic assessment provided with the plan change appears to underestimate the cumulative impact of a potential 80-100 dwellings. Each new dwelling

will contribute multiple vehicle movements daily, leading to a substantial increase in local traffic. Noel Williams Place is already a [e.g., narrow, quiet cul-de-sac, local access road] and is not designed to accommodate this significant increase in volume without creating congestion and safety issues for residents, pedestrians, and cyclists. More critically, access to and from East Coast Road will become even more challenging.

Exacerbated by Rangitoto College Peak Traffic: East Coast Road is already notorious for severe congestion during peak hours (morning and afternoon) due to the sheer volume of school traffic associated with Rangitoto College's more than 4,000 students, staff, and associated pick-up/drop-off activities. Adding a further 80-100 dwellings will funnel more vehicles onto this already heavily burdened arterial route, pushing intersections like [mention nearest major intersection to the site, e.g., East Coast Road/Fortunes Road, East Coast Road/Rimu Street] beyond their capacity. This will result in longer queues, increased journey times for all road users, and a heightened risk of accidents in an area already experiencing daily traffic stress.

Exacerbated On-Street Parking Pressure: While new dwellings may provide some on-site parking, experience shows that high-density developments often lead to increased demand for on-street parking in surrounding streets. [If applicable, state: "My street, (Your Street Name), already experiences significant parking pressure, especially during (e.g., evenings, weekends, school drop-off/pick-up times)."] The addition of a large number of new residents will inevitably consume valuable on-street parking spaces, making it difficult for existing residents and visitors to park, leading to frustration and potential traffic obstruction, particularly during school events or times when parking is already scarce.

Lack of Robust Infrastructure Upgrades: There is insufficient detail within the plan change regarding substantial and funded infrastructure upgrades to adequately support the proposed intensification and mitigate the combined effects of new residents and existing school traffic. Simple "minimal effects" statements are inadequate. Without concrete plans for road widening, improved intersection management (e.g., dedicated turning lanes, smart signals), enhanced public transport links specifically catering to the intensified area, and dedicated parking solutions that go beyond on-site requirements, the plan change will create a significant negative impact on traffic flow, safety, and parking availability for existing residents and the wider community.

I request that the Council defer approval of this plan change until a comprehensive and independent traffic impact assessment, meticulously considering peak hour conditions and the cumulative effects of surrounding development including Rangitoto College's established traffic patterns, is undertaken. This assessment must propose and commit to funding for necessary roading and public transport infrastructure upgrades prior to any development proceeding, or alternatively, the allowable density within the precinct should be significantly reduced to mitigate these severe traffic and parking impacts.

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

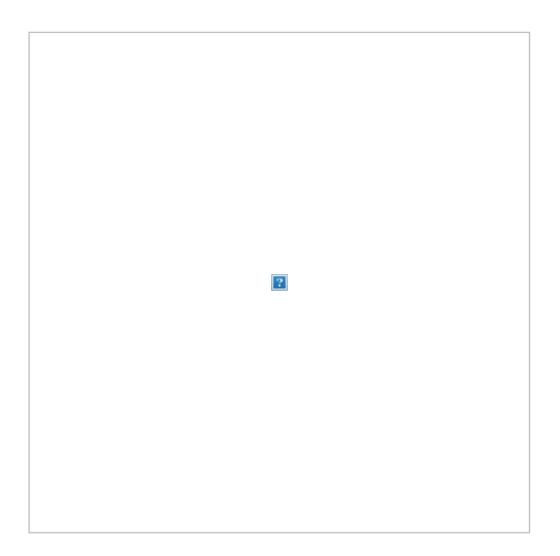
Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

224.

224.2

22/13



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Yuntao Cai

Date: Saturday, 21 June 2025 7:46:10 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yuntao Cai

Organisation name:

Agent's full name:

Email address: actionjits@gmail.com

Contact phone number: 021558311

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I hope keep the green

I or we seek the following decision by council: Decline the plan change

Submission date: 21 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

225.1

Declaration

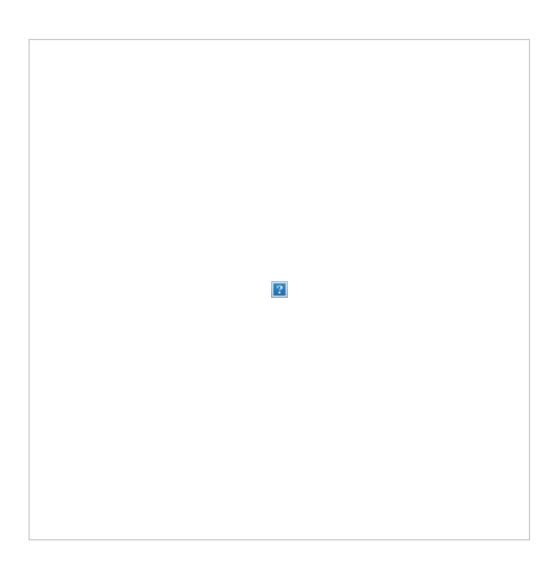
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



From: **Grant Harris Unitary Plan** To:

Subject: Proposed Plan Change 115 (Private) - Windsor Park Precinct

Date: Monday, 23 June 2025 3:04:12 pm

Attachments:

Outlook-5ia4f5ta SubmissionForPlanChange.June25.pdf

Please find attached our submission regarding the above proposed plan change.

Ngā mihi nui.

Grant.

Grant Harris

Senior Pastor: Whare Karakia Iriiri o Windsor Park

Life & Faith. Together. Call me: (021) 408-883

We're online: https://windsorpark.org.nz/





Proposed Plan Change 115 (Private) – Windsor Park Precinct Submission in Support – with Conditions

23rd June 2025

Background

- 1. My name is Grant Harris, and I am the Senior Pastor of Windsor Park Baptist Church.
- I am writing this submission on behalf of the church's leadership team, its formal members (circa. 450 adults) and the wider congregation (circa. 2000 including all generations).
- 3. Windsor Park Baptist Church owns the property to the immediate north-east and south-east of the property known as 20 Noel Williams Place, Windsor Park. The church shares boundaries on these two sides of the property.
- 4. Windsor Park Baptist Church owns the adjacent carpark in its entirety, however a right-of-way covenant exists with the Windsor Park Community and Multisport Hub Incorporated for the club to access the carpark on the church-owned access road between 494 & 498 East Coast Road, and for the use of carparks at the southern end for club activities. Note this covenant does not allow as-of-right use for the whole carpark, however Windsor Park Baptist Church allows use as a good neighbour.



5. Windsor Park Baptist Church has always enjoyed a good relationship with past and present members of the Windsor Park Community and Multisport Hub Incorporated

Context of Windsor Park Baptist Church

- 6. **In May 1951, Calvary Baptist Church** was planted in Outram Hall, Murrays Bay, by a small group of people with a heart for a Baptist church in the Murrays Bay area.
- 7. The church was renamed **Murrays Bay Baptist Church** when it built its first premises at 541 Beach Road, Murrays Bay, in 1954.
- 8. In June 1996 Murrays Bay Baptist Church purchased the DB Windsor Park Tavern complex and associated carpark at 550 East Coast Road, Mairangi Bay, and relocated from Murrays Bay changing its name to **Windsor Park Baptist Church** at the same time.
- In August 2011 Windsor Park Baptist Church purchased the McDonalds Restaurant site at 538 East Coast Road and have operated a for-purpose business known as Small Fries Christian Childcare Centre since February, 2013.
- 10. The Windsor Park Group (https://windsorparkgroup.org.nz/) today comprises a large community of faith that provides an extensive range of community services, including a large mental health service provider. The Windsor Park Group has a paid staff of approx. 140 people. Our site is used 7-days per week for a large range of community services. We also rent our facilities to many community groups when buildings are not being used for our own purposes.

The Submission

- 11. As mentioned in the **Assessment of Effects in Relation to a Private Plan Change** document prepared by SFH Consultants, Windsor Park Baptist Church is aware of the request from the Windsor Park Community and Multisport Hub Incorporated to rezone 12,800m2 in the north of the property at 20 Noel Williams Place from Open Space Sport and Active Recreation Zone to Residential Mixed Housing Urban (MHU).
- 12. We are aware of the reasons for the request of the zoning change and that raising funds by selling some of their land will enable their redevelopment hopes to potentially be materialised.



- 13. Page 62 of the above report references two meetings held with representatives of the Windsor Park Community and Multisport Hub Incorporated and Windsor Park Baptist Church (27th October 2023 and 23rd November 2023). I confirm that these meetings occurred. At the same time Windsor Park Baptist Church advised committee meetings that we were undertaking a similar redevelopment process, highlighting that the entirety of the church property is already zoned H6. Residential Terrace Housing and Apartment Buildings Zone.
- 14. Over the years various meetings have been held where both organisations have shared their similar challenges 'asset rich and cash poor.' Both organisations have supported each other's respective processes.

Support

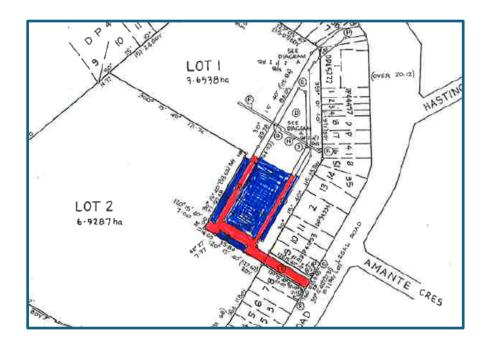
15. Page 62 of the report says, 'The church advised verbally that they would support a Private Plan Change for rezoning based on the THAB zone.' We confirmed our general support, conditional upon seeing the full details of any proposal.

The Carpark

- 16. Page 14 of the submission states that '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.' Page 17 states, '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.'
- 17. The above statements are **partially** true. The carpark in its entirety is owned (not shared) by Windsor Park Baptist Church. As per 4. above, the right-of-way access only applies to the section of the carpark immediately adjoining the southern end of the proposed rezoned property and no further. This is shown on the title picture below with the carparks available being shown in blue. No legal access is allowed beyond that point, however the church in good faith allows club parking when the church is not using those sections of the carpark –



this generally works out well as peak demand for carparking for the church is on a Sunday, while peak demand for the clubs is on Saturday.



18. It is worth noting that Windsor Park Baptist Church is undertaking its own similar process that may result in the church liquidating some of its land to fulfil its own development hopes for the future. This would result in approx. 50% less carparking being available for the clubs' purposes, restricting it only to the approx. 200 carparks that are solely accessed from the road owned by Windsor Park Baptist Church between 494 & 498 East Coast Road.

Requested Conditions

While the church is supportive of the rezoning submission, we would request that any approval (should that be granted) be subject to the following conditions:

19. An acknowledgement of the reverse sensitivities of the rezoning of 20 Noel Williams Place from Open Space – Sport and Active Recreation Zone to Residential – Mixed Housing Urban (MHU), and that any development on the rezoned land would acknowledge the ongoing activities and community purposes of Windsor Park Baptist Church for its various existing

226.1



226.2

226.3

226.4

purposes, including the use of bands and youth activities that may generate above-average noise volumes close to the boundaries.

20. Given the existing use requirements of Windsor Park Baptist Church, that any sale of the land would be covenanted to the effect that any future owner/s agree not to object to any permitted use that Windsor Park Baptist Church may determine under its current zoning.

21. That any future development on the site known as 20 Noel Williams Place would be subject to fencing covenants – and that the cost of any future fencing would be borne by any such future developers of the land/sections, and that the fences would be of solid construction with no access gates to the existing carparking locations. Any future residents would also be made aware of the ownership of the carpark and that there would be no possibility of landowners using the existing carparks for any purpose other than that approved by the church.

Subject to the above conditions, Windsor Park Baptist Church supports the proposed plan change.

We appreciate the opportunity to participate in this process and look forward to positive outcomes for all parties involved.

Yours faithfully

Grant Harris Senior Pastor From: Alex Wong
To: Unitary Plan

Cc: joyemahan@xtra.co.nz
Subject: TSC - Submission 1

Date: Monday, 23 June 2025 1:26:13 pm

Attachments: 20250623131306996.pdf

Hello,

I have submitted this from the Takapuna service centre today, via email as it is the last day for submissions. He is a copy of your form for your records.

The physical form will be sent to

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

Regards

Takapuna Service Centre

----Original Message-----

From: alexw <alex.wong@aucklandcouncil.govt.nz>

Sent: Monday, 23 June 2025 1:13 pm

To: Alex Wong <Alex.Wong@aucklandcouncil.govt.nz>

Subject: Message from "3089R920537"

This E-mail was sent from "3089R920537" (IM C2000).

Scan Date: 06.23.2025 13:13:06 (+1200)

[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm source=ac footer&utm medium=email&utm campaign=Matariki2025&utm id=2025-MATARIKI>

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[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991 FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to:

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

For office use only	
Submission No	:
Receipt Date:	
~	
-	

Submitter details

	dir Name of Name of Agent (if applicable)	
1	A. J. B. A J. B. A. / F. 11	

WITHVITS/WISS/WIS(FUII			
Name)	TOYE	ELIZABETH	MAHAN

Organisation Name (if submission is made on behalf of Organisation)

Address for service	of Submitter	Road, Murrays Bay Hth Shore Anch!
Telephone: O	ス10 ユユ <i>4</i> (3) me and designation,	
Scope of submis	ssion	
This is a submission	n on the following	proposed plan change / variation to an existing plan:
	Variation Number	PC 115 (Private)
Plan Change/	Variation Name	Windsor Park
The specific provision (Please identify the sp	ons that my submi	ssion relates to are: proposed plan change / variation)
Plan provision(s)	2	
Or Property Address	20 Noel	Williams Place.
Or Map		

Auckland Council

Submission

Other (specify)

Or

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above		
l oppose the specific provisions identified above		
I wish to have the provisions identified above amended Yes No		
The reasons for my views are:		
This has been a Community Asset for many on the NH Shore now being used by Rughy a Die to lach of Sporting Vennes on the North Shore like to see a lasse Sporting Complex (continue on a separal I seek the following decision by Council: (Continet page)	genera Crisher e; Iwo ate sheet if necessary	L (0 n)
Accept the proposed plan change / variation		
Accept the proposed plan change / variation with amendments as outlined below		10074
Decline the proposed plan change / variation		227.1
If the proposed plan change / variation is not declined, then amend it as outlined below.		
I wish to be heard in support of my submission		_ _ _
I do not wish to be heard in support of my submission		
If others make a similar submission, I will consider presenting a joint case with them at a hearing	☐ □	
Signature of Submitter (or person authorised to sign on behalf of submitter) Date	<u> </u>	
Notes to person making submission:		
If you are making a submission to the Environmental Protection Authority, you should use Form 16E	3.	
Please note that your address is required to be made publicly available under the Resource Manage 1991, as any further submission supporting or opposing this submission is required to be forwarded as the Council.	ement Act to you as well	
If you are a person who could gain an advantage in trade competition through the submission, your submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act	right to make a 1991.	
I could \square /could not \square gain an advantage in trade competition through this submission. If you <u>could</u> gain an advantage in trade competition through this submission please following:	complete the	
I am / am not directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.		

No Date
built and introducing other Sports eg Bashethall, Badminton
The Complex would carter for
people of all ages. With 80 homes proposed the traffic onto to East Coast Road would certainly cause a lot of
problems.

From: Alex Wong
To: Unitary Plan

Cc: <u>simonwardcontracting@xtra.co.nz</u>

Subject: TSC - Submission 2

Date: Monday, 23 June 2025 1:27:30 pm

Attachments: 20250623131510795.pdf

Hello,

I have submitted this from the Takapuna service centre today, via email as it is the last day for submissions. He is a copy of your form for your records.

The physical form will be sent to

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

Regards

Takapuna Service Centre

----Original Message-----

From: alexw <alex.wong@aucklandcouncil.govt.nz>

Sent: Monday, 23 June 2025 1:15 pm

To: Alex Wong <Alex.Wong@aucklandcouncil.govt.nz>

Subject: Message from "3089R920537"

This E-mail was sent from "3089R920537" (IM C2000).

Scan Date: 06.23.2025 13:15:10 (+1200)

[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm source=ac footer&utm medium=email&utm campaign=Matariki2025&utm id=2025-MATARIKI>

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[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

Submission on a notified proposal for policy statement or plan change or variation

statement or plan change or variation
Clause 6 of Schedule 1, Resource Management Act 1991 EIVED
FORM 5

2 3 JUN 2025 Allakland Council



	And the second s	
Send your submission to unitaryplan@a	ucklandcouncil.govt.nz or post to :	For office use only
Attn: Planning Technician		Submission No:
Auckland Council Level 16, 135 Albert Street		Receipt Date:
Private Bag 92300		
Auckland 1142		
Submitter details		
Full Name or Name of Agent (if applic	able)	
Mr/Mrs/Miss/Ms(Full Name)	30 Simon	Harram
Organisation Name (if submission is	made on behalf of Organisation)	
Address for service of Submitter		
16 Scar	poro Tee Mu	Mays Bay
. /		1
Telephone: 021 4786	2// Email: 5	1 - 1 - 1
Contact Person: (Name and designation		d contracting of xira cont
Scope of submission		
This is a submission on the following	nronosed plan change / variation to	an evicting plan:
Plan Change/Variation Number	PC 115 (Private)	an existing plan.
g	To the (timate)	
Plan Change/Variation Name	Windsor Park	
The specific provisions that my subm (Please identify the specific parts of the	nission relates to are: proposed plan change / variation)	
Plan provision(s)		
Or		
Property Address 20 No-	I William Place.	
Or Map		
Or		
Other (specify)		
Submission		
My submission is: (Please indicate what amended and the reasons for your views)	nether you support or oppose the speci	fic provisions or wish to have them

I support the specific provisions identified above
I oppose the specific provisions identified above
I wish to have the provisions identified above amended Yes 🔲 No 🔲
The reasons for my views are: 1) we do not read anymore in had has 2) The great is for sporthelds and that is wheat it
228.1
(continue on a separate sheet if necessary 228.2
I seek the following decision by Council:
Accept the proposed plan change / variation
Accept the proposed plan change / variation with amendments as outlined below
Decline the proposed plan change / variation
If the proposed plan change / variation is not declined, then amend it as outlined below.
I wish to be heard in support of my submission
I do not wish to be heard in support of my submission
If others make a similar submission, I will consider presenting a joint case with them at a hearing
Signature of Submitter (or person authorised to sign on behalf of submitter)
Notes to person making submission:
If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
I could /could not gain an advantage in trade competition through this submission. If you <u>could</u> gain an advantage in trade competition through this submission please complete the
following:
I am
(a) adversely affects the environment; and(b) does not relate to trade competition or the effects of trade competition.
2 to the second

From: Alex Wong
To: Unitary Plan

Cc: hmhogan6@hotmail.com
Subject: TSC - Submission 3

Date: Monday, 23 June 2025 1:28:29 pm

Attachments: 20250623131557062.pdf

Hello.

I have submitted this from the Takapuna service centre today, via email as it is the last day for submissions. He is a copy of your form for your records.

The physical form will be sent to

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

Regards

Takapuna Service Centre

----Original Message----

From: alexw <alex.wong@aucklandcouncil.govt.nz>

Sent: Monday, 23 June 2025 1:16 pm

To: Alex Wong <Alex.Wong@aucklandcouncil.govt.nz>

Subject: Message from "3089R920537"

This E-mail was sent from "3089R920537" (IM C2000).

Scan Date: 06.23.2025 13:15:57 (+1200)

[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

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[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

Submission on a notified proposal for policy Statement or plan change or variation CEIVED Clause 6 of Schedule 1, Resource Management Act 1991 FORM 5

amended and the reasons for your views)

2 3 JUN 2025





Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to : Attn: Planning Technician Auckland Council			For office use only			
			Submission No:			
				Receipt Date:		
Level 16, 135 Albert St	reet			1 tooopt Bato.		
Private Bag 92300 Auckland 1142						
Submitter details						
Full Name or Name of	Agent (if applic	able)				
Mr/Mrs/Miss/Ms(Full Helen Mary Hogan						
Organisation Name (i		made on behalf of Organ				
Address for service of Submitter						
6 mayfe	air CV	escent, Ma	iv amai	Bay North Chok		
			J. J.	1.00		
Telephone:	1,505	11 2 Fmaile by	0-1-00	- 101 1 - 4 - 4		
	ナ		nnog	antohotmail com		
Contact Person: (Name	and designation	, if applicable)				
Scope of submiss	<u>ion</u>					
This is a submission	on the following	proposed plan change /	variation to a	an existing plan:		
Plan Change/Variation Number		PC 115 (Private)		18		
,						
Plan Change/Va	riation Name	Windsor Park				
The specific provision (Please identify the spe	ns that my submoderific parts of the	ission relates to are : proposed plan change / var	riation)			
Plan provision(s)						
Or						
Property Address	20 Noe	1 Williams	Place			
Or						
Мар	*					
Or Other (specify)		,				
outer (specify)						
Submission						
SUDMISSION						

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them

I support the specific provisions identified above								
I oppose the specific provisions identified above								
I wish to have the provisions identified above amended Yes No								
The reasons for my views are:								
test boast Rd. in at capacity in hush hour now. The population has grown grove than 4 fold since the land was given by need (continue on a separate sheet if necessary)								
I seek the following decision by Council: More spac for sport. 229.2								
Accept the proposed plan change / variation								
Accept the proposed plan change / variation with amendments as outlined below								
Decline the proposed plan change / variation 229.1								
If the proposed plan change / variation is not declined, then amend it as outlined below.								
I wish to be heard in support of my submission I do not wish to be heard in support of my submission If others make a similar submission, I will consider presenting a joint case with them at a hearing								
Signature of Submitter (or person authorised to sign on behalt of submitter) Date								
Notes to person making submission:								
If you are making a submission to the Environmental Protection Authority, you should use Form 16B.								
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.								
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.								
I could /could not gain an advantage in trade competition through this submission. If you could gain an advantage in trade competition through this submission please complete the following:								
I am / am not directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment; and								
(a) adversely affects the environment; and(b) does not relate to trade competition or the effects of trade competition.								

 From:
 Alex Wong

 To:
 Unitary Plan

 Subject:
 TSC - Submission 4

Date: Monday, 23 June 2025 2:33:08 pm

Attachments: 20250623131639330.pdf

Hello.

I have submitted this from the Takapuna service centre today, via email as it is the last day for submissions. He is a copy of your form for your records.

The physical form will be sent to

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

Regards

Takapuna Service Centre

----Original Message-----

From: alexw <alex.wong@aucklandcouncil.govt.nz>

Sent: Monday, 23 June 2025 1:17 pm

To: Alex Wong <Alex.Wong@aucklandcouncil.govt.nz>

Subject: Message from "3089R920537"

This E-mail was sent from "3089R920537" (IM C2000).

Scan Date: 06.23.2025 13:16:39 (+1200)

[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm source=ac footer&utm medium=email&utm campaign=Matariki2025&utm id=2025-MATARIKI>

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[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

Submission on a notified proposal for policy

statement or plan change or variation Clause 6 of Schedule 1, Resource Management Act 4994 FORM 5

Auditiana Gounall



Send your submission to <u>unitaryplan@aucklandcouncil.govt.nz</u> or post to: For office use only Attn: Planning Technician Submission No: **Auckland Council** Receipt Date: Level 16, 135 Albert Street Private Bag 92300 Auckland 1142 Submitter details Full Name or Name of Agent (if applicable) Mr/Mrs/Miss/Ms(Full Name) Organisation Name (if submission is made on behalf of Organisation) Address for service of Submitter Telephone: 021 02319051 Email: Contact Person: (Name and designation, if applicable) Scope of submission This is a submission on the following proposed plan change / variation to an existing plan: Plan Change/Variation Number PC 115 (Private) Plan Change/Variation Name Windsor Park The specific provisions that my submission relates to are: (Please identify the specific parts of the proposed plan change / variation) Plan provision(s) Or**Property Address** 20 Noel Or Map Other (specify) Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them

amended and the reasons for your views)

I support the specific provisions identified above						
l oppose the specific provisions identified above						
I wish to have the provisions identified above amended Yes No						
The reasons for my views are: 1) The sponts complex should remain for sports. 3) we do not need more houses 3) The schools are full and and take anymore and	1					
(continue on a separate sheet if necessal	rv)					
I seek the following decision by Council:	3,					
Accept the proposed plan change / variation						
Accept the proposed plan change / variation with amendments as outlined below						
Decline the proposed plan change / variation						
If the proposed plan change / variation is not declined, then amend it as outlined below.						
I wish to be heard in support of my submission						
I do not wish to be heard in support of my submission						
If others make a similar submission, I will consider presenting a joint case with them at a hearing						
Signature of Submitter (or person authorised to sign on behalf of submitter) Date						
	7					
Notes to person making submission: If you are making a submission to the Environmental Protection Authority, you should use Form 16B.						
in you are making a submission to the Environmental Protection Authority, you should use Form 10b.						
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.						
If you are a person who could gain an advantage in trade competition through the submission, your right to make submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.						
I could ☐ /could not ☐ gain an advantage in trade competition through this submission.						
If you <u>could</u> gain an advantage in trade competition through this submission please complete the following:						
I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:						
(a) adversely affects the environment; and						
(b) does not relate to trade competition or the effects of trade competition.						

From: Alex Wong
To: Unitary Plan

Cc: glenysward@outlook.com
Subject: TSC - Submission 5

Date: Monday, 23 June 2025 2:34:44 pm

Attachments: 20250623131753701.pdf

Hello.

I have submitted this from the Takapuna service centre today, via email as it is the last day for submissions. He is a copy of your form for your records.

The physical form will be sent to

Attn: Planning Technician Auckland Council Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

Regards

Takapuna Service Centre

----Original Message----

From: alexw <alex.wong@aucklandcouncil.govt.nz>

Sent: Monday, 23 June 2025 1:18 pm

To: Alex Wong <Alex.Wong@aucklandcouncil.govt.nz>

Subject: Message from "3089R920537"

This E-mail was sent from "3089R920537" (IM C2000).

Scan Date: 06.23.2025 13:17:53 (+1200)

[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/2

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

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[Matariki Festival 2025. Waitaa ki te Maanuka, Waitii ki te Mangatangi, Waipuna ki te Rangi. Find what's on.] https://www.matarikifestival.org.nz/matariki-events/?

utm_source=ac_footer&utm_medium=email&utm_campaign=Matariki2025&utm_id=2025-MATARIKI>

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

FORM 5





Auckland Council **53 JUN 2025** Augkland Council

Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to:

Attn: Planning Technician **Auckland Council** Level 16, 135 Albert Street Private Bag 92300 Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details						
Full Name or Name of Agent (if applicable)						
Name) Glenys Joan WARD						
Organisation Name (if submission is made on behalf of Organisation)						
Address for service of Submitter 6 Kini Place Mairangi Bay						
Telephone: 021 478248 Email: glenysward a outlooks com Contact Person: (Name and designation, if applicable)						
Scope of submission						
This is a submission on the following proposed plan change / variation to an existing plan:						
Plan Change/Variation Number PC 115 (Private)						
Plan Change/Variation Name Windsor Park						
The specific provisions that my submission relates to are: (Please identify the specific parts of the proposed plan change / variation)						
Plan provision(s)						
Or Property Address 0 0 1 1 1 0 11 01						
Or Property Address 20 Noel Williams Place						
Map						
Or Other (specify)						

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above		
l oppose the specific provisions identified above		
I wish to have the provisions identified above amended Yes No		
The reasons for my views are:	_	
λ	Bay, 2	31.1
2) The schools cannot cope now - they are all full	3 /	
3) East Coast Rd is at capacity in rush hour now.		
4) The population has grown more than I fold since (continue on a se	parate sheet if necessary)	Λ
I seek the following decision by Council:	EAthached She	<u>et -</u>
Accept the proposed plan change / variation		
Accept the proposed plan change / variation with amendments as outlined below		
Decline the proposed plan change / variation		
If the proposed plan change / variation is not declined, then amend it as outlined below.		
I wish to be heard in support of my submission		
I do not wish to be heard in support of my submission		
If others make a similar submission, I will consider presenting a joint case with them at a hearing		
Signature of Submitter) Signature of Submitter $\frac{4/6/20}{20}$ (or person authorised to sign on behalf of submitter)	25'	
Notes to person making submission:		
If you are making a submission to the Environmental Protection Authority, you should use Form	ı 16B.	
Please note that your address is required to be made publicly available under the Resource Ma 1991, as any further submission supporting or opposing this submission is required to be forwa as the Council.	nagement Act rded to you as well	
If you are a person who could gain an advantage in trade competition through the submission, submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management	your right to make a t Act 1991.	
I could ☐ /could not ☑ gain an advantage in trade competition through this submission		
If you <u>could</u> gain an advantage in trade competition through this submission ple following:		
I am 🔲 / am not 🔲 directly affected by an effect of the subject matter of the submission	that:	
(a) adversely affects the environment; and		
(b) does not relate to trade competition or the effects of trade competition.		

Glery #231 Word Ph. 021478248

Submissions Windsor Park

- 1) We do not need any more in fill housing in Mairangi Bay, let alone a "Mini Town". The amount of in fill hosing in the whole of the Bays is causing many problems and our beaches are closed almost every time it rains. The infrastructure just cannot cope and this is quite understandable when what was a single dwelling with perhaps 2 bathrooms and 2 toilets is replaced on average with 3 or 4 dwellings with a total of 12 bathroom and 12 toilets.

 I have an example on my street where the lowest lying section has had raw sewage all over it 3 times in the last 3 years and yet there was nothing in the previous 45 years.
- 2) The schools cannot cope with number of children now they are all at capacity and I understand at least one school wants to decrease its roll.
- 3) East Coast Road is at capacity in rush hour now, so we do not need more commuters. The traffic needs to turn right to get into East Coast Road if it is going towards Constellation Drive and this will cause even more congestion.
- 4) When The Windsor Park land was gifted by the Breweries to the sports clubs, it was for sports NOT houses. In 2018 'The Board', changed its name to Windsor Park Community and Multisport Hub, Incorporated, to reflect what the body was. HOWEVER, I do not think that 2 sports ie Cricket and Rugby make up a "Multisport Hub". The land should be used for other sports such as basketball, the biggest growing sport in the Country, which is crying out for Courts; Netball, Tennis, and Badminton to name a few. There could be a Medical Practice, Physiotherapy, Chiropractic and other organisations.
- 5) When the land was gifted to the Cricket and Rugby clubs the population of East Coast Bays in 1985 was 28,000, And in June 1924 the population was 120,000. Therefore the area has grown more than four fold so room for more sports is required not less.

231.2

2313

To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - James Jun Sen Chong

Date: Monday, 23 June 2025 6:30:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Jun Sen Chong

Organisation name:

Agent's full name:

Email address: james-js-chong@hotmail.co.nz

Contact phone number:

Postal address: James-js-Chong@hotmail.co.nz Windsor park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules: Rule or rules

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We are concerned over the loss of valuable green space, which impacts public health, recreational opportunities, and biodiversity. Development can lead to increased traffic, pollution, and strain on local infrastructure, while also displacing communities or reducing access to nature, especially for underserved populations. Parks with historical or cultural significance may face destruction, and the project could exacerbate inequality by prioritizing private interests over public well-being.

I or we seek the following decision by council: Decline the plan change

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

232.2

232.1

Declaration

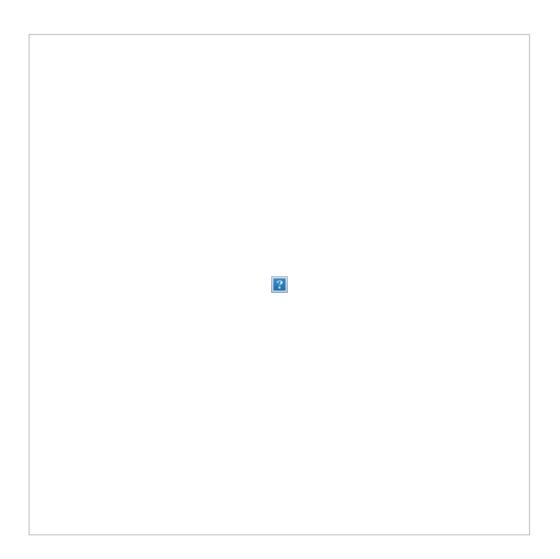
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Jin Gyong Jung

Date: Monday, 23 June 2025 10:30:28 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jin Gyong Jung

Organisation name:

Agent's full name:

Email address: jiwonc87@gmail.com

Contact phone number: 0212037842

Postal address: 8 Zara Court Windsor park Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Relates to rezoning of windsor park

Property address: 8 Zara Court, Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

1. Loss of Public Green Space

The rugby park serves as a vital open space in our community, supporting both organised sport and informal recreation.

Rezoning it for residential, commercial, or industrial purposes would reduce accessible green areas, contrary to Auckland Council's stated goals around livability and public wellbeing.

2. Community and Youth Impact

The park supports local sports teams, youth development programmes, and school activities.

Its removal would displace hundreds of children and families who rely on it for regular physical activity and community engagement.

233.2

Loss of these amenities can contribute to poorer health outcomes and social disconnection.

3. Traffic and Infrastructure Stress

If rezoned for residential or commercial use, the additional traffic may overburden local roads and intersections.

There may be insufficient infrastructure (sewerage, water, schools, public transport) to accommodate new development in a way that meets existing service standards.

4. Environmental Concerns

The park contributes to urban cooling, stormwater absorption, and local biodiversity.

Redevelopment could increase impervious surfaces, putting more pressure on the city's stormwater systems and contributing to urban flooding.

Trees and green corridors on the site may serve as habitats for native birdlife or other species.

I or we seek the following decision by council: Decline the plan change

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

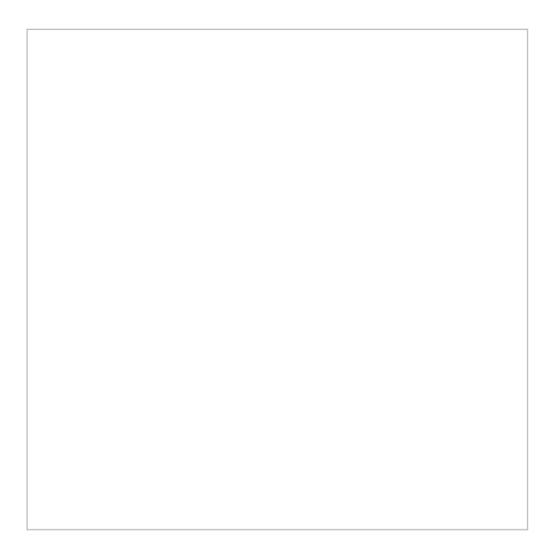
Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

233.1



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Matt

Date: Monday, 23 June 2025 4:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matt

Organisation name:

Agent's full name:

Email address: armadilloman@gmail.com

Contact phone number: 0275375777

Postal address:

Welcome bay Tauranga 3112

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Its a great club

I or we seek the following decision by council: Approve the plan change without any amendments

234.1

Details of amendments:

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

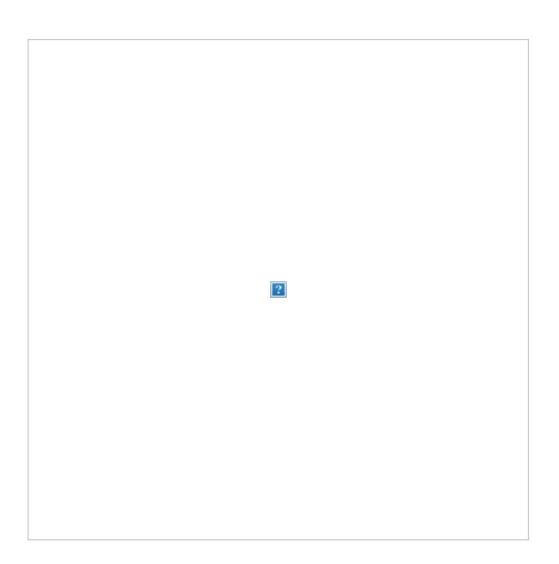
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Matt Mimmack

Date: Monday, 23 June 2025 5:00:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matt Mimmack

Organisation name:

Agent's full name:

Email address: matt.mimmack@bayleys.co.nz

Contact phone number:

Postal address: 80 Aberdeen Road Campbells Bay Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Re zoning the land at Windsor Park for future development

Property address: 20 Noel Williams

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have a strong history with the club after playing Cricket for East Coast Bays for over 20 years. For the club to grow and attract new and existing members (male and female) the facilities need upgrading. With these upgrades, not only will the club survive, it will thrive and allow for growth.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

235.2

235.1

Declaration

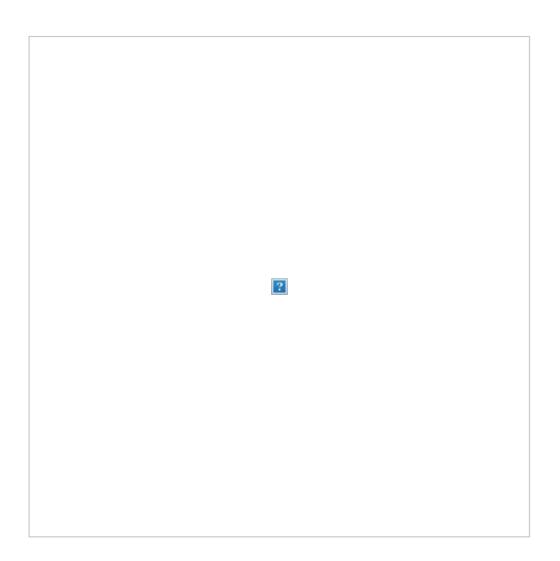
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Paul lloyd

Date:Monday, 23 June 2025 10:30:24 pmAttachments:Paul Lloyd Submission Letter.pdf

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul lloyd

Organisation name:

Agent's full name:

Email address: paul.lloyd@apolloprojects.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Plan Change 115: Windsor Park

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

To support the need of residential housing for the Auckland community as well as support the needs of community assets and facilities - to ensure that Community Sports Clubs thrive and grow.

I or we seek the following decision by council: Approve the plan change without any amendments

236.1

Details of amendments:

Submission date: 23 June 2025

Supporting documents

Paul Lloyd Submission Letter.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

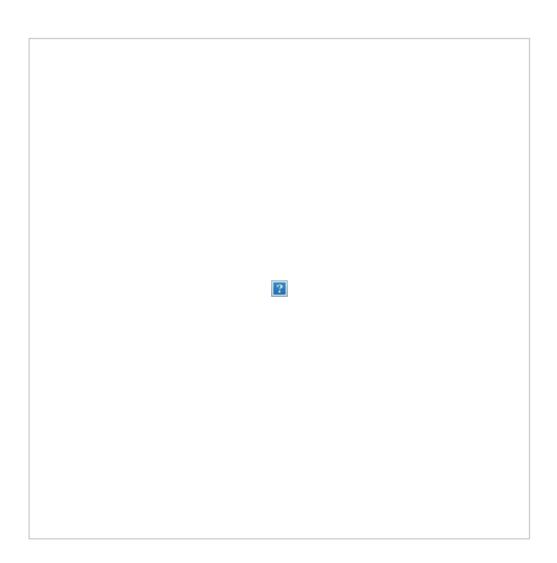
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.





Monday, 23 June 2025

Kia ora,

I am writing to express my strong support for Proposed Private Plan Change 115 to the Auckland Unitary Plan. My submission reflects both a personal connection to Windsor Park and a belief in the broader positive impacts this proposal will have for the Auckland region.

As someone who played rugby for East Coast Bays, Windsor Park is more than just a piece of land to me—it's a place filled with memories, growth, and connection. It's where I put on my first jersey, where I learned the importance of discipline and teamwork, and where I experienced the sheer joy of sport. It's a place that brought together people from all walks of life—teammates, families, coaches, volunteers—and gave us a shared purpose and identity. It's where I became part of a community.

I want future generations—kids growing up in Auckland today—to have the same opportunities that I had, but in even better, more inclusive facilities. So enabling the redevelopment of Windsor Park is a bold and necessary vision. It's a forward-looking initiative that recognises the changing needs of our city. By combining resources and creating shared, modern housing and facilities, we are not just improving housing shortages but community and wellbeing—we are investing in a healthier, more connected, and more resilient Auckland.

I want to see both the cricket and rugby clubs continue to thrive in an environment that fosters collaboration rather than competition for space. It also opens the door to greater community use, including schools, social sports, women's teams, and emerging sporting codes that currently struggle to find suitable venues. This hub could become a vibrant centre of activity year-round, offering not just elite pathways but accessible grassroots opportunities for all ages and backgrounds.

From a broader perspective, this project has the potential to be a model for community-based sport infrastructure across the region. It demonstrates how we can respect the history of our local clubs while also embracing innovation and long-term planning. It honours the past, serves the present, and prepares us for the future.

As someone whose personal development was deeply shaped on the fields of Windsor Park, I can't overstate how important this place has been to my journey—and how much it means to know that future generations could have the same opportunities I had, but with even better facilities and support.

I urge the Council to support this initiative with the same passion and care that our local clubs and volunteers have shown over decades. This is more than a construction project—it is a legacy project. It is a chance to leave something meaningful and lasting for the people of Auckland.

apolloprojects.co.nz Page 3 of 4



Thank you for considering my submission.

Ngā mihi,

Paul Lloyd



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sally Plater

Date: Monday, 23 June 2025 4:45:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sally Plater

Organisation name:

Agent's full name:

Email address: sallyplater@hotmail.com

Contact phone number:

Postal address:

0630

Browns Bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: Windsor Park

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Save the sports field

I or we seek the following decision by council: Decline the plan change

237.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

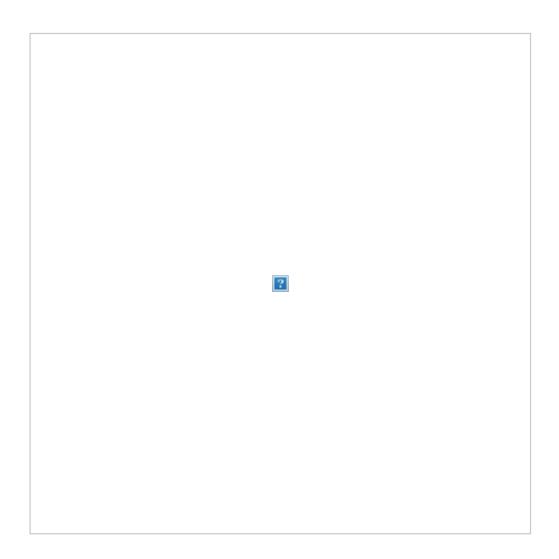
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Shing Shan Yim

Date: Monday, 23 June 2025 5:45:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shing Shan Yim

Organisation name:

Agent's full name: Shing Shan Yim

Email address: seamusyim@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

PC 115 (Private): Windsor Park

Property address: 20 Noel Williams Place, Windsor Park, Auckland 0630

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am writing to express my opposition to the proposed private plan change to rezone 20 Noel Williams Place, Windsor Park, from Open Space – Sport and Active Recreation to Residential – Mixed Housing Urban Zone.

My primary concern lies in the current traffic capacity of East Coast Road. At present, the road infrastructure is already under significant strain, with heavy congestion during peak hours. Introducing further residential intensification in this area will inevitably increase vehicle numbers, putting even greater pressure on an already overloaded traffic system.

If this plan change proceeds, the resulting traffic burden could lead to serious gridlock across the entire East Coast Bays area. Such a development would compromise safety, reduce travel efficiency, and negatively impact the daily lives of local residents.

I urge the council to reconsider this proposal in light of its potential impact on traffic congestion and

local infrastructure.

I or we seek the following decision by council: Decline the plan change

238.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

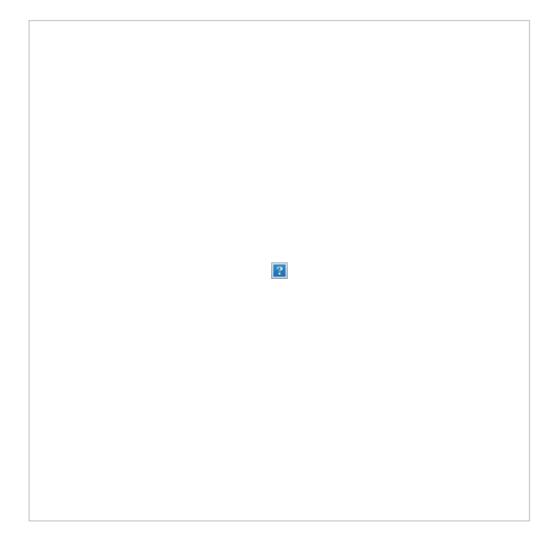
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Sunnary Nguon

Date: Monday, 23 June 2025 11:45:39 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sunnary Nguon

Organisation name:

Agent's full name: Sunnary Nguon

Email address: terryeir8@gmail.com

Contact phone number: 0274778907

Postal address: 18 Ballintra Close Auckland Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Too much property that will be built will affect our property by being too crowded. 85 dwelling is too much.

Property address: 18 Noel Williams Place, and 15 Noel William Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are: Will cause too much traffic and noises.

I or we seek the following decision by council: Decline the plan change

239.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

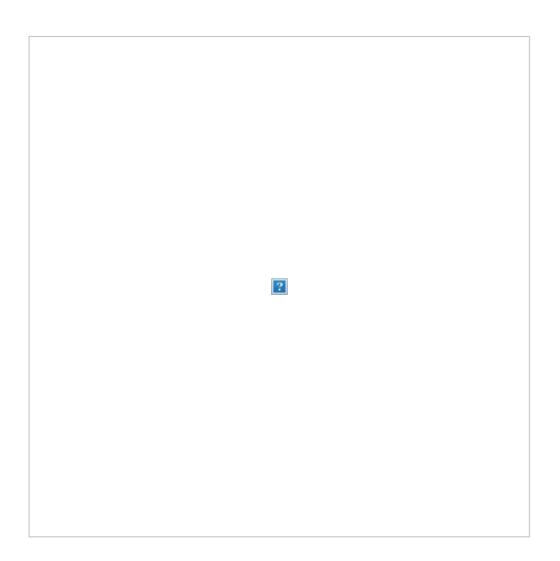
Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: <u>Unitary Plan</u>

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Trent Harnett

Date: Monday, 23 June 2025 6:45:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trent Harnett

Organisation name:

Agent's full name:

Email address: trent@pdnz.co.nz

Contact phone number:

Postal address: 2 Bounty Road Long Bay Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Windsor Park, Mairangi Bay

Property address: Windsor Park, Mairangi Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is a critical project for the long time survival of a both the ECB rugby and cricket clubs, both of which are foundation clubs for the local community.

It is imperative that this change is approved to allow both immediate and long term funding requried to bring both clubs facilities up to standard and ensure they are maintained for the long term future. Without this approval poviding the ability for sale plans to proceed, the future of the clubs remains in serious doubt.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 23 June 2025

240.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

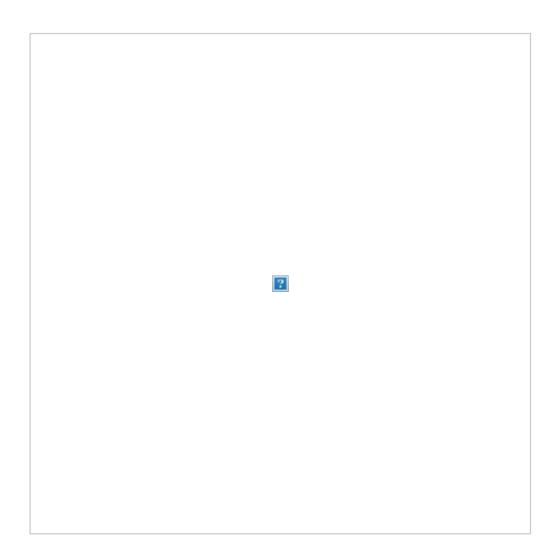
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To: Unitary Plan

Subject: Unitary Plan Publicly Notified Submission - Plan Change 115 - Wai yin Cheung

Date: Monday, 23 June 2025 12:30:28 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wai yin Cheung

Organisation name:

Agent's full name:

Email address: mackeylai@yahoo.com.hk

Contact phone number:

Postal address: 2 Wyoming Avenue, Murrays bay Auckland 0630

Submission details

This is a submission to:

Plan change number: Plan Change 115

Plan change name: PC 115 (Private): Windsor Park

My submission relates to

Rule or rules:

Property address: 20 Noel Williams Place

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am writing to express my strong objection to the proposed rezoning of the green space in our area for residential development.

This district is already densely populated, with a high concentration of housing and insufficient open space for residents to relax and engage in recreational activities. Turning the remaining green space into more housing will only worsen the situation.

Public transport in the area is currently inadequate, and the roads are frequently congested. Adding more residential buildings will increase the population and further strain the already overloaded infrastructure.

Moreover, local schools are already at full capacity and struggling to accommodate the current number of students. With more families moving into the area, it is highly unlikely that the existing educational facilities can cope with the additional demand.

For these reasons, I strongly urge you to reconsider this rezoning proposal in order to preserve the livability, sustainability, and well-being of our community.

I or we seek the following decision by council: Decline the plan change

241.1

Submission date: 23 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

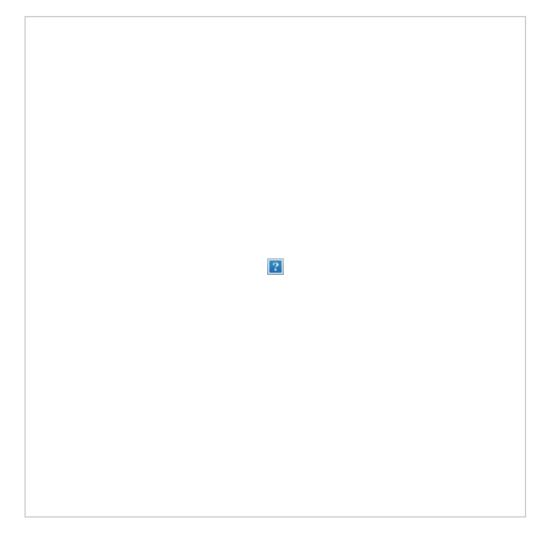
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- · Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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