

Paper presented by WDHB to Albert-Eden Local Board
on 1 May 2020

Introduction

Waitemata District Health Board (WDHB) operates the Mason Clinic Healthcare Facility within the Wairaka Precinct at Carrington. The WDHB have recently acquired (via a transfer agreement with the Crown) additional land to the north and south of their existing facility, and intend to redevelop their existing facility and extend the facility onto this land, to provide additional facilities and services for the continued delivery of care and forensic psychiatry treatment. The current and proposed landholding relative to the wider Precinct is explained in figures 1 and 2.

The WDHB have entered into a relationship agreement with the Ministry of Housing and Urban Development (MHUD) for the integrated planning (including master-planning) for the housing development planned for the MHUD land, and the Mason Clinic redevelopment.

The WDHB have been advised by MHUD that they are providing a preliminary briefing to the Local Board (and have been provided with a copy of the briefing document).

The purpose of this paper is to:

- To advise the Local Board of the WDHB's plans to expand the Mason Clinic at Carrington Road through a private plan change;
- To provide the Board with initial timeframes for the private plan change;
- To outline the consultation that is proposed with the local community and key stakeholders.

This paper complements MHUD's presentation.



Figure 1: Mason Clinic site (with current and proposed land identified) in the context of the wider precinct



Figure 2: Mason Clinic site showing current and proposed land

Existing Mason Clinic Facility

The Mason Clinic currently occupies a site with an area of some 39,500m², with resident 121 beds with 196 parking spaces. The site is currently zoned Special Purpose Healthcare and Hospital under the provisions of the Auckland Unitary Plan (AUP), and is a component of the Wairaka Precinct. The additional land to the north and south are not appropriately zoned for the activities that occur at the Mason Clinic and so the zoning needs to be changed. Other landowners within the Precinct include the Unitec Institute of Technology, Ngāti Whātua Ōrākei, Norak Properties Limited (operating Taylor's Laundry), and MHUD.

The current Mason Clinic campus is characterised by a diverse range of single-storey buildings constructed between 1992 and 2016. All the buildings on the campus face inwards and are accessed from an internal loop road. Some buildings include a part upper storey accommodating offices and engineering plant rooms. The arrangement and design of the buildings on the site is derived from their internal functional requirements. The built environment to date has been generated by a piecemeal staging strategy following an initial substantial development (in the western part of the campus). Subsequent development has been by the addition of individual buildings with no apparent structure or masterplan in place.

The existing site does not have sufficient space for future expansion, and is not able to sustain existing service capacity, as a consequence of the condition of the existing facilities, which have become environmentally unsuitable for occupation.

Future Development

To address the capacity and spatial constraints, WDHB intend to utilise the acquired land to the north and south, to increase the land holding to some 67,422m², and progressively redevelop the existing facilities and expand the campus, with a goal of providing some 220 resident beds by 2039.

Process

To enable this outcome, it is proposed to seek a Plan Change to the AUP, to provide for a suitable zoning and activity framework for the entire site. In undertaking such a process, the WDHB will work together with MHUD to ensure an integrated approach to infrastructure (including stormwater), transport, ecology, open space, etc, as well as consultation and stakeholder engagement. As part of this process, a masterplan will be prepared for the Mason Clinic, which will be coordinated with that being developed by MHUD, so as to manage any potential interface issues in a sensitive and co-operative manner, and to avoid adverse impacts being generated on the respective developments, as well as the common public realm.

It is expected that the WDHB will be in a position to lodge their Plan Change to the AUP in the 4th quarter of 2020. During the plan change process, it is also expected that (to maintain operational capacity) that iterative resource consents for new buildings may be required.

Next Steps

WDHB has recently engaged their specialist consultant team, and are in the process of coordinating inputs to inform the assessments necessary to support the Plan Change. Following this, it is intended to commence engagement/consultation with key stakeholders and the Council, in a coordinated manner with MHUD.

It is proposed to update and consult the Local Board on progress during this period.

Notes from Albert-Eden Local Board Presentation
on 1 May 2020

Notes from Unitec site development update for Albert-Eden Local Board

1 May 10:00am – 12:00noon, Skype workshop

Albert-Eden Local Board – Margi Watson (Chair), Lee Corrick (deputy Chair), Graeme Easte, Rachel Langton, Ben Lee, Julia Maskill, Christina Robertson, Kendyl Smith

Presenters

- Hannah McGregor, Ben Speedy and Matt Fraser – Ministry of Housing and Urban Development
- Bill Loutit – Simpson Grierson
- Craig McGarr – Bentley and Co
- Haitham Alrubayee – Waitematā District Health Board

Auckland Council Staff attending

- Karen Foster - Development Programme Office
- Fiona Sprott - Plans and Places
- Pippa Sommerville - Parks, Sport and Recreation
- Nick FitzHerbert - Infrastructure and Environmental Services
- Sophie Bell and Rachel Hume - Service Strategy and Integration
- Robyn Allpress and Emma Reed - Local Board Services

Item 1 -Ministry of Housing and Urban Development – development plans for site

Overview of HUD, Land of Housing Programme

- Role is to acquire crown and private land, and partner with iwi and private sector to deliver housing at pace in constrained markets eg Auckland
- HUD are partners and enablers, not developers
- Iwi, as developers, are best to take on consenting and sales role
- Request to hear key topics the local board will be interested in, and standard agenda items to keep the local board updated.

Development – current progress

- Mana whenua have Right of First Refusal for the land and HUD are working with them
- A Reference Plan has been developed which includes high level vision, goals, key natural and cultural elements
- The development will broadly follow the Wairaka Precinct Plan, which is very permissive for development, and changes to the Unitary Plan may be required through a private plan change
- The required density of the development has not been finalized by Ministers yet, masterplanning is the next step, but still seeking 2,500 – 4,000 homes
- There will be six neighbourhoods, and currently how that land will be allocated to each iwi developer is being arranged.

- HUD involvement will be across the precinct, density will be higher in the centre and less dense and more similar to the adjacent neighbours in the South
- It is expected the southern part of the precinct (north of Mt Albert) will be the first stage to be developed, with masterplanning there further advanced

Topics raised by the local board with responses from HUD staff

- How will heritage be protected – aware of a number of buildings with heritage value. HUD: Building 1 has potential as community asset and for adaptive reuse but there are large costs associated with bringing the building up to seismic code and further investigation is required to understand this. Also intention to retain heritage fabric in Site.
- What is the site extent – HUD: currently the boundary along Carrington is Farm Road, with a further parcel in the South. Unitec has previously identified that some additional land that could be acquired. Have been in willing buyer and willing seller negotiations to date.
- Will the Sanctuary Gardens be protected – HUD: we intend to take the lead of mana whenua on areas of cultural significance during masterplanning.
- How is the Ngāti Whātua Ōrākei Whai Rawa Limited development related to this development – HUD: the project involves the development of land held by HUD, and the adjacent land held by Ngāti Whātua together. NWOWR are interested in development of HUD's southern-most areas of the precinct given this is adjacent to their other landholdings.
- What is the timeline for light rail to the west – HUD: not our responsibility, being led by NZTA. Understand the focus is on the city centre to Mangere route, but can provide an update.
- How will the Waterview shared path be included in the development – HUD: connectivity is key, shared path will be retained through development, with route tailored if/where necessary. Connectivity for walking and cycling will be promoted through the master plan. Promote alternative forms of transport, less focus on cars.
- Will the land currently occupied by Taylors laundry be utilised in the development – HUD: it's a strategic location and acquiring will help make a successful development. Confidential discussions are taking place with the owners.
- How will the development impact on Mt Albert and Pt Chevalier town centres – HUD: see the development as complementary to town centres. There will not be a major commercial retail centre or new town centre but do need some retail locally
- Will a primary school be provided for in the development – HUD: Ministry of Education has responsibility for this decision and we have a good relationship with them. MoE have indicated a new school will be needed but don't know where or the size yet.
- Will the new Urban Development Bill (when it is an Act) be utilised for development on this site - HUD: no do not see that as an appropriate mechanism for development on this site.

Summary by local board chair

- This is essentially a new suburb to be developed within the Albert-Eden local board area with an approximate 10% increase in the population as a result. Placemaking is a key role of the local board and so there is a special interest in this development and a desire of the board to have input into the planning process as appropriate.

Item 2 - Waitemata District Health Board – Mason Clinic Private Plan Change

Development – current progress

- Mason clinic services northern region, northland and all of Auckland, pop of about 1.9 million.
- Growth required in the next few years cannot be accommodated on the current site, so 2.8ha of land has been purchased north and south of campus so it can be developed over the next 10-15 years. These areas of and require re-zoning.
- A private plan change will be pursued. As development is planned to start in 2021 for the first phase a resource consent will be required for that as the plan change process will not be completed. Expect to lodge consent end of 2020 or beginning of 2021.
- A MOU has been agreed with HUD and the parties are working together.

Topics raised by the local board

- Communications – LB encourages an active communications plan, sharing the good work done by the facility and involving the community early and throughout the stages of development. Public notification of RMA processes is preferable and if this is not possible then a strong PR campaign.

Next steps

Auckland Council staff to arrange for the next meeting with HUD and WDHB, assist the local board to establish an ongoing relationship and prepare their feedback.

Paper presented to Albert-Eden Local Board
on 3 December 2020

Introduction

Waitemata District Health Board (WDHB) met with the Local Board on 30 April and 4 August to explain their land acquisition and intentions for the redevelopment of their existing facility and its extension to provide additional facilities and services for the continued delivery of care and forensic psychiatry treatment.

WDHB and the Ministry of Housing and Urban Development (HUD) have entered into a relationship agreement for the integrated planning (including master-planning) for the housing development planned for the HUD land, and the Mason Clinic redevelopment.

WDHB have been progressing the preparation of a Private Plan Change to facilitate the redevelopment of their existing facility and its extension. WDHB have also commissioned the design of the first of the proposed buildings on the acquired 'northern' land.

The purpose of this paper is to update the Local Board on:

- The progress of the Private Plan Change documentation, the related consultation undertaken, and the timing and next steps;
- Stormwater Management Plan;
- The intentions for the northern land (Tranche 1A – E Tū Wairau Hinengaro (quality of mind) Building).

Plan Change

Since last meeting with the Local Board, WDHB has developed a draft of the Precinct Provisions in consultation with HUD. Feedback on an earlier version has been received from Council, and the final draft is now with Council for their review and feedback ahead of lodgement.

Related to the drafting of the plan change provisions, ongoing consultation has been undertaken with Council and HUD to ensure all parties are comfortable with the manner in which provision will be made in the future for the provision of the Open Space land and shared path currently located on the WDHB land, and which is to be accommodated on the HUD land.

Consultation has also been undertaken with Mt Albert Residents Association, Mt Albert Business Association, Friends of Oakley Creek, and the Ropu iwi. All parties consulted are supportive of the proposal.

As a consequence of covid 19, there have been some delays in progressing the Plan Change (including the ability to consult). This has meant that the timing of the application has been delayed, such that it is not anticipated notification will occur until early 2021.

Stormwater Management Plan (SMP)

The final version of the SMP has been submitted for adoption under the Healthy Waters' regional Network Discharge Consent. This is processing.

Tranche 1A – E Tū Wairau Hinengaro (quality of mind) Building

This is a new 2-3 storey building to accommodate some 30 existing residents/services that are to be decanted from existing buildings which are failing, suffering from significant weather tightness issues. This building is to be located north of the recently Tanekaha building (nearing completion), and be accessed internally.

Design is being developed, and resource consent is programmed for lodgement mid April 2021.



Presentation to Albert-Eden Local Board
on 2 March 2021

Private Plan Change Request for the Mason Clinic

Waitematā District Health Board

Purpose and Outcome

- Purpose: To update the Local Board on progress on the WDHB's Private Plan Change Request for the Mason Clinic in Carrington
- Outcome: For the Local Board to be up to date on progress with the Plan Change Application, and for any questions to be responded to.

Our Previous Presentation

- The WDHB and its advisors presented to the Local Board on 4 August 2020
- We provided a summary of the outcomes that the Plan Change Request will seek – rezoning, extending the Mason Clinic sub-precinct, and introducing new rules
- Provided a summary of the consultation that had occurred
- Confirmed that the next step was to consult directly with Auckland Council on the draft provisions
- The Local Board expressed that the Plan Change Request should be subject to public notification

Update on consultation

- Consultation with Auckland Council has occurred, and the draft provisions have been developed further with their input
- The draft provisions are now in a 'final' state
- Consultation with the Mt Albert Residents Association has occurred, and no formal feedback has been received
- Consultation is progressing with Unitec and mana whenua

Update on Plan Change Request

- The specialists are completing final technical reports
- The draft application has been prepared, and we are reviewing this and working towards a final document which will be lodged with Auckland Council
- We anticipate that the Plan Change Request will be lodged with Council in early March

Next Steps

- Once the Plan Change Request is lodged with the Council, the request will be reviewed by the Council, and they may ask for further information
- When all requested further information has been provided, the Plan Change Request will be accepted for notification
- The WDHB has agreed with Auckland Council that the Plan Change will be publicly notified
- The AELB will be asked by Council to provide feedback to the Plan Change Request, and can be involved at the hearing
- The WDHB team will be working with Council to ensure the Plan Change is publicly notified as soon as possible

Resource Consent

- The WDHB has commenced a new project to construct a new facility to the north of the Mason Clinic, within the property that was purchased in 2019
- The project is for a new secure mental healthcare facility with 30 rooms and an internal courtyard
- The documentation for a resource consent application is currently being prepared
- The resource consent application will be lodged and processed separately to the Plan Change Request
- The timeframe for lodgement is not confirmed yet
- It is intended that the application will be processed non-notified

Questions?

Presentation to Albert-Eden Local Board
on 25 May 2021

Private Plan Change Request for the Mason Clinic

Waitematā District Health Board

25 May 2021



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3/06/2021

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Purpose and Outcome

- Purpose: To update the Local Board on progress on the WDHB's Private Plan Change Request for the Mason Clinic in Carrington
- Outcome: For the Local Board to be up to date on progress with the Plan Change Application, and for any questions to be responded to.



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Our Previous Presentation

- The WDHB presented to the Local Board on 2 March 2021
- We provided an update of the consultation that had occurred and was ongoing
- We confirmed that the next steps were to finalise the documentation and to lodge the Plan Change Request
- We introduced a proposal for a new building within the Mason Clinic to provide 30 new beds



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Update on consultation

- Pre-lodgement consultation has wrapped up with Auckland Council, and other parties
- No formal feedback has been received from the Mount Albert Residents Association or from Friends of Oakley Creek
- Consultation with mana whenua has not resulted in formal feedback at this stage, and the WDHB are trying to organise direct meetings with mana whenua
- The draft provisions are now in a 'final' state



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3/06/2021

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Update on Plan Change Request

- All specialist reports have been finalised
- The Plan Change application and planning assessment has been finalised and has been endorsed by the WDHB's Steering Group
- The application will be approved by the Board on 2 June 2021, and will then be lodged with Auckland Council



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Next Steps

- Once the Plan Change Request is lodged with the Council, the request will be reviewed by the Council, and they may ask for further information
- When all requested further information has been provided, the Plan Change Request will be accepted for notification
- The WDHB has agreed with Auckland Council will make a determination on whether the Plan Change Request will be accepted for notification”
- The AELB will be asked by Council to provide feedback to the Plan Change Request, and can be involved at the hearing
- The WDHB team will be working with Council to ensure the Plan Change is publicly notified as soon as possible



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Resource Consent

- The WDHB has commenced a new project to construct a new 30 room facility to the north of the Mason Clinic, within the property that was purchased in 2019
- The resource consent application will be lodged and processed separately to the Plan Change Request
- The documentation for a resource consent application is currently being prepared
- Consultation with mana whenua (Ngati Whatua Orakei) and HUD is ongoing
- A pre-application meeting with Auckland Council will be held, following which the application will be lodged
- It is intended that the application will be processed non-notified



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3/06/2021

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Questions?



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