

PPC85 Submissions Report addendum

FS2

Form 6 – Further Submission on a Proposed Plan Change

Clause 8, Schedule 1, Resource Management Act 1991

1. Further Submitter Details

Full name of individual/organisation making further submission: Derek Westwood (on behalf of Owners of Lots 1–7 Windsor Way)

Contact person (Derek Wrestwood): -

Email address: __derek.westwood@xtra.co.nz_____

Postal address: __58 Helvetia Dr Brown Bay Auckland 0630_

Contact phone number: _ 022 651 1577 _____

Preferred method of contact: Email

Do you have an agent who is acting on your behalf? No

2. Eligibility to make a further submission

☒ A person who has an interest in the proposal greater than the interest that the general public has.

Reasons: Owners of Lots 1–7 Windsor Way are directly affected by stormwater and flooding impacts associated with PPC85. The interests are greater than the public at large as these properties sit downstream of the proposed development.

3. Request to be heard at hearing

☒ Yes, I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at the hearing: Yes

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4. Signature

Signature of submitter (Derek Westwood): ____



Date: 7 October 2025

5. Further Submission(s)

Name of original submitter	Original submitter number	Original submission point number	Support or Oppose	Reasons for supporting or opposing	Relief sought
E. Smyth	36	-	Support	Submission highlights existing flood constraints and risk of displacement from Cabra's upstream works. Aligns with Windsor Way concerns.	That Council require downstream infrastructure upgrades and stormwater neutrality measures.
M. Scott	41	-	Support	Submission warns about impervious coverage and runoff risk to estuary. Supports Windsor Way's flooding position.	That mitigation measures ensure runoff is managed and hydrological neutrality enforced.
M. Kaemper	65	-	Support	Submission identifies flooding and wastewater issues. These are consistent with Windsor Way's concerns.	That PPC85 conditions require upgrades to wastewater and stormwater networks.
K. Desmond	73	-	Support	Submission raises flooding risk for neighbouring properties. Strongly aligned with Windsor Way submission.	That flooding impacts are mitigated through downstream capacity works.
Riverside Holdings	32	-	Oppose	Submission focuses on traffic/density while disregarding flooding impacts. Contradicts Windsor Way's evidence base.	That limited weight be given to this submission where it conflicts with flood management requirements.
R. Dunning	44	-	Oppose	Submission claims no demand for housing and unsuitable location. This undermines solution-focused approaches.	That Council prioritise infrastructure-based solutions rather than outright rejection.
Tern Point Society Inc.	46	-	Oppose	Submission opposes on ecological/infrastructure grounds. Overlaps with flood concerns but takes rejection stance.	That ecological safeguards be adopted as conditions, not reasons to reject PPC85.
Adam Booth	48	-	Oppose	Submission seeks rezoning intensification without addressing downstream	That rezoning not proceed until catchment-wide stormwater upgrades are secured.

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NZ Fairy Tern Trust	58	-	Oppose	stormwater. Risks worsening Windsor Way flooding. Focus on Fairy Tern habitat risks. While valid, does not address downstream flooding. Contradicts Windsor Way's conditional support stance.	That biodiversity safeguards be combined with stormwater neutrality conditions to allow balanced development.
I. McDell	69	-	Oppose	Expresses distrust of developers, not infrastructure-specific. Fails to engage with technical flooding issues.	That enforceable conditions, not opposition, address Windsor Way's concerns.
D. Lloyd	86	-	Oppose	Submission opposes PPC85 entirely citing Spatial Plan. Contradicts Windsor Way's conditional, solution-seeking approach.	That Council instead impose conditions ensuring stormwater and flooding neutrality, allowing PPC85 to proceed responsibly.