

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 75** – 3A, 81A and 119A Carrington Road, Mount Albert (Mason Clinic) to the Auckland Unitary Plan

HEARING DIRECTION #1 FROM THE HEARING PANEL

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed the chair of the Hearing Panel– Robert Scott (Chairperson). The hearing panel members will be appointed shortly. The Hearing Panel’s function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. Plan Change 75, in summary, seeks to: re-zone 3A and 119A Carrington Road from Business – Mixed Use zone to Special Purpose – Healthcare Facility and Hospital zone and amend provisions and plans in the Wairaka Precinct.:
3. Before the hearing timetable is set down, the Chair directs the applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council’s Hearings Advisor, Bevan Donovan, by 5pm, Wednesday, 22 February 2023.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application must be made prior to the Local Authority considering the request under S25 of Schedule 1. As this private plan change has already been notified, the S42A report will be based on the private plan change as notified. The chair, in setting the hearing timetable, will take into consideration the extent of any proposed changes to ensure all parties have sufficient time to prepare for the hearing.
5. Any enquiries regarding these Directions or related matters should be directed to the Council’s Hearings Advisor, Bevan Donovan, by email at bevan.donovan@aucklandcouncil.govt.nz.



Robert Scott, Chairperson
15 February 2023

**BEFORE AN INDEPENDENT HEARINGS PANEL OF
AUCKLAND COUNCIL**

IN THE MATTER

of the Resource
Management Act 1991
(the **Act**)

AND

IN THE MATTER

of **Private Plan
Change 75** – 3A, 81A,
and 119A Carrington
Road, Mount Albert
(Mason Clinic) to the
Auckland Unitary Plan

**MEMORANDUM ON BEHALF OF APPLICANT IN RESPONSE TO DIRECTION
1 FROM THE HEARING PANEL**

DATED: 22 February 2023

 **Simpson Grierson**
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MAY IT PLEASE THE COMMISSIONERS:

1. INTRODUCTION

1.1 This memorandum is filed on behalf of Te Whatu Ora – Health New Zealand (Waitematā) (the **Applicant**).

1.2 The Applicant has filed an application for a Private Plan Change to amend the provisions of the Auckland Unitary Plan (Operative in part) which apply to the Mason Clinic Site located in the Wairaka Precinct, together with recently purchased sites to the north and south of the existing site (the **Application**).

1.3 In a Hearing Direction issued 15 February 2023, the Chairperson directed the Applicant:

...to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions.

1.4 This memorandum is filed in response to that Direction.

1.5 This memorandum also addresses a change to the name of the entity that is the Applicant of the Application.

2. CHANGE TO THE APPLICANT

2.1 The Application was originally made by Waitemata District Health Board.

2.2 On 1 July 2022, Te Whatu Ora – Health New Zealand and Te Aka Whai Ora – Maori Health Authority became the new national health authorities for New Zealand. At this time, the Waitemata District Health Board (and all other District Health Boards) was disestablished and incorporated into Te Whatu Ora – Health New Zealand.

2.3 The Applicant for Plan Change 75 is now Te Whatu Ora – Health New Zealand (Waitemata).

3. PROPOSED AMENDMENTS

- 3.1 The Application was publically notified on 26 May 2022. Three submissions were filed; from Auckland Transport, the Ministry for Housing and Urban Development (**MHUD**), and Geoffrey and Joanna Beresford.
- 3.2 The Applicant has considered each of the points raised in the submissions and has had discussions with each submitter. Those discussions are ongoing with Auckland Transport and it is intended to touch base with the Beresford's in the near future.
- 3.3 At this stage the Applicant proposes to make the following amendment to the Application in response to the MHUD submission (shown as red tracking):

Proposed activity table I334.4.4 Wairaka Precinct sub-precinct A

<u>Activity</u>		<u>Activity status</u>
<u>Development</u>		
(A49)	<u>All new buildings, and additions to existing buildings unless otherwise specified below</u>	<u>C</u>
(A50)	<u>Demolition</u>	<u>P</u>
(A51)	<u>Internal alterations to buildings</u>	<u>P</u>
(A52)	<u>Additions to buildings that are less than:</u> <u>(a) 25 per cent of the existing gross floor area of the building; or</u> <u>(b) 250m² GFA</u> <u>whichever is the lesser</u>	<u>P</u>
(A53)	<u>New buildings or additions to existing buildings that increase the building footprint by more than 25 20 per cent or 250m² 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary</u>	<u>RD</u>
(A54)	<u>New buildings or additions to buildings not complying with I334.6.14 (2)</u>	<u>NC</u>
(A55)	<u>Any development not otherwise listed in Table 1334.4.4 that is generally in accordance with the precinct plan</u>	<u>RD</u>
(A56)	<u>Any development not otherwise listed in Table 1334.4.4 that is not generally in accordance with the precinct plan</u>	<u>D</u>

- 3.4** The change identified above is to align the resource consent threshold for new additions to existing buildings within Sub-precinct A of the Wairaka Precinct with the threshold that applies in the Special Purpose – Healthcare Facility and Hospital Zone, which Plan Change 75 seeks to apply to the Mason Clinic landholdings.
- 3.5** The Applicant does not consider that any other amendments are necessary at this stage but will update the Commissioners at any hearing.

DATED at Auckland this 22nd day of February 2023



Bill Loutit
Counsel for Te Whatu Ora – Health New
Zealand (Waitematā) (the Applicant)