
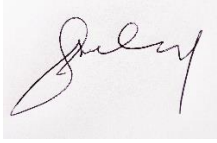
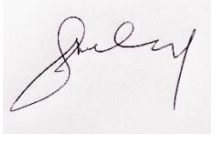




Mason Clinic – Landscape & Visual Effects Assessment

3A, 81A and 119A Carrington Road, Pt Chevalier

Waitemata District Health Board

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1. Introduction

Thomas Consultants have been engaged by the Waitemata District Health Board (WDHB) to deliver Landscape Architecture consultant services to provide documentation and support services for a Private Plan Change to the Auckland Unitary Plan (Operative in Part) (AUP:OP) in relation to the Mason Clinic site.

Thomas Consultants has provided assistance to the WDHB's project Planning Consultant (Bentley and Co) and the project team by providing feedback and guidance in relation to landscape and visual matters in the development of the documentation to support a proposed zone change.

The plan change relates to three existing parcels of land, which includes 81A Carrington Road (the Mason Clinic site), 3A Carrington Road (the Northern Site) and 119A Carrington Road (the Southern Site). Collectively these are referred to as the Plan Change Area.

The plan change is required as the clinical demand for the services provided at the Mason Clinic site have, and are, increasing and the WDHB needs to expand these facilities to accommodate this. They have recently purchased two parcels of land, to the north and the south of the existing Mason Clinic site at Carrington (the Northern Site and Southern Site) and require these parcels of land to change from their existing Business Mixed Use zone to Special Purpose – Healthcare Facility and Hospital Zone (SPHFH), in line with the underlying zone of the existing facility. As part of this process, the plan change is proposed to modify the I334 Wairaka Precinct of the AUP:OP in order to better provide for the requirements of the Mason Clinic and the changing surrounding land uses at the same time as addressing some site-specific features.

The plan change process has included consultation with a number of affected parties, including working in closely with the consultant team for the Ministry of Housing and Urban Development (HUD) who are redeveloping the land in and around the broader Wairaka Precinct and the Mason Clinic site for an intensive housing development.

This documentation includes a landscape and visual effects assessment which evaluates the existing character and features of the landscape in and around the Mason Clinic site and the anticipated character/intentions of the Wairaka Precinct within the AUP:OP. This, combined with a review of the existing and proposed zone objectives and policies of the Business Mixed Use Zone and the SPHFH in relation to landscape and visual matters, will form a baseline to ascertain whether the proposal is appropriate given this setting. Consideration is also given to whether the proposal gives effect to the Regional Policy Statement.

2. Methodology

This landscape and visual effects assessment is based on information gathered:

- on site visits undertaken on 19 March 2020 and 21 May 2020 with Mason Clinic staff Paul Stanbridge, Kelly Baker and Bruce Talbot;
- from drawings and information provided by the Client's planners (Bentley and Co);
- from plans and information produced by Klein Architects and other members of the Project Team for the subject land; and,
- from a desktop analysis of Auckland Council GeoMaps aerial photographs and Auckland Unitary Plan statutory provisions.

The scope of this assessment includes:

- Background research of the relevant statutory provisions and the intention of the relevant zoning within the AUP:OP.

- A review of various indicative development layouts for the Plan Change Area and ongoing discussions with the project team.
- Recording the existing elements and features of the Plan Change Area in terms of vegetation, topography, views and landscape character, values and visual amenity of the land and surrounding landscape. This includes a review of the intentions of the Wairaka Precinct, the Business Mixed Use Zone and the SPHFH Zone.
- Establishing the extent of the viewing audience and likely visibility of the proposal in the surrounding catchment. Key views within this visual catchment have been recorded using representative viewpoints from which an assessment of the likely visual impact of the proposal has been made.
- Classification and description of the landscape character areas and / or types.
- A description of the proposal, including the mitigation measures that have been incorporated into the proposal to ensure that the proposal can be integrated into the surrounding landscape.
- A detailed assessment of the potential landscape and visual effects of the proposal.
- Assessment of the proposal against the relevant provisions of the (AUP:OP).
- Determination of whether the proposal will result in landscape and visual effects that are appropriate within the context.

The following assessment uses the recognized NZILA (New Zealand Institute of Landscape Architects) 7 point scale assessment rating, as follows:

Negligible – Very Low – Low – Moderate – High – Very High – Extreme

These assessment ratings are listed in more detail in a table at the end of Attachment E.

3. The Proposal

In order to enable the Northern Site and the Southern Site to be efficiently developed and used in an integrated way with the existing Mason Clinic Site, the WDHB has decided to progress a Private Plan Change. The Proposed Plan Change extends the boundaries of the SPHFH Zone, and Sub-Precinct A of the Wairaka Precinct within the AUP:OP to encompass the Northern Site and the Southern Site.

The Plan Change also involves adjustments to the Wairaka Precinct provisions (Section I334 of the Unitary Plan) [refer Attachment C of Appendix] which will reflect this extension of the size of the sub-precinct and ensure that the activity is efficiently enabled to cater for the growing demand of forensic psychiatry facilities within the region, but will also provide for the consideration of the amenity and safety of the broader community, and the landscape characteristics of the Wairaka Precinct. These adjustments include new standards which will restrict the bulk and location of development relative to the external boundaries (including yard setbacks and height-to-boundary standards).

The following proposal has been compiled by the project team for the Mason Clinic Plan Change further to assessments and the preparation of design solutions by specialists and consultation with the HUD design team, along with other affected parties, in order to ensure that the proposed outcome is appropriate within its context and the operational requirements of this healthcare facility.

The key elements of the Plan Change Request include:

- Rezoning the Northern Site and Southern Site from Business – Mixed Use to SPHFH zone, and adjustment of the boundaries of the Wairaka sub-precincts to include the Northern Site and Southern Site within Sub-precinct A.

- Remove the 'Key Open Space (Private)' from the Southern Site (identified in the Wairaka precinct).
- Remove the pedestrian walkway from the Northern Site.
- Adjust the provisions of the Wairaka Precinct to better provide for the nature of the Mason Clinic activity (objectives, policies, activity table and standards) and to better provide for the built form outcomes envisaged for the future development.

The Plan Change is intended to enable the development of the Plan Change Area for a comprehensive forensic healthcare activity, which has particular requirements which influence the type of buildings and site layout, and which will also be influenced by the controls which are proposed by the Plan Change. These are set out in the Design and Architectural Assessment prepared by Klein Architects. In summary, the development of the site is anticipated to involve:

- Expansion of the existing site in two directions (north and south) to allow the Mason Clinic to grow, and to provide opportunities for decanting users from existing buildings to new ones - to enable their ongoing replacement and upgrade, while retaining a core of the facility thus ensuring continuity of services, and development of the facilities that are currently there.
- The reorientation of the existing vehicle access, and traffic and parking flow on the site from the centre of the site to the outer edges. The objective of this reorientation is to create a large, centralised and shared activity and open space area, which is to be framed by buildings, to promote privacy for people using this space from external onlookers, and to provide amenity, outlook and recreation to users.
- The creation of a new functional and efficient layout to meet service priorities while also being flexible enough to cater for the inclusion of unexpected features.
- The provision for multistorey car parking, which may be located in the Northern Site to more effectively utilise the sloping land.
- Buildings which typically are between two and three storeys, and which have their own internalised outdoor activity areas and centralised courtyards, which will ensure accessible, secure, external activity and amenity space and eliminate the need for unattractive, high security boundary fencing.
- The retention and enhancement of the Wairaka Stream running through the Plan Change Area with a minimum 5 metre riparian setback which will apply to the existing reach, and any future piped sections which are 'daylighted'.
- The creation of consolidated and safe vehicle entries to the Plan Change Area from the adjacent road to the east.
- The creation of a 5 metre landscaped yard along the southern and northern boundaries of the Plan Change Area. This is to include a variety of vegetation including trees, shrubs and groundcovers with the intention that it will assist in softening the appearance of the buildings on site from the adjacent properties.
- A new 3 metre + 45 degree height in relation to boundary (HIRB) permitted standard.
- The retention of the existing stand of notable Oak trees along the north western boundary of the Plan Change Area adjacent to the main transport interchange. The boundary of the site adjoining this section is to include a 5 metre yard setback which is to be planted in order to assist in creating a buffer between the activities on site and the adjacent North Western Cycle Route.

4. The Landscape Context – Baseline Conditions

This section describes the landscape setting including the character, landscape values, quality and significance of the surrounding landscape and the subject site itself.

The term 'Landscape' is defined in the NZILA Best Practice Note (NZILA Education Foundation, 2010):

“Landscape is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.”

When describing the baseline conditions of an area the baseline value of the landscape must be considered. The landscape value derives from the importance that people and communities, including tangata whenua, attach to a particular landscape and landscape attributes. These may be valued differently depending on the values of the different stakeholders. Given this, defining the landscape value of an area must involve broad value judgements. The following factors have been used to assist in determining the value of the current landscape in and around the subject land.

- The planning context – the objectives and policies of the Wairaka Precinct and the Business – Mixed Use Zone and SPHFH Zone, along with the provisions of relevant precincts, overlays and controls.
- Landscape condition/quality – a measure of the physical state of the landscape. This includes an assessment as to what extent typical character is represented in the area, whether the landscape is intact and the condition of individual elements.
- Sensory quality – the term used to describe landscape qualities directly perceived and experienced by humans that appeal primarily to the senses (e.g. smells or views).
- Rarity – the presence of rare elements or features in the landscape.
- Representativeness – whether the landscape contains a particular character and/or feature or elements which are considered particularly important examples.
- Conservation interests – the presence of features or wildlife, ecological or archaeological / historical and cultural interest.
- Perceptual aspects – a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.

The following description of the Plan Change Area and its setting assists in establishing the characteristics that make this land distinctive, give a spatial reference to baseline information and will assist in later determining the potential effects of the proposed change.

4.1 Biophysical Features, Patterns and Processes of the Site and Surrounds

The Mason Clinic sits within the Wairaka Precinct which is located between Point Chevalier and Mt Albert. This precinct is bounded by Carrington Road to the east and extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south. Oakley Creek / Te Auaunga runs along its western boundary. The Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, a commercial laundry facility operated by Taylors Laundry Services, and Ngāti Whātua Ōrākei own blocks of land that make up the site.

The area in and around the Wairaka Precinct is characterised by a complex roading and car parking network around a number of large institutional and commercial sized buildings interspersed with smaller scale buildings. The buildings are located in and around large areas of open space which are complemented by many mature and predominantly exotic trees. Many of these trees are identified as protected by the Wairaka Precinct.

One of the most striking architectural features of this area is the large heritage multi-wing building with a neoclassical brick façade which is currently part of the Unitec facilities and faces the junction of Great North Road and Carrington Road.

The large open spaces and relatively large buildings within the Wairaka Precinct contrast with the lineal nature of the settlement patterns of the residential development in the streets surrounding the precinct.

The land within the Wairaka Precinct is predominantly gently sloping with the highest point in the south eastern corner, a broad flat ridgeline on which Carrington Road is located along the eastern boundary and down to the Oakley Creek forms the western boundary. Steeper slopes are tucked in amongst large flat areas such as playing fields located in the centre of the site and a large pond to the south of that.

Despite the open nature of the existing development within this precinct, the views into it from the surrounding road network are largely cut short and screened by the existing buildings and vegetation along the site boundaries. There are some areas within the precinct where it is possible to enjoy more open views, such as a location on Farm Road where it is possible to look over the top of the playing fields towards the buildings and activities to the north west (refer representative photograph RP 11, Attachment D1).

The drainage pattern within the catchment generally flows to the west. Water is captured within a large pond, wetland systems in the southern half of the site, a complex series of private stormwater pipes and the Wairaka Stream. A section of this stream is piped where it runs underneath the private main road (which runs in a general north south direction through the site) and an existing greenhouse, before daylighting at a location adjacent to the southern end of the existing Mason Clinic facilities.

4.2 Oakley Creek Te Auaunga

Oakley Creek Te Auaunga is an urban stream that extends 15 kilometres from Mt Roskill, through a number of town centres, before passing by the Wairaka Precinct just before it flows under Great North Road where it then meanders through mangroves adjacent to the southern side of the North Western Motorway and empties out to the Waitemata Harbour. This creek is surrounded by approximately 50 hectares of green space.

A walking trail follows the path of the stream in the reserve area to the immediate west of the Mason Clinic. This trail is accessed by formal and informal pathways which connect to the adjacent land uses including linkages onto Great North Road to the west and a connection through the Mahi Whenua Community Garden into the Wairaka Precinct to the south of the clinic (Figure A).



Figure A: North facing photograph of a section of the Te Auaunga Oakley Creek Walkway at the intersection with the informal walkway to the Mahi Whenua Sanctuary Gardens



Figure B: South facing photograph of a section of the Te Auaunga Oakley Creek Walkway adjacent to the Mason Clinic western boundary

Users of this pathway experience the enclosed nature of the surrounding native vegetation where they are completely separated from the activities in the areas outside the surrounding bush. The pathway is narrow, in a variable condition, and not overlooked by any adjacent land use (Figure B). It is more of a nature or sensory walk, rather than a linkage or connector pathway. For safety reasons, given the visual separation, some people may feel more comfortable using this pathway with others, rather than on their own.

An incorporated society called “The Friends of Oakley Creek Te Auaunga” was established in 2004 and has a vision “To have Oakley Creek Te Auaunga and its environs restored and protected as a natural ecosystem incorporating a range of wildlife habitats, indigenous species and recreational amenities for present and future generations.” Their aim is “To protect, preserve, enhance and restore the ecological health of Oakley Creek Te Auaunga and its environs.” (www.oakleycreek.org.nz, n.d.)

It is understood that this group is active in managing and protecting the parts of the Oakley Creek reserve adjacent to the western boundary of the Mason Clinic.

The natural features of this reserve, including vegetation and topography, provides a strong lineal buffer and impermeable edge to the western edge of the Mason Clinic site.

4.3 The Sanctuary Mahi Whenua Gardens and Food Forest

The Sanctuary Mahi Whenua Gardens and Food Forest are located to the immediate south of the newly purchased Mason Clinic land (Figure C).

The website for the Sanctuary Mahi Whenua Gardens and Food Forest (www.sanctuaryunitec.garden/origins, n.d.) states that it has been operating on the land to the south of the Mason Clinic since 2011. It is an organic community garden and food forest that is run by volunteers in partnership with Unitec. It is an incorporated society and charitable organisation. The Sanctuary Gardens website notes that:

In a communication to Unitec’s staff regarding the sale of land to the Government for the KiwiBuild programme, Interim Chief Executive Alastair Carruthers wrote: “Ownership of the Community Gardens will transfer to the Government as part of the sale, and the purchase agreement acknowledges the cultural and historical significance of the gardens, which will be preserved and maintained into the future.” (www.sanctuaryunitec.garden/origins, n.d.)

The Southern Site, that was recently purchased by the Mason Clinic for development, is currently difficult to differentiate from the adjoining Sanctuary Mahi Whenua community garden land use to the south, as the boundary does not follow any existing distinguishing landscape features. Some of the corrugated iron framed gardens, which are shown in Figure C, have encroached onto a small part of the Southern Site. It is understood that the gardens will be relocated as the land area is developed by HUD, and when WDHB / Mason Clinic redevelop the Southern Site.



Figure C: South West facing photograph of part of the Mahi Whenua Sanctuary Gardens adjacent to the subject land

4.4 Vegetation

Vegetation within the broader Wairaka Precinct comprises pockets of native vegetation along the watercourses with large areas of shelter planting and grids within the sanctuary gardens. There are many mature, predominantly exotic trees scattered throughout this broad area including some avenues of trees along parts of the road network. The large size of many of these trees indicate their advanced age with the surrounding large expanses of lawn enabling these trees to have the space that they need to thrive, as opposed to the more close-knit layout of the residential development surrounding the precinct which would not easily be able to accommodate trees of this size.

There are some pockets of amenity planting of predominantly native species, located in and around some of the newer buildings within this precinct, around the Mason Clinic site and buildings, and at the base of the playing fields.

There are clusters of weed species present in the lower reaches of the watercourse on the Mason Clinic site just before its intersection with Oakley Creek.

Decaying greenhouses and areas fenced off with shade cloth reflect the past use of part of this land as a horticultural research facility for Unitec students. Historic horticultural research activities includes a *Cordyline australis* (Cabbage tree) field trial which was established as part of research into a disease which affected cabbage trees several years ago. Remnants of Cabbage trees from this field trial are visible in an unmown paddock in the Southern Site.

More information regarding the flora and fauna in and around this area is documented by Jason Smith from Morpium Environmental Limited in a report for Mason Clinic prepared as part of the Plan Change application.

4.5 Transport Interchange

The Wairaka Precinct is bounded by several busy transport corridors including the North Western Motorway and Great North Road Off Ramp to the north, State Highway 20 and Great North Road to the west and Carrington Road to the east (Figure D).

The Waterview Interchange is a major transport junction located adjacent to the north western edge of the Mason Clinic land. The interchange includes on and off ramps from the North Western Motorway to both State Highway 20 and Great North Road. There is a complex network of bridges, roads and underpasses servicing vehicles, cyclists and pedestrians. The Waterview Tunnel which forms part of State Highway 16 (the North Western Motorway) is located to the west of the site, the northern exit point of the tunnel is separated from the Mason Clinic by Oakley Creek/ Te Auaunga and Great North Road.



Figure D: North facing view over part of the transport interchange from the eastern ramp of the cycle bridge

Also included within this transport interchange is the Northwestern Cycleway, which is a highly utilised shared pathway. The shared pathway connects Auckland’s western suburbs with Auckland central. The Bike Auckland website states that it is the second busiest cycle route in the city, with its usage increasing due to ongoing enhancements and extensions making it increasingly desirable to a greater number of users. (www.bikeauckland.org.nz/keyprojects/northwestern-cycleway, n.d.).

A section of this three-metre-wide shared pathway runs parallel to the north western boundary of the newly added northern section of the Mason Clinic site. It is separated from the subject land by a mix of native vegetation and weed species immediately adjacent to the pathway, along with a long row of very tall mature Oak trees on the subject land.

This section of this shared path is also where the eastern end of the Northwestern Cycleway bridge over Great North Road (Figure E) connects with the Great North Road pathway (Figure F). The natural rise to the east combined with the ramp off the bridge provides a change in gradient which affects cyclists’ speeds, depending on the direction in which they are travelling.



Figure E: South west view of the north west cycleway – the cycle bridge visible on the right-hand side



Figure F: North facing view of the Great North Road shared pathway taken from the intersection with the Te Auaunga Oakley Creek Walkway. The cycle bridge visible on the left-hand side.

The speed and movement of a cyclist and the presence of the intersection between two cycleways combined with the presence of a chain link fence and vegetation along this boundary, means that a cyclist’s attention is largely centred on their direction of travel in this area, rather than external views.

The significant height, overhanging nature and considerable length of the row of mature Oak trees along the north western edge of the subject land and Wairaka Precinct, however, make them prominent features of the view towards the Wairaka Precinct and Mason Clinic site from this transport interchange. These trees are iconic and provide a vegetative interface along the south eastern edge of this very busy transport hub. The deciduous nature of these trees means that the view towards the Mason Clinic changes with the seasons with filtered views into the subject land during the winter months when the skeletons of the trees are visible, as opposed to a reasonably dense screen when the trees are in leaf.

It is currently possible to see part of one of the existing Mason Clinic buildings from the eastern end of the Northwestern Cycleway bridge through the foliage of the adjacent Oak trees.

4.6 Unitec

The Mt Albert campus of Unitec is spread throughout the Wairaka Precinct with the teaching and supporting services largely housed in the north eastern corner and the southern extent of the precinct. The northern cluster of buildings and facilities includes the large historic brick building which has several building wings framing two large courtyards. This Italianate-Romanesque style building (Figure G) was opened in 1865 and was used as part of the Auckland Lunatic Asylum, later Carrington Hospital.

“In 1900 the asylum housed 494 patients – 306 males and 188 females. Deinstitutionalisation of care from the 1980’s led to the closure of the hospital, and in the early 1990’s the building was taken over by Carrington Polytechnic, later Unitec”. (Schrader, 20 June 2012).

Car parking and other supporting infrastructure and buildings are also located in this area. This is accessed directly from Entry 1 and 2 off Carrington Road.



Figure G: View of the historic brick building

The southern cluster of buildings associated with Unitec include Student Central, the library, recreation centre and other large teaching facilities which are all spread in amongst large open spaces and surrounded by a network of large mature trees. The buildings in this area reflect a range of styles and eras. These two clusters of the Unitec facilities are separated by Taylors Laundry, Adventure Works NZ and the large open spaces of sports fields. The Mason Clinic is located on the land to the west of these other land uses.

During term time the movement of the Unitec students and staff bring life and activity to the outdoor spaces in and around the university campus and broader Wairaka Precinct. Many drive to the precinct as evidenced by the relatively large number of car parking facilities available, with others using public transport, walking, or cycling.

The roading network throughout the Wairaka Precinct is accessible via a number of access points off Carrington Road leading to private roads through the precinct. Some of these have signs on them stating Unitec Gates 1 to 3, others are named roads (such as Farm Road). The roading network throughout much of the precinct blends in with adjacent car parking facilities with the paving surface transferring from road to parking and building access in a seamless and sometimes confusing manner.

4.7 Mason Clinic Regional Forensic Psychiatry Services Site

The Healthpoint website describes the services provided at the Mason Clinic as follows:

Our inpatient services consist of seven forensic mental health inpatient units and an intellectual disability unit that assess, treat and assist in the recovery of people with mental illness or intellectual disability who have committed a criminal offence or are at high risk in the community.
(www.healthpoint.co.nz, n.d.)

The facilities provide a range of forensic psychiatric services for the broader community, ranging from high security facilities where users are contained within buildings, to relatively low security, where users are able to come and go freely. Different security levels of users are housed in separate building complexes on site. The current strategy is that each building is its own secure site.

Access to the Mason Clinic is via Unitec Entry Gate 2, off Carrington Road, which is also the primary access for Taylors Laundry. The first view of the Mason Clinic from the road servicing the facility is the view that is directly in front of the motorist when traveling down this road. At the time of writing, the view was of a building site at the end of the road, with the building under construction.

The main views of the Mason Clinic facility from the surrounding visual catchment come from the private roads to the east of the clinic. From these, the first impression is influenced by the 2.4 metre tall chain link fence which runs along the road boundary. This is covered in an assortment of climbers including *Trachelospermum jasminoides* (Star Jasmine) *Pandorea jasminoides* (Bower Vine) and *Distictis buccinatoria* (Scarlet Trumpet Vine). Single and two-storey buildings are visible behind this fence.

Planting in the three metre gap between the two-storey building and the boundary fence along this road frontage comprises a row of *Knightia excelsa* (Rewarewa) trees which have been planted at six metre intervals. The trees are approximately 11 years old and stand around ten to eleven metres tall.

The vehicle and pedestrian entry to the clinic is bounded by a relatively new building to the south which is characterised by the adjacent hard and soft landscape treatment that prevents passersby from looking into the windows of the building. Even though pedestrians can walk in and out of the site entry area, the arm of a barrier gate and adjacent keypad is an indicator that this is not a readily accessible public space, and visitors are required by security to have a reason for walking on to site. A corresponding barrier arm is also present at the vehicle exit to the site. People entering and exiting the Mason Clinic are closely monitored and names of visitors recorded as they enter and exit the facility.



Figure H: North facing view from the Mason Clinic toward the fence along the northern boundary

With the exception of the taller chain link fence which runs along the road boundary, a two-metre-high chain link fence is the uniform treatment around the remaining boundary of the Mason Clinic facility (Figures H and I). The locked pedestrian gate in the north western corner of the site indicates that this area is not a public thoroughfare. From conversations with WDHB staff (Paul Stanbridge and Bruce Talbot) it is understood that this fence is required to prevent the public from freely accessing the facility, rather than as a method of preventing users of the facility from leaving.



Figure I: North west facing view from the Mason Clinic toward the boundary fence and pedestrian bridge over Great North Road

The chain link fencing used around the site is very functional and commonly used in and around industrial areas and playground facilities such as tennis courts. It is not aesthetically pleasing and although the road frontage is largely covered in vegetation it does not disguise the underlying structure (Figure J).



Figure J: South facing view from the private road adjacent to the eastern boundary of the Mason Clinic. The boundary fence visible on the right-hand side.

The road network and associated car parking occupies the majority of the central spine of the site and dominates the spaces in and around the buildings inside the grounds, with additional smaller internal roads and car parking facilities radiating off this (Figure K).

Inside the Mason Clinic grounds the buildings comprise a mix of old style multi-coloured and single-level pastel stucco buildings with shingle roofs (Figure L), and the dark grey and white of recently developed building complexes which have been developed in conjunction with an integrated landscape treatment. This landscape treatment comprises native species, the intense green colours complementing the adjacent greys of the building and in some cases echoed in reflective window treatment (Figure M). These buildings all appear to be internally focused, with very little interplay between the activities inside and outside the buildings. The newer buildings have reflective glass windows.



Figure K: South facing view from a Drone over Mason Clinic facilities (Photograph courtesy of Bruce Talbot)



Figure L: North west facing view from driveway of single level Kahikatea Block building

A new building is currently being constructed in the north eastern extent of the current Mason Clinic Site. The area in and around this building is cordoned off as a construction zone, with the adjacent road to the north east also closed to traffic. This building is known as the T2 facility which reflects contemporary mental health facility design principles.

These newer style buildings are all based around the philosophy of keeping the orientation for each unit/building internalised, each with their own central courtyard and thereby eliminating the need for high security boundary fencing. Pockets of new native planting (Flaxes, *Pseudopanax* 'Cyril Watson', and Nikau are located in and around the newer Te Aka (T2) building which is located on the southern side of the main site entry and another pocket on the northern side of this entry (*Coprosma*, Nikau and grasses).



Figure M: East facing view of planting around the new Te Aka (T2) building on the southern side of the entry driveway

Additional vegetation within the grounds includes a very tall and old avenue of six *Platanus orientalis* (Plane) trees (Figure N) which are remnants of a much longer row that run in a south west to north east direction and are surrounded by a large area of lawn and open space within the site surrounded by the road network and parking facilities. This avenue culminates in a lone tree in the centre of the northern boundary.



Figure N: Row of Plane trees located to the west of the Te Aka Building

A row of Pohutukawa have been strategically placed adjacent to the complex known as the “Pohutukawa Unit”, with a large grouping of mature Oak trees located immediately adjacent to the northwestern boundary of the Northern Site. These very tall trees form an integral part of the landscape setting and backdrop when viewed from the transport interchange to the north and west. There are some weed species and Oak seedlings which form the understory beneath the Oaks, intermixed with native shrubs adjacent to the shared path of the North Western Cycleway.

The Mason Clinic existing grounds are relatively flat with a gentle slope to the south. The Wairaka Puna Stream runs through the lower reaches of the existing Mason Clinic grounds from a location just to the east of the centre of the boundary with the new Southern Site and flowing to a point approximately a quarter of the way up the western boundary where it enters the Oakley Creek Walkway Reserve and connects with the Te Auaunga Oakley Creek stream. Further upstream, the waters enter the Southern Site via a piped section of the stream which also cuts under the north-south road. The point below the outlet to the piped section is surrounded by a large grouping of good quality native vegetation. This comprises species such as *Rhopalostylis sapida* (Nikau), *Corynocarpus laevigatus* (Karaka), *Macropiper excelsum* (Kawakawa), *Pittosporum tenuifolium* (Kohuhu), *Cordyline australis* (Cabbage trees), *Sophora* sp. (Kowhai), *Phormium tenax* (NZ Flax), *Agathis australis* (Kauri) and *Podocarpus totara* (Totara).

Further downstream, the waterway narrows, and steep rock formed sides appear with scatterings of primarily exotic vegetation. To the west of a concrete bridge the environs adjacent to the stream change again with a relatively dense cluster of vegetation on either side of the stream comprising largely of a mix of weed species including Wattle, Privet, Poplar and *Tradescantia* (Figure O). This vegetation continues to the intersection with the Oakley Creek Reserve.



Figure O: Weed species along the banks of the Wairaka Stream on the western side of the bridge in the Mason Clinic grounds.

The road and footpath located adjacent to the eastern boundary is not well lit at night with much of the adjacent footpath not visible after daylight hours. This does not generate a sense of security. Despite this, the location of the fence immediately adjacent to the footpath enables pedestrians to see anyone located within the street corridor.

During two site visits conducted as part of the proposed plan change site assessment, other people were present walking throughout the site. The property was not overly noisy, except for one area where some of the facility users and staff were enjoying an energetic game of volleyball, inside one of the contained facilities. From conversations with WDH representative, it is understood that there are some noisy times at the facility, but these tend to be minimal.

4.7.1 New Land Acquisition to the South

The Southern Site has several buildings including some that were connected to the Unitec Hortecology Sanctuary. The remnant buildings include a small classroom and a tunnel house complex (Figure P). There is also an area that has been fenced off with green shade cloth that appears to have been used as a plant nursery in the past.

Part of the north western part of this piece of land is gravel and is currently being used for parking overflow for the Mason Clinic. It is surrounded by Kikuyu grass and other weeds. The area surrounding the arm of the stream at the exit of the piped section is surrounded by a relatively mature small cluster of native bush including species

such as (*Phormium tenax* (NZ Flax), *Melicytus ramiflorus* (Mahoe), *Cordyline australis* (Cabbage Trees), *Coprosma* and *Rhopalostylis sapida* (Nikau) (Figure Q).

A large part of this land is mown kikuyu grass which has been left to run wild in some areas in and around the corrugated iron fenced off sections of the adjacent Mahi Whenua Sanctuary Gardens.



Figure P: Northeast facing view of the tunnel house complex on the Southern Site



Figure Q: North facing view from the Southern Site. The stand of native vegetation located the northern end of the piped stream visible in the centre of the view

4.7.2 Northern Site

The northern part of the Northern Site slopes relatively steeply to the south. The land is currently undeveloped and covered in knee high Kikuyu grass with a number of exotic trees and clumps of Bamboo dotted throughout (Figure R).

A distinguishing feature of this view is the line of very tall and mature Oak trees along the north western boundary of the site. These deciduous trees are a buffer between the land uses within the Wairaka Precinct and the activity of the adjacent busy transport corridor.



Figure R: West facing view from the road to the east of the northern expansion site

4.8 The Changing Nature of the Broader Area

The Wairaka Precinct is currently in a state of change with plans to dramatically intensify use within its bounds to provide for a variety of housing to help cater for Auckland’s growth. It is understood (www.hud.govt.nz/urban-development/unitec/, 2020) that while the Unitec facilities will be retained on the site, they will be consolidated into one area in the south of the Wairaka Precinct, with the proposed housing being developed in the northern half of the precinct.

The desired outcomes for this precinct are listed in detail in Chapter I334 Wairaka Precinct of the AUP:OP. Within this large area there are three smaller sub-precincts including the Mason Clinic healthcare facilities in Sub-precinct A; light manufacturing and servicing associated with laundry services in Sub-precinct B and a broad range of residential activities, supporting uses for a major tertiary education institution in Sub-precinct C.

Connections through to the ecological area of Te Auaunga/ Oakley Creek, the open space network, a network of pedestrian and cycle linkages that connect with the surrounding network, retention of the open space stormwater network including the Wairaka Stream and the landscape amenity this affords and the historic heritage of the former Oakley Hospital and identified mature trees on site, are all attributes of the Wairaka Precinct that contribute positively to the amenity of the precinct. These attributes of the land are to be retained.

Most of the broader site area that is proposed to be developed falls within the Business – Mixed Use Zone. The Wairaka Precinct allows for buildings within 20m of Carrington Road or within the Open Space – Conservation Zone, buildings up to 18 metres tall are a permitted activity. Outside of Open Space – Conservation Zones, the Wairaka Precinct provides for buildings up to 27m in height. This means that the entire character of the precinct could change significantly with resulting intensification of development, and in particular there is potential for a significant increase in the height of development within the existing landscape, compared with the existing buildings within the precinct.

4.8.1 Ministry of Housing and Development

HUD have purchased the land in the northern area of the Wairaka Precinct and plan to develop this area in partnership with iwi. This land includes the land immediately adjacent to the Mason Clinic to the north, south and east. At the time of writing this assessment the HUD website details the plans for the Unitec site on their website (www.hud.govt.nz/urban-development/unitec/, 2020) stating:

“The site development starts with 26.5 hectares of land which are the core landholdings, with an additional 9.3 under negotiation.”

There are large areas of open space, up to 3,000 dwellings and building heights of between 2 stories and 8 stories. The project is estimated to take 10 to 15 years to complete.

This assessment uses HUD’s development aspirations as a benchmark what future development in the area might look like given that it is the purpose of the Wairaka Precinct to enable such intensive development.

The proposed HUD Development Overview Plan as taken from their website (www.hud.govt.nz/urban-development/unitec/, 2020) is illustrated in Figure S.



Figure S: HUD Development Overview Plan

The project team for the Waitemata District Health Board (WDHB) working on the plan change for the Mason Clinic have undertaken consultation with the HUD development team working within the Wairaka Precinct.

The main topics of discussion that have been addressed to the satisfaction of each party include:

- Within the Wairaka Precinct section of the Unitary Plan, there is a plan (I334.10.1 Wairaka: Precinct plan 1) which aims to guide the development of the land within the Precinct. This plan indicates the placement of key open space within the Southern Site and is the subject of this private plan change proposal as it is to be removed from the Plan Change Area.
- The Wairaka Precinct plan shows an indicative shared path to be located immediately adjacent to the old northern boundary of the Mason Clinic site which is to be removed from the Plan Change Area.

Both the open space and the shared walkway features are required to be removed from their current locations as identified in the Wairaka Precinct Plan, in order to enable the development of this land as part of the Mason Clinic.

Other conversations between WDHB and the HUD team include revising site boundary setbacks and the treatment of boundary interfaces. These discussions have resulted in the proposed Plan Change introducing the following controls to the Sub-precinct A provisions:

- Measures have been put in place to ensure that the buildings will be suitably set back from the boundaries and softened from the road as follows:
 - A 5 metre landscaped yard at the northern and southern boundaries, with a non-complying status to infringe
 - A 3 metre + 45 degree height in relation to boundary standard from the north and south boundaries
 - A 5 metre yard at the north-western boundary with the Strategic Transport Corridor Zone at the north-western corner of the Northern Site
 - A 10 metre yard area to the eastern boundary within which new buildings are a Restricted Discretionary activity, with criteria to address design and appearance of buildings and landscaping (subject to non-notification)
 - A controlled activity status for all new buildings on other areas of the site, with criteria to address design and appearance of buildings and landscaping (subject to non-notification)
- Adjustments to the objectives and policies of the Wairaka Precinct to better reflect the function and needs of the Mason Clinic, and how development shall respond to the attributes and amenity of the precinct.

4.9 Summary of Key Characteristics of the land in and around the Mason Clinic to be retained and, where possible, enhanced.

Further to the site assessment, assessment of the relevant documentation in relation to the site and surrounds and a summary of consultation with key stakeholders, a summary of the key landscape and visual features and values that are considered to be critical to the retention of the landscape values of the Mason Clinic site and the area in the immediate surrounds that would be affected by activities on the site include:

1. Retention of the band of Oak trees that run adjacent to the northwestern boundary of the site. These reflect the historic natural heritage of the Wairaka Precinct at the same time as providing a buffer to existing and future development within the Mason Clinic Site. They are an iconic natural feature that provides vegetative relief from the otherwise concrete jungle in the very high use traffic interchange to the north and north west of the site.

This statement is a reflection of the outcome of the visual assessment undertaken on site.

2. Retention and enhancement of the significant ecological area associated with the Te Auaunga (Oakley Creek), and the amenity and ecology values of the adjacent Wairaka Stream. This will extend the existing ecological values already present within this area and enhance the natural and landscape values of the broader catchment.

This is reflected in the values of the broader community as reflected by the ‘Friends of the Te Auaunga Oakley Creek’ community group and tangata whenua.

3. Retention and enhancement of the historic features of the Wairaka Precinct that make it unique including the heritage buildings and the network of historic mature and protected trees that are woven through the area.

This provides some connection with past uses of the land at the same time as ensuring that there is a soft green buffer in and around existing and future buildings.

4. Retention and enhancement of the pedestrian and cycle connections and amenity of the users of those spaces in the areas adjacent to the Mason Clinic site.

The existing shared pathways and pedestrian pathways in and around the site are well used, with the numbers of users growing and projected to increase in the future. With the proposed intensification of the use within the Wairaka Precinct it is critical that these and future logical linkages be retained and enhanced.

5. Protection of the privacy, amenity and safety of the residents and staff of the Mason Clinic from the broader public.

The Mason Clinic is a forensic psychiatric unit that has its own unique requirements. It is important that patients feel protected and safe when within its environment.

6. Protection of the amenity and safety of users of the spaces in and around the Mason Clinic property.

This is a reflection of the nature of the Mason Clinic unit and the need to ensure that the amenity and safety of the users of the surrounding spaces are considered and provided for.

5. Legislative Context and Statutory Framework

This proposal by the WDH B to initiate a private plan change to modify the AUP:OP is enabled by the Resource Management Act 1991 (RMA).

5.1 Resource Management Act 1991

Schedule 1 of the RMA sets out the process for changes to District and Regional Plans. Within this, Clause 21 states that any person may request a change to a district or regional plan with Clause 22 outlining what needs to be included within the request. This includes a description of the environmental effects of the proposed plan change, taking into account clauses 6 and 7 of Schedule 4 which outline the information required and matters that must be addressed in an assessment of environmental effects.

5.1.1 RMA Schedule 4, Clause 7

Matters that must be addressed by an assessment of environmental effects

(1) An assessment of the activity's effects on the environment must address the following matters:

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) any physical effect on the locality, including any landscape and visual effects:*
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*

5.2 Auckland Unitary Plan – Operative in Part (AUP:OP)

This private plan change request to Auckland Council is to amend the current provisions of, and introduce new provisions to the AUP:OP to better provide for the nature of the existing Mason Clinic activity and its comprehensive redevelopment and expansion onto the neighbouring land to the north and south.

The existing Mason Clinic site is located within the SPHFH Zone which sits within Sub-precinct A of the Wairaka Precinct of the Unitary Plan. Except for the Open Space zone to the west, the surrounding land, is zoned Business – Mixed Use Zone. This includes the Northern Site and Southern Site which have been acquired by the WDHB to extend the facilities of the Mason Clinic (Attachment Aa).

The proposal to extend the existing SPHFH Zone to the Northern Site and Southern will require a change of the zoning of this land from Business Mixed Use Zone.

As part of this process, the plan change is to modify Chapter I334 Wairaka Precinct of the AUP:OP to extend Sub-precinct A to the Northern Site and Southern Site, and amend the provisions in order to better provide for the requirements of the Mason Clinic and the changing surrounding land uses.

When determining whether the proposal is appropriate in relation to the anticipated outcomes of the AUP:OP there are a number of factors that must be considered including:

- The requirement that a district plan should be designed to accord with and assist the territorial authority to carry out its functions so as to achieve the purpose of the RMA (sections 72 and 74(1) of the RMA).
- Whether the plan change gives effect to any relevant national policy statement (sections 75(3)(a) and (b) of the RMA).
- Whether the plan change gives effect to the Regional Policy Statement (Chapter B of the AUP:OP), pursuant to s75(3)(c) of the RMA.
- Whether the plan change has regard to any relevant management plans and strategies under other acts (section 74(2)(b) of the RMA)

- The extent to which each ‘objective’ is the most appropriate way to achieve the purpose of the RMA, pursuant to s32(1)(a) of the RMA.
- Whether the policies implement the objectives, and the rules implement the policies (section 75(1) of the RMA).
- Whether the provisions in the plan change are the most appropriate way to achieve the objectives, pursuant to s32(1)(b)(ii) and s32(2) of the RMA) (both the objectives being proposed, and the existing objectives to the extent they remain relevant) by:
 - Identifying other reasonably practicable options for achieving the objectives; and
 - Assessing the efficiency and effectiveness of the provisions for achieving the objectives by taking into account:
 - The benefits and costs of the policies; and
 - The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods
- When making a rule, regard must be had to the actual or potential effects on the environment, in particular any adverse effect, pursuant to s76(3) of the RMA.
- Any other statutes must be complied with.

5.3 Features of the Proposal in which Legislative requirements are Assessed

The Proposed Plan Change to rezone sub-precinct A to include the Northern and Southern sites will result in changes to the following elements:

- Wairaka Stream—changes to the Riparian Yard
- Zoning, boundary treatment, setbacks and landscape and the relationship to the wider precinct
- Building heights
- Removal / relocation of the open space and shared walkway

An assessment of these have been made in the following sections of this assessment. In addition to this are comments pertaining to the potential impact of the changes on the:

- Additional protection of notable trees within the Northern Site

5.3.1 Wairaka Stream

The change in zoning of the Southern Site will affect the treatment of the area in and around the Wairaka Stream, including if and when the currently piped section is ‘daylighted’ (Attachment Ab and Ac), the enhancement of the existing stream that runs through this part of the site and a reduction of the width of the riparian yard from 10m to 5m.

Existing situation:

Physical

The Wairaka Stream flows through the southern part of the existing Mason Clinic grounds and the Southern Site. Part of the stream in the Southern Site is piped. Approximately mid-way along the length of the stream which is

within the Southern Site, the stream discharges from the culvert to a natural watercourse with native bush on either side. The section of the Wairaka Stream which flows through the Mason Clinic site is partly surrounded by native bush in sections, and in other sections it is weed infested.

Existing situation planning context

Because of the existing split-zoning of the Mason Clinic Site and the Southern Site, where the stream flows through the existing Mason Clinic Site it is subject to a 5m riparian yard (pursuant to the SPFH Zone) and this changes to a 10m riparian yard in the Southern Site as detailed below.

<p>H13 Business – Mixed Use Zone</p>	<p>H5 Special Purpose – Healthcare Facility & Hospital Zone</p>
<p><i>Table H13.6.5.1 Yards Riparian – 10m from the edge of all permanent and intermittent streams</i></p>	<p><i>Table H25.6.21 Yards Riparian yard – 5m from the edge of permanent and intermittent streams.</i></p>
<p><i>H13.6.7 Maximum impervious area in the riparian yard Purpose: support the functioning of riparian yards and in-stream health. (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.</i></p>	

The Wairaka Stream falls within the definition of a permanent or intermittent stream (as per Chapter J – Definitions of the AUP:OP).

The AUP:OP definition for Riparian Yard is

The area along the top of a permanent or intermittent river or stream measured horizontally and at right angles from the top of the bank.

The **Water Sensitive Design for Stormwater (GD04) (WSD)** is an Auckland Council guideline document (Council, n.d.) which provides guidance for the application of water sensitive design to land use planning and land development, with a specific focus on stormwater and freshwater management. While GD04 focusses mainly on stormwater issues, it also acknowledges the landscape values associated with water management including additional broader social and spiritual and traditional values that people and communities place on this natural resource:

“The public is acutely aware of the effects of landscape change on our natural systems. Where natural systems and processes are retained or enhanced in a landscape there is the perception of sensitivity and stewardship for the local environment. These natural environments provide a range of services that benefit people directly or indirectly, for example as rejuvenating and meditative spaces, becoming important refuges from urban stressors.” (Council, n.d., p. 2.6.3)

“WSD approaches promote the protection and enhancement of Natural character values, particularly for indigenous vegetation and habitats of indigenous fauna and flora, natural drainage patterns, watercourses, wetlands and coastal environments.” (Council, n.d., p. 2.6.3)

Within this document the enhancement of landscape values is recognised as being a significant driver for WSD approaches. It is acknowledged that WSD and urban design favour flexible regulatory provisions for land use planning. It is acknowledged that both practices seek to intensify development within appropriate areas while preserving a supporting environmental framework in other more sensitive or valuable environments.

I334 Wairaka Precinct Objectives and Policies

The Wairaka Stream, and the contribution it makes to landscape amenity, is identified in I334.1 Precinct Description as a particular attribute of the Wairaka Precinct which contributes to the amenity of the precinct and surrounding area, which is to be retained through development. Objectives and Policies of the Wairaka Precinct in relation to the Wairaka Creek, as they relate to landscape values, are:

I334.2 Objectives

(10) *An integrated urban environment is created, which:*

- ...
- (b) *Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;*
 - (c) *Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognizing that the precinct stormwater system services areas beyond Wairaka;*
 - (d) *Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment, and*
 - (e) *Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.*

I334.3 Policies

...

(4) *Promote comprehensive planning by enabling integrated development in accordance with the precinct plan that provides for any of the following:*

- ...
- (b) *Provision for the ongoing operation of the Mason Clinic;*
 - ...
 - (i) *Identification and protection of significant landscape features, the adaption of the scheduled historic buildings, identified trees and open space network;*

...

(13) *Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.*

From the above listed sections of the AUP:OP in relation to freshwater systems it can be determined that the objectives that relate to the management of landscape values associated with freshwater systems are to:

- Recognise, protect and enhance the environmental attributes of the streams and stormwater and wastewater systems when planning and developing within the precinct.
- Encourage development within the Wairaka Precinct to be undertaken comprehensively which complements the landscape and character of the environment, and which recognizes, protects and enhances the environmental attributes of the Precinct

Alternatives considered

Retaining the 10m riparian yard standard from the edge of the stream (as per the requirements of the Business - Mixed Use Zone) was discussed amongst the members of the Mason Clinic Project Team and the representatives of the Waitemata District Health Board. While ideally it would be nice to have a wider riparian buffer to the adjacent activities, it was considered that losing this additional 10m strip of land in this area would result in too great a cost to the provision of the Mason Clinic facilities - as it would result in the loss of a significant area of land. It would likely result in a reduced ability to redevelop one of the required facility blocks. This option was disregarded as it was considered that the benefits to the environment could still be achieved with a

narrower riparian yard, due to the high benefit of daylighting and thereby less costs to the success of the proposal overall. A 5m riparian yard is also consistent with the Special Purpose – Healthcare zone).

The pathway of the Wairaka Creek, if daylighted, will determine whether the layout and capacity of the southern part of the Mason Clinic site is maximised or not. If the creek is engineered to be directed around the proposed future facilities, it will assist in maximising the potential of the site for development for health and hospital facilities. In nature, streams and waterways are dynamic, constantly changing with the natural cycle of erosion and deposits of silt and natural debris. If the creek's alignment is designed in an organic and flowing route, with appropriate landscape treatment that assists in blending it in with the surrounding natural environment, then the manipulation of the creek's natural path is considered acceptable. This design approach is also consistent with WSD principles which encourages urban design that promotes sustainable land use outcomes.

Potential landscape and visual effects relating to the Wairaka Creek as a result of the plan change

The status quo in relation to the nature of the Wairaka Creek is a piped stream through the Southern Site with no riparian yard. There would be no changes to the existing Mason Clinic grounds, or the Northern Site as a result of the Plan Change. In the Southern Site, the Plan Change would result in a change from a 10m riparian yard control to a 5m riparian yard control, which would only apply if the culverted sections of the Wairaka Stream were to be daylighted in the future.

It is noted that resource consent was granted (on 14 May 2021) that enables the daylighting of a portion of the Wairaka Stream including the installation of a new culvert under the existing private road and landscaping (BUN60373078, LUC60373078, DIS60373077). This is on land owned by both the Ministry of Housing and Urban Development (Stage 1) and on Mason Clinic land owned by the Waitemata District Health Board (Stage 2) as detailed on the Landscape Concept Plan prepared by Boffa Miskell (Boffa Miskell, 2021). This means that, if required on the Mason Clinic land, daylighting can occur.

If the section of the Wairaka Creek that travels through the Southern Site is daylighted in the future, the proposed riparian yard will take effect. The proposal will reduce the potential width of the riparian yard in the southern land parcel from the current 10m to 5m. While a 10 metre control would enable a wider strip of planting and therefore a more pronounced band of nature adjacent to the water it is considered that it would still be possible to achieve positive landscape and visual effects from the rehabilitation and daylighting of this stream with a yard of 5m on either side. Even with the reduced control the width of the overall riparian environs will be over 10 metres wide once the stream profile and riparian yard is taken into consideration which will be in keeping with and provide continuity with the other parts of the Wairaka Creek running through the Mason Clinic (within the Special Purpose – Healthcare zone). Within this area riparian planting in a range of vegetation types, including sedges and rushes up to species that form a canopy will be possible. Despite the potential reduced width this planting will still be able to assist in physically and visually strengthening the natural landscape patterns and values both within the site and in their connections with the waterways and adjacent native vegetation along Oakley Creek. These include the following:

- Assist in creating ecological / continuous stream / wildlife corridors that connect with the existing mature stands of vegetation along Oakley Creek and within parts of the open Wairaka Stream on the subject land. These will reinforce the natural landscape patterns in this part of the catchment and create connectivity between the ecosystems.
- Assist in strengthening the mauri and spiritual, cultural and social relationships with water.
- Enhance and expand the sense of place for the community and neighbourhood character values. The strength of the Friends of Oakley Creek Te Auaunga (1053 people follow the Friends of Oakley Creek Facebook page) and the Healthy Waters community groups and their commitment to enhancing the natural environment are indicators of the strength of feeling of the local community in enhancing the natural values of this general area. There is a sensitivity and stewardship for the local environment.

- Enhance the natural systems and processes along with natural character values by rehabilitating a currently degraded environment. It will further strengthen the natural values generated by the location adjacent to an existing large section of native vegetation. This will assist in creating ecosystem resilience.
- The opening of the waterway will provide a range of services that benefit the occupants of the Mason Clinic directly and indirectly. This includes sensory benefits of the vegetation and water and as a refuge and meditative space.
- The riparian areas provide a buffer between the waterway and the adjacent land use, filtering water before it enters the stormwater network. These stormwater features provide for landscape amenity, natural character values, social interaction and provide physical and or visual access to natural landscape features.

An assessment by Jason Smith from Morphum Environmental lists the potential ecological effects of the proposal on the riparian areas.

The timing of any future changes to the stream will be coordinated with the works on the adjacent property to the south, with the timing of the enhancement of parts of the other sections of the stream through the removal of the weed species undertaken as the land adjacent to these areas is developed.

Conclusion – Effects on the Wairaka Stream from the proposal

The proposed changes as a result of the plan change that would see a reduction of the riparian yard adjacent to the Wairaka Creek and environs from 10m to 5m would only come into effect in the event that the daylighting of the stream was to occur in the future. It is concluded that the reduction in the riparian yard control can be achieved while retaining desirable landscape and visual amenity values in the event that daylighting of the stream were to occur with potential adverse effects on these that are very low. It is therefore considered appropriate to implement a 5m riparian yard control within the site.

5.3.2 Zoning, Boundary Treatment, Setbacks and Landscaping, and Relationship to the Wider Precinct

Existing situation:

Physical

The Mason Clinic site is characterized by low-scale, healthcare buildings which are developed in a campus surrounding carparking areas. The land use is reflective of the zoning of this land, which enables healthcare activities and functional development. The Northern and Southern Sites are zoned Mixed Use but are undeveloped and are therefore not reflective of any particular zoning outcomes. The Southern Site is identified as ‘Key Open Space (Private)’ in the Wairaka Precinct.

The boundary treatment around the existing Mason Clinic site is characterised by a 2 to 2.4m high chain link fence. Along the eastern boundary an assortment of climber plants partially screen the fence, in one section there is a hedge located immediately adjacent to the fence and partially growing through it, thus softening its appearance.

In another area a number of tall trees are planted within a six metre planting strip between the fence and the adjacent two-storey high building. This assists to break up the appearance of the building (Figure J, page 19).

With the exception of the western boundary which abuts the native vegetation within the Te Auaunga Oakley Creek Reserve, and the row of established Oak trees located adjacent to the transport junction along the north western boundary, there is no significant vegetation located adjacent to the chain link fence along this boundary.

Desired outcomes from the Regional Policy Statement in relation to a change in the zone and therefore the Boundary Treatment

The Regional Policy Statement section B2 relates to Urban Growth and Form.

Some of the issues identified within this section of the Unitary Plan are that development:

- (3) Optimises the efficient use of the existing urban area;
- (4) Maintains and enhances the quality of the environment, both natural and built

B2.2. Urban growth and form

B2.2.1. Objectives

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (g) *reduced adverse environmental effects.*

B2.2.2. Policies

Development capacity and supply of land for urban development

- (4) *Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.*

...

- (7) *Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:*
 - (a) *support a quality compact urban form;*
 - (c) *integrate with the provision of infrastructure; and*
 - (d) *follow the structure plan guidelines as set out in Appendix 1.*

B2.3. A quality built environment

B2.3.1. Objectives

- (1) *A quality built environment where subdivision, use and development do all of the following:*
 - (a) *respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
 - (d) *maximise resource and infrastructure efficiency;*
 - (e) *are capable of adapting to changing needs; and*
- (2) *Innovative design to address environmental effects is encouraged.*
- (3) *The health and safety of people and communities are promoted.*

B2.3.2. Policies

- (1) *Manage the form and design of subdivision, use and development so that it does all of the following:*
 - (a) *supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*
 - (b) *contributes to the safety of the site, street and neighbourhood;*
 - (c) *develops street networks and block patterns that provide good access and enable a range of travel options;*
 - (d) *achieves a high level of amenity and safety for pedestrians and cyclists;*
 - (e) *meets the functional, and operational needs of the intended use; and*
 - (f) *allows for change and enables innovative design and adaptive re-use.*

Desired Outcomes from the Wairaka Precinct in relation to a change of the zone and therefore the Boundary Treatment

The Wairaka Precinct objectives and policies assist in guiding the nature of future development in and around the precinct. These include the following in relation to development and boundary treatments (i.e. setbacks and landscaping):

Landscaping

Within the Wairaka Precinct section of the AUP:OP I334.2 Objective (10) states that:

An integrated urban environment is created, which

*Incorporates high quality built form and urban design;
Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;*

- (a) *Is developed in a comprehensive manner, which complements and fits within the landscape and*
- (b) *character of the surrounding environment, and*
- (c) *Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.*

The policies for the Wairaka Precinct that relate to built development and landscaping include:

- (13) *Require new buildings to be designed in a manner that provides for a high standard of amenity, recognizes landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.*
- (14) *Require proposals for new buildings, structures and infrastructure of additions to existing buildings, structures and infrastructure adjoining or adjacent to the scheduled historic heritage buildings, and/or the significant ecological area of Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.*
- ...
- (27) *Manage potential adverse amenity effects from buildings at the precinct boundary by:*
 - ...
 - (b) *Establishing a 10m setback from the boundary of land that fronts Oakley Creek*
 - (c) *Require graduated building heights and locate higher buildings away from the precinct boundary.*

The objectives and policies of the SPHFHZ can be summarised as encouraging new buildings to be designed to provide high levels of amenity, and managing significant adverse effects of overshadowing, visual dominance, and loss of visual privacy on adjacent properties.

Proposed Changes to Policies relating to the zoning of the site, and boundary treatments

The proposed features of the plan change that relates to the boundary treatment of the Mason Clinic are to be made to the Wairaka Precinct section of the AUP:OP.

The proposal is to include the following which reflect discussions with HUD:

I334.3 Wairaka Precinct – Policies

Sub-Precinct A

(34A) *Manage potential adverse effects from buildings at the sub precinct boundary by:*

- (a) *Establishing a 5m landscaped yard to the north and south boundaries of the Sub-precinct;*

- (b) *Requiring new buildings and significant additions to buildings that adjoin the eastern boundary to be designed to contribute to the maintenance and enhancement of amenity values of the streetscape, while enabling the efficient use of the Sub-precinct for the Mason Clinic;*
- (c) *Encouraging new buildings to be designed to provide a high standard of amenity and safety appropriate to an urban environment of the Precinct and be of a quality design that contributes to the planning outcomes of the Precinct.*

Summary of the existing and proposed provisions of the zoning and boundary treatment for the Mason Clinic site

The proposed re-zoning and precinct for the Northern and Southern Sites will more efficiently enable healthcare activities (the Mason Clinic) to be established, within a range of institutional buildings. While such an outcome is provided for by the Mixed Use zoning of these sites, the SPHFHZ signals a clearer outcome for this land, and can therefore be assessed as contributing positively to a change in the future landscape. This development will be managed by proposed provisions which will apply to all new buildings on site, and through standards which will apply at the external boundaries of the Mason Clinic.

A summary of the existing and proposed provisions for general development, and of the boundary treatment (yard, setback and landscaping requirements) within the Wairaka Zone are as follows:

Western boundary

The provisions relating to the boundary treatment of the western boundary of this precinct remain the same, with a 10 metre building setback to the Open Space – Conservation zoned land and planting requirements.

The SPHFHZ and Mixed Use zones both apply a height in relation to boundary standard relative to the interface with an Open Space – Conservation zone, which applies at the western boundary of the Plan Change Area. This will be retained by the Plan Change.

Southern and northern boundary (abutting Business - Mixed Use Zone)

Currently there are no setback or landscape requirements that apply to the Northern Site or the Southern Site, or to the Mason Clinic Site.

The proposed provisions require a 5 metre setback at the northern and southern boundaries of the Plan Change Area, which must be landscaped and planted with mature trees no more than 5 metres apart, with the balance planted with a mixture of shrubs or ground cover plants along the full extent of the setback. The purpose of this planting is to provide a vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects. An infringement of the building setback standard at the northern and southern boundaries will be a Non-complying Activity.

A new height in relation to boundary standard is proposed, which will require that buildings must not project beyond a 45 degree recession plane measured from a point 3 metres vertically above ground level along the north and south boundaries of the sub-precinct.

The new provisions will place several additional restrictions relating to development along these boundaries where previously there have been none. These provisions have been put in place to ensure a high level of amenity for the users of the land adjoining the Mason Clinic, and to maintain and enhance the existing landscape values in the precinct.

North Western Boundary

Currently there are no yard setbacks between the Business - Mixed use zone and the Strategic Transport Corridor.

The proposal is to add a 5 metre building set back along this north western boundary which is to be kept landscaped to maintain a heavily treed frontage. This provision will work with the tree protection provisions for the row of existing protected trees along this boundary and will therefore result in understorey planting to complement the existing upper canopy of the deciduous Oak trees thereby ensuring more favourable long term visual and landscape outcomes along this edge of the Wairaka Precinct.

The standard relating to this boundary treatment is listed in I334.6.14(3) as follows:

Buildings on land within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct must be set back a minimum width of 5m from the external precinct boundary. This setback shall remain landscaped with mature trees, with the Identified Trees in this location supplemented as necessary to maintain a heavily treed frontage.

Eastern Boundary and General Development

The rezoning of the Northern and Southern Sites, and the application of Sub-precinct A, will enable the development of these sites for healthcare and justice activities. With regards to the existing and planned style of physical development at the Mason Clinic which services the functional and operational needs of the activity, the development of this land is anticipated to involve the construction of 2-3 storey buildings, forming a perimeter around a central landscaped amenity yard. While the current Mixed Use zoning of the Northern and Southern Sites provides for the Mason Clinic activity, it is more feasible to anticipate that this land would be developed for intensive residential activities with supporting commercial activities.

The eastern boundary of the Plan Change Area currently abuts a private road which is located within a Business - Mixed Use Zone. This road is intended to be vested as a public road in the future.

Currently there are no specific standards for yard or landscaping requirements for the SPFH zone or the Business - Mixed Use Zone in relation to the existing private road along the eastern boundary. Instead, all new development in the Wairaka Precinct (and the Mixed Use Zone) will require resource consent, and this requires an assessment of any proposed development relative to the amenity of the adjoining streetscape through the activation of buildings, and the extent to which landscaping is used to enhance the amenity of the site where 'amenity controls' (such as the landscaping and setback standards) are not complied with.

The proposed Plan Change seeks to introduce new rules for new buildings within Sub-precinct A, which will impose a Restricted Discretionary activity status for new buildings within 10m of the eastern boundary of the Sub-precinct A, and a Controlled activity status for all other new buildings. The Plan Change introduces corresponding matters of control (I334.7.1 (3)) that will guide the design of new buildings to have a high degree of quality design (including the roofscape) and amenity including landscaping. The proposed matters of discretion will direct development to have a high quality outcome, with specific provisions relating to the street frontage (I334.8.1(6)) including the maintenance and enhancement of amenity for pedestrians using the adjoining street, the effectiveness of the landscaping and measures to provide for the visual interest at the street frontage and measures adopted or limiting the extent of blank walls while ensuring the safety, security, and functional requirements of the Mason Clinic.

It is noted that the proposed changes to the Wairaka Precinct provisions will introduce specific design considerations for the entire length of the eastern boundary of this Special Purpose Zone, rather than utilising the current 'generic' assessment criteria which apply to all development within the Wairaka Precinct and which are not well-suited to development at the Mason Clinic. This will introduce specific design considerations for buildings and boundary landscaping at the Mason Clinic, where previously there have been none, which will ensure a high-quality outcome with particular regard to the amenity of users of the adjacent road.

Summary of effects of the proposed plan change on the Zoning and Boundary Treatments

In summary, it is considered that the proposed provisions in relation to the zoning and boundary treatment including yard, setback and landscaping requirements of each of the boundaries of the Plan Change Area will have positive implications in relation to the potential landscape and visual effects of the development of the Mason Clinic. The proposed provisions will create certainty in terms of outcomes relating to the amenity of users of the land surrounding the space where previously there have not been any. The provisions have been specifically designed around the unique features of the Mason Clinic, and the existing and future adjacent land uses along the site boundaries and are therefore responsive to the anticipated character and outcomes of each of these boundaries. There is a significant amount of landscaping proposed to achieve these desired outcomes.

It is considered that the landscape and visual effects of the proposed provisions relating to the boundary treatments around Sub-precinct A will have a positive outcome and will overall be an improvement from the current plan provisions.

5.3.3 Building Heights

The change in zoning of the land to the south and north of the Mason Clinic will affect the potential building height of the existing Mason Clinic facility.

Existing situation:

Physical

For a variety of reasons, it is understood that the current model for a psychiatric unit such as the Mason Clinic limits the building heights to one or two stories. This is partially due to some of the patients finding it difficult to cope with a level change inside the building. The current model also has the walls of the building providing the outer security with internal courtyards providing the outdoor space for the patients. These requirements are able to be achieved with the lower height buildings which enable easy and safe access to these outdoor spaces with minimal sunlight obstruction. The building form on the existing Mason Clinic site reflects this, with most of the buildings single level, with only a small number of buildings containing a second floor.

The planning context in relation to building heights

The SPHFHZ limits height to 16m for sites <4ha, and to 26m for sites >4ha. The existing site is limited to 16m, but with the rezoning this will go up to 26m.

The northern and southern sites are currently enabled up to 27m by the Wairaka Precinct. This will come down to 26m under the SPHFHZ.

Desired outcomes from the Regional Policy Statement in relation to building heights

Chapter B of the AUP:OP is the Regional Policy Statement. Within this Section B2 relates to Urban Growth and Form.

Objectives within section B2.2.1 include a quality compact urban form that enables a higher-quality urban environment with better use of existing infrastructure, as well as efficient provision of new infrastructure with sufficient development capacity and land supply provided to accommodate social facilities to support growth.

Policies within section B2.2.2 include including sufficient land to accommodate (among other things) requirements for social facilities. A quality compact urban form is to be ensured to include the efficient supply of land for social facilities (among other things).

Objectives of a quality built environment (B2.3.1) include maximisation of resources and infrastructure efficiency, while innovative design to address environmental effects being encouraged.

From this section of the Regional Policy Statement, it can be ascertained that the intention of the Regional Policy Statement in relation to facilities such as the Mason Clinic is to provide for these social facilities and their growing

needs, while maximising the existing infrastructure but not at the expense of a quality built environment. Provision for these type of facilities should also maximise amenity and safety while keeping in mind the underlying objectives of the AUP-OP to avoid, remedy and mitigate reverse sensitivity effects between social facilities and neighbouring land uses.

Desired outcomes from the Wairaka Precinct in relation to the Building Heights

The objectives and policies of the Wairaka Precinct in relation to building heights are listed in I334.2 and I334.3. These establish that the desired outcomes of the Wairaka Precinct in relation to built form, including height, provide for a high standard of amenity, recognise landscape values, and have graduated heights away from the precinct boundary, including from Te Auaunga/ Oakley Creek.

Potential landscape and visual effects relating to the Building Heights from the plan change

With the addition of the land to the north and south of the Mason Clinic the Plan Change will result in an increase in the potential development height for the existing Mason Clinic site from 16m to 26m, and a reduction in building heights in the Northern and Southern Sites from 27m to 26m.

Despite the increased potential height capacity of buildings on the Mason Clinic site, the present reality is that the current model for the type of psychiatric facility in which the Mason Clinic falls cannot currently operate within buildings that are greater than one or two storeys, with a third level for non-service functions. However, this model may change in the future, or the site may accommodate other health activities which can utilise more height. This means that the expansion of the clinic is currently reliant on the ability to expand at the ground and first floor levels.

Irrespective of the potential building height, each application for a new building, or significant increase of an existing building would be assessed under the controlled activity status (or restricted discretionary activity status when proximate to the eastern boundary) where it is expected that the building and associated landscaping contributes to a high quality and amenity outcome when viewed from neighbouring land and buildings. These place controls over the anticipated outcome where previously there have not been any.

When considering the landscape and visual effects relating to a potential increase in the height of buildings on the Mason Clinic site in the future thought is given to the changes in the surrounding landscape, particularly the broader Wairaka Precinct.

The proposal by HUD (www.hud.govt.nz/urban-development/unitec/, 2020) is to intensively develop land within the Wairaka Precinct to create between 2,500 to 3,000 dwellings across nine neighbourhoods. The proposal is to create building towers with building heights of between two stories in the south rising to eight stories in the centre and north. Buildings of up to 12 storeys may be created within the Wairaka Precinct with the taller buildings located adjacent to the land surrounding the Mason Clinic.

This will dramatically transform the character of the land in and around the precinct and the Mason Clinic, with the landscape changing from one that is currently relatively sparsely developed, to one where there are clusters of intensive development including high rise buildings. This means that in the event that development within the Mason Clinic site were to utilise the proposed 27m permitted height of the SPHFHZ they would not look out of place against the Wairaka Precinct landscape. Of particular importance here is the quality of the design and the ability for it to be integrated with the surrounding landscape and provide amenity to surrounding users. This requirement has been accommodated within the proposed controls.



Figure T: Indicative image from HUD document of Carrington Road Precinct



Figure U: Artists Perspective Aerial Oblique of the Wairaka Precinct (www.hud.govt.nz/urban-development/unitec/, 2020)

Conclusion – The potential landscape and visual effects of the plan change in relation to building heights

The proposal will affect the height of potential development within the Plan Change Area as there will be an increase in the potential height of development within the existing Mason Clinic facility. However, given the design constraints of forensic psychiatric units such as the Mason Clinic it is highly unlikely that the facility would

ever be developed to the permitted height control level, with the possible exception of if the site were to be utilised by other healthcare services.

The Wairaka Precinct is on the cusp of a dramatic change with the area expected to absorb part of Auckland’s housing shortage via intensive housing developments. The land is proposed to be filled with tall buildings surrounding the Mason Clinic site.

The increase in height provisions means that there is potential for the character of the site to change from one that is relatively low rise, to buildings of a medium 3-storey scale, with the potential for other taller buildings on the site. It is considered, that the existing landscaping provisions combined with proposed boundary and tree protection provisions and changes relating to the treatment of the riparian area, the proposed height and height in relation to boundary controls and the standards relating to new buildings, and the changing nature of the surrounding landscape will ensure that the future development of the site is in keeping with the intentions, objectives and policies of the Wairaka Precinct and the anticipated development on the adjacent land. The proposed height controls are considered to be the most appropriate means of achieving these outcomes, in order to enable built development within the Mason Clinic site to be of a scale that is functional, and which responds to the future planned character of the Wairaka Precinct.

5.3.4 Removal of the open space and shared walkway

The change in zoning of the land to the south and north of the Mason Clinic will affect the development of open space and a shared walkway in and around these areas.

Existing situation (Physical and Planning Context)

The area to the south of the Mason Clinic is depicted within the Wairaka Precinct Plan 1 (I334.10.1) as being “Key Open Space (Private)”. The area to the immediate north is identified as a “Shared Path”.

The Southern Site is currently occupied by greenhouses and a disused Unitec building, an informal car parking area, a nursery shade house area for the adjacent community garden, open lawn area, some beehives, an assortment of weeds and the end of a pathway that connects with the Te Auaunga Oakley Creek walkway to the south. The walkway does not have a clear endpoint, and it is likely that this informal walkway is used by some students to travel between the land uses to the west and the Unitec facility.

The Northern Site is currently a large, open area covered in an assortment of trees. There is no shared path running through this area.

Desired outcomes from the Regional Policy Statement in relation to the open space and shared path

The relevant sections of The Regional Policy Statement pertaining to the removal of the open space and shared walkway infrastructure are detailed in sections B2 Urban Growth and Form and B3 Infrastructure, transport and energy of the AUP:OP.

A summary of the outcomes intended by the Regional Policy Statement in relation to the removal of the open space and the shared path are as follows:

- Rezoning of land to accommodate urban growth is to support a quality compact urban form (B2.2.2(7)(a) and follow the structure plan guidelines as set out in Appendix 1 (B2.2.2(7)(d). The structure plan guidelines details, among other things, the need for a layout providing pedestrian connectivity which allows for a choice of routes along with the provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs (Appendix 1 1.4.5 Urban Development)

Outcomes detailed within the Regional Policy Statement that are relevant to the removal and relocation of the open space are as follows:

- The recreational needs of people and communities are to be met through the provision of a range of quality open spaces and recreation facilities (B2.7.1 (1))
- Promote the physical connection of open spaces to enable people and wildlife to move around efficiently and safely. (B2.7.2(2))
- Spaces are to be accessible to people and communities and provided where there is an anticipated deficiency (B2.7.2 (3) and (4))

Outcomes detailed within the Regional Policy Statement that are relevant to the removal and relocation of the shared pathway are as follows:

- Manage the form and design of development so that it supports the planned future environment, provides for good access and enables a range of travel options while achieving a high level of amenity and safety for pedestrians and cyclists and meeting the functional and operation needs of the intended use, allowing for change. (B2.3.2 (1) (a) to (e)).
- Development is to be designed to enable walking, cycling and public transport and minimising vehicle movements. (B2.3.2 (2)(b))
- Transport is to integrate with and support a quality compact urban form and enable growth. (B3.3.1 (1)(b) and (c))
- The transport infrastructure is designed, located and managed to integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity and provide effective pedestrian and cycle connections. (B3.3.2 (4) (a) and (b))
- Improve the integration of land use and transport by ensuring transport infrastructure is planned, funded and staged to integrate with urban growth (B3.3.2(5)(a))
- Integration of land use and development with the local and strategic transport networks. (Appendix 1 1.4.6(1))

Desired outcomes from the Wairaka Precinct in relation to the removal of the open space and shared path

The relevant sections of The Wairaka Precinct pertaining to the removal of the open space and shared walkway infrastructure are detailed in the objectives (I334.2) and policies (I334.3) of this section of the AUP:OP.

A summary of the outcomes intended by the Wairaka Precinct in relation to the removal of the open space and the shared path are as follows:

- Comprehensive planning and integrated development of all sites within the precinct is to be achieved (I334.2 (2)) with a wide range of activities including the Mason Clinic healthcare / hospital facility provided for. (I334.2 (4)) & I334.3(1) &(4)
- Open spaces, cycling and pedestrian linkages from the Precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes, are provided for and enhanced. (I334.2(7))
- Comprehensive planning that provides for a range of activities including public road and open space access to the Oakley Creek reserve (I334.3(4) (j)) and, pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert. (I334.3(4) (k))
- Development is to be integrated with transport planning and infrastructure including rail, bus, pedestrian and cycle connections (I334.3 (20)(b))

I334.3 Policies

Open Space

(15) *Provide for public open space, including a neighbourhood park in the northern portion of the precinct.*

- (16) *Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this ecological area.*

Pedestrian and cycle access, street quality and safety

- (17) *Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.*
- (18) *Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.*
- (19) *Establish a network of roads which give public access through the precinct and a pedestrian and cycling connections to the Oakley Creek and Waterview pedestrian/cycle bridge.*

Potential landscape and visual effects relating to the removal of the open space and walkway

The existing Wairaka Precinct Plan 1 represents the anticipated layout for the precinct. This is supported by the objectives and policies of the Regional Policy Statement and the Wairaka Precinct that are intended to guide and direct future development within this area.

Removal of the open space

The Wairaka Precinct Plan 1 identifies the land to the south of the existing Mason Clinic (The Southern Site) for open space (private). This area is not currently developed as open space.

Within the Mason Clinic itself the provision of private open space for residents and day visitors is an essential part of the overall design. Rather than being concentrated within the Southern Site, open space is to be integrated throughout the entire facility, with the intentions for the development of the site incorporating open space that is pertinent to the functional and operational requirements of the users and facility. The existing ‘open space (private)’ feature within the Southern Site is not well located to provide for the requirements of the Mason Clinic in respect of the amenity and wellbeing of the users and staff of the facilities.

The location of the open space currently on the Precinct Plan partly contributes to the outcomes envisaged by multiple objectives and policies of the Regional Policy Statement and the Wairaka Precinct for a future open space use with positive outcomes in terms of landscape values. It would ensure that there is a valuable connection between the Wairaka Precinct with the Te Auaunga Oakley Creek Walkway and Reserve to the west which is part of an existing pedestrian network that not only connects with the Waterview Reserve, but the North Western Cycleway. It would potentially include ecological linkages between the established vegetation and riparian area within the adjacent reserve which could be drawn up into the Wairaka Precinct.

If the open space (private) feature were to be developed as indicated on the Precinct Plan it would be located at the western edge of the precinct which is physically distanced from other activities (both existing and future), and would be bordered by a road to the east and the Mason Clinic to the north which would be closed off to the open space for security and safety requirements. Its separation from other activities, and the interface with the Mason Clinic, is such that the open space will not be optimally integrated with the wider precinct which would limit the corresponding benefits such as overlooking and passive surveillance.

The Plan Change does not seek to replace or relocate the identified area of open space (private) within Precinct Plan 1. However, correspondence has been attached to this application that references an agreement with HUD that HUD will provide for an equivalent open space within its land development.

A level of certainty in relation to the future provision of open space can be assumed given that the Wairaka Precinct requires a resource consent for all new development which is assessed against the following I334.8.1 matters of discretion:

The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:

- (i) *open spaces which are prominent and accessible by pedestrians;*
- (ii) *the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and*
- (iii) *effective and safe pedestrian and/or cycle linkages;*

These provisions ensure that open space is an ongoing consideration for development within the Precinct, and it provides some surety that it will be included and will enable HUD to have the flexibility to position open space in areas in which future users will gain the best value from it as part of an overall integrated design. These provisions, together with the agreement between the applicant and HUD, are considered to be sufficient to ensure that open space is appropriately provided for in this precinct. There is sufficient land area within the Wairaka Precinct (outside the Plan Change Area) to provide for suitable and valuable open space.

From a landscape perspective, while the identified location of the ‘open space (private)’ feature provides a benefit by providing a linkage to Te Auaunga / Oakley Creek, the location of the feature to the western side of the precinct would not be optimally integrated with the activities within the precinct as existing or in the future (relative to the ‘Reference Plan’ prepared by HUD). As development occurs, it is anticipated that open spaces will be designed and located to respond to the emerging needs of the future residents of the precinct and designed to be integrated with the surrounding land uses, which will result in positive effects to the surrounding landscape. The removal of the open space (private)’ feature (as an anticipated outcome for this location) will otherwise result in neutral landscape effects. This is assessed further in the ‘Visual Effects Assessment’ below.

It is acknowledged that an integral part of the provision of open space in the location as indicated in the Wairaka Precinct Plans corresponds to a connection to Te Auaunga Oakley Creek Walkway and reserve from the Wairaka Precinct.

With regards to the identified location of the open space (private) feature providing for a linkage to Oakley Creek, a Landscape Design Document for the Wairaka Puna Daylighting by Boffa Miskell, published in February 2021 (Boffa Miskell, 2021), illustrates the proposal by the Marutūāhu and Waiohua-Tāmaki Rōpū for works associated with the daylighting of the piped portion of the Wairaka Puna and the establishment of a pathway to Oakley Creek. It is understood that this has been granted resource consent.

This document is part of the ongoing comprehensive development of land at Carrington for housing and it illustrates an east / west open space connection extending along the southern boundary of the Southern Site to form a new pedestrian walkway which is to join the existing public walkway along Te Auaunga that corresponds with the daylighting of parts of the Wairaka Puna. The resource consent documentation demonstrates that connections to Te Auaunga (in lieu of the ‘open space (private)’ feature) are, and will continue to be, maintained and enhanced. The resource consent documentation and approval also aligns with the agreement provided by HUD (discussed above) concerning the *“provision for private open space and connections within the Precinct, [which] will be designed to meet the needs of the future community who will live at the Precinct”*.

Among other things, the planting and landscape treatment in and around this meandering stream edge connection is to create visual separation to the Mason Clinic fence line. The landscape controls that are proposed by the Plan Change, including the existing 10m landscaped yard at the western boundary, and the proposed 5m landscaped yard to the southern boundary and a 5m riparian yard control (which will be landscaped when the culvert is daylighted) will ensure that the Southern Site contributes to the landscape qualities of the Wairaka Precinct, such that the removal of the open space (private) feature as a future outcome will not result in the total loss of landscape amenity.

I334.8.1 Matters of discretion

(4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:

...

(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:

(i) open spaces which are prominent and accessible by pedestrians;

(ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and

(iii) effective and safe pedestrian and/or cycle linkages;

(a) The location, physical extent and design of open space;

I334.8.2 Assessment Criteria

(4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:

(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:

(i) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:

- *the layout and design of open space and connections with neighbouring streets and open spaces;*

...

(d) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.

These matters and criteria require ongoing consideration of the provision of open spaces and connections, including their location, size and design, in relation to the needs of future residents and activities.

The existing provisions of the Wairaka Precinct require these aspects to be considered in sufficient detail, which will ensure that the outcomes for the precinct are achieved, despite the removal of the open space (private) feature from the currently identified location on the Precinct Plan.

The removal of the identified location of open space (private) is able to be achieved while not being contrary to the objectives and policies of the Regional Policy Statement and the Wairaka Precinct.

Removal of the shared walkway

The Wairaka Precinct Plan 1 identifies the land to the immediate north of the Mason Clinic (The Northern Site) for the location of a shared walkway connection which would link the Northern Cycleway with the northern part of the Wairaka Precinct.

The proposed Plan Change removes this shared path. The nature of the Mason Clinic precludes any publicly accessible areas within the site as it would compromise the safety of users and security of the clinic. A pathway in the identified location would sever the site into two parts which would not lead to the development of efficient and integrated facilities.

As detailed previously, the design and development of the Wairaka Precinct is required to address connections within the Wairaka Precinct to adjoining areas. When doing this, landowners will need to comply with the requirements of the Wairaka Precinct to facilitate an easy movement of pedestrians and cyclists through the precinct and connecting with the surrounds while integrating with the surrounding land uses and strategic

transport networks such as the Northern Cycleway (refer to the matters of discretion and assessment criteria quoted above).

The existing location for the shared path is situated near the base of the Northern Cycleway overpass bridge. While any shared pathway connection between the precinct and the surrounding cycle and footpath network would be beneficial, it is considered that a linkage from the Northern Cycleway further north of the existing location will be a more suitable option as it would capture cyclists and pedestrians when they are on the cycleway itself and are able to safely utilise the natural flow of movement coming off the overpass, rather than having to brake and take a sharp turn to the west when coming off the overpass. It is also more compatible with the specialist needs of the Mason Clinic. Such an outcome can be achieved via the existing provisions of the Wairaka Precinct.

As there are sufficient provisions within the AUP:OP to require consideration of a network of pedestrian and cycle ways, and there is ample land area and interface with the western boundary of the precinct (outside the Plan Change Area), the removal of the shared path from the Plan Change Area will not compromise the outcomes that the objectives and policies of the Regional Policy Statement and the Wairaka Precinct seek to achieve. The location of an alternative shared path will be able to be incorporated into the surrounding masterplan and will be positioned in a logical and optimised location that will benefit the likely future user groups.

5.3.5 Additional protection for the existing notable trees within the Northern Site

The change in zoning of the land to the south and north of the Mason Clinic will not affect the notable trees on the subject land which remain protected as per Section I334.6.7 Tree Protection of the Wairaka Precinct. This states that the notable trees (listed in Table I334.6.7.1 and identified on the I334.11.2 Precinct Plan 2) must not be altered, removed or have works undertaken within the dripline except as set out in the assessment criteria for notable trees.

The changes proposed as part of the northern boundary treatment will provide additional buffering and protection for these trees, as it is to include a five metre setback along this boundary where there previously hasn't been one. In addition, planting in and around this setback is required to supplement the existing mature vegetation in order to ensure a vegetative screen along this edge. This setback will work alongside the notable tree rules and have positive long term implications in relation to the protection of these trees and the retention of this iconic natural feature along this edge of the Wairaka Precinct.

5.4 Visual Effects Assessment

Section 4 of this assessment details the existing character and significance of the area in and around the broader Wairaka Precinct. The following section outlines the existing landscape character of the area and the likely impacts resulting from the proposed plan change on this character.

5.4.1 Visual Assessment Process

An assessment of visual effects analyses the visual (perceptual) response that changes to the landscape may have as a result of a proposal, including effects relating to views and visual amenity. The visual sensitivity of a site is influenced by several factors including the visibility of a proposal, the nature and size of the viewing audience, the visual qualities of the land in which the proposal is to be located along with the visual qualities of the proposal itself and the ability to integrate any changes into the landscape setting. The nature and extent of visual effects are determined by an analysis of the visibility and nature of the changes that may result from a proposal.

The visual catchment is the physical area that is exposed to visual changes associated with the proposed development. From viewpoints within this catchment the visual sensitivity can be assessed in relation to whether the view is from a public or private place.

When undertaking the visual assessment, a review of the following factors assists in determining the nature and extent of the visual effects:

- The extent the development is visible;
- Contrast between the development and surrounding landscape, including;
 - The characteristics of the background against which future structures will be seen, such as landform and vegetation;
 - The extent to which the structures on the property visually / physically link or integrate with other elements in the landscape including whether the development compliments the existing landscape character of the area;
- The scale of the development in relation to the surrounding environment;
- The nature and size of the audience and the amount of time (duration) of any one view (i.e. Whether they will be able to see the proposal for long periods of time such as from their lounge windows, or transient views, such as from a vehicle).
- The elevation of the development in relation to the viewer, in particular whether the development is visible on or above the skyline; and
- The distance between the viewer and the development.

5.4.2 Methodology

The methodology used to determine the nature and extent of the visual effects includes:

- Identification of the size of the visual catchment of the proposal.
- Identification of the different viewing audiences that would be affected by the development.
- Evaluation of the effects of the proposal given the existing landscape characteristics and visual qualities of the site.

The view of the landscape surrounding the Plan Change Area (and extent of the visual catchment) has been documented using photographs taken from key locations in the surrounding visual catchment (Attachment Ca Representative Viewpoints from the surrounding visual catchment) along with photographs taken from the subject land. This provides an insight as to the potential degree to which the proposal will have a landscape or visual effect.

5.4.3 The visual catchment and viewing audience that would be exposed to change

The primary visual catchment and viewing audience for the Mason Clinic can be split into two distinct categories: those within the Wairaka Precinct; and those outside the precinct and within the Strategic Transport Corridor including motorists on the roading network and cyclists and pedestrians using the north – western cycleway.

5.4.4 The potential visual effect of the proposed plan change

A detailed visual assessment was undertaken from the surrounding visual catchment with representative viewpoints taken from locations on the private road immediately adjacent to the eastern boundary of the Mason Clinic, the land to the south of the Mason Clinic (Mahi Whenua Gardens) and locations in and around the Strategic Transport Corridor zone including the north-western cycleway and cycle overpass as well as Great North Road, as illustrated in representative viewpoints in Attachment C. For ease of assessment, these

viewpoints have been broken into two main viewing audiences including those located outside the Wairaka Precinct, on the land in and around the strategic road corridor; and those located within the Wairaka Precinct.

An assessment of the views from these viewing audiences in relation to their key attributes, the component of the view that would be affected by the proposal, the visual absorption capacity of the view, the potential magnitude of visual effects, the mitigation, and the effect rating of the proposal on each of the particular views has been documented. The visual absorption capability rating definitions and the landscape and visual amenity effect rating system using the NZILA 7 point scale assessment are listed at the end of Attachment C.

Assumptions have been made about the potential future development on the land surrounding the Mason Clinic based on the information about the Unitec Reference Plan and Strategic Framework taken from the HUD website.

5.4.5 Views from outside the Wairaka Precinct

It is possible to see the north western boundary of the Mason Clinic (and the Wairaka Precinct) from a number of locations within the roading and shared pathway network to the west and north west of the subject land. This includes locations on Great North Road and the adjacent motorway on and off ramps to both the north western motorway and State Highway 20 connections to the northern side of the Waterview Tunnel.

It is also possible to see features of this area from sections of the north western cycleway (shared pathway) and the footpaths in and around the interchange and Great North Road. This includes the cycle over bridge.

The mature vegetation in the riparian area along the Oakley Creek (Te Auaunga Reserve) completely screens views through to the Mason Clinic land from Great North Road to the west.

The views are all from public locations and transitory as they are from either motorists or people cycling or walking along the shared pathway. The viewing audience is very large as this is a major traffic interchange. The viewing audience includes people at ground level and those on overbridges and ramps.

The views are dominated by the roading network and associated infrastructure including road safety barriers, signs and bridge supports and the movement of passing vehicles. The exact nature of the view of the subject land is dictated by the direction of travel. For example, motorists travelling south on Great North Road and going through the traffic lights adjacent to the north western motorway on ramp would experience direct views of the edge of the site (RP 7, Attachment Ch), whereas the view of the subject land would be in the periphery of the view from motorists travelling in other directions. From the adjacent motorway overpasses the viewer would have to look at 90 degrees to the direction of travel to see the subject land. The most prominent view of the Mason Clinic from outside the site will come from people travelling in an eastern direction on the eastern end of the cycle/pedestrian over bridge where they can overlook parts of the property and can enjoy some filtered views through the tree canopies.

The native planting within the planting islands in and around this interchange provides some ground level greenery with the row of mature Oak trees forming a strong green, vertical element and backdrop to the view. This very tall and iconic row of Oak trees is located on the north western boundary of the Northern Site. From some of the views (RP's 3, 4 and 5) around the extended area it is possible to see one of the buildings and fencing on the Mason Clinic land through and under the canopy of the Oak trees and through the adjacent shrub vegetation. The height of the band of Oak trees increases their visual prominence and visual catchment and provides a natural feature frame to the eastern side of this space.

Any additional development within this northern section of the Mason Clinic land may be visible through the filtered view of these existing mature trees. The degree of visibility will in part be dictated by whether the deciduous trees have foliage or not.

From the shared pathway of the north western cycleway any changes on the subject land are not likely to be obvious for cyclists given that they will be focusing on their direction of travel and the adjacent intersection, with a chain link fence and vegetation to approximately four metres tall along much of the boundary providing a visual buffer. Many of these shrubs are located on the public land with the chain link fence adjacent to the footpath located well inside the Council land. The five metre buffered yard will increase the degree of screening provided here and further reduce the potential effects of built form on users of this cycleway.

The presence of these trees means that the Visual Absorption Capability (VAC) of the land to any changes are good. Future development may act as a minor focal attraction within the landscape or view from this direction, but would not affect the existing character of the surrounding landscape, and would be predominantly screened or visually absorbed by the existing landscape features, with the outlines of buildings partially visible behind the skeletons or canopies of the trees.

Additional development of the Mason Clinic site, including taller buildings, would introduce a visual element into the landscape or view that is a common feature in this type of landscape.

The potential magnitude of visual effects from outside the Wairaka Precinct

The existing maximum permitted height control within the area which is visible from the north-west is 27 metres within much of the Northern Site, 18m within 20m of the western boundary, and 16 metres within the Mason Clinic grounds. With the proposed plan change the height control will be replaced by a uniform 26m height, and a 8m + 60 degree height in relation to boundary control which will apply at the north-western boundary. This is a difference of 8 to 9 metres. The purpose of this plan change is to accommodate the growth in the Mason Clinic facilities which will result in the addition of related buildings on this land. This may be in the form of additional or upgraded healthcare buildings or in the form of supporting infrastructure such as a car parking building.

The current formula for buildings servicing this type of facility are for relatively low rise structures with secure courtyards internalised, as opposed to the existing building that is partially visible from the north western direction where metal netting is visible around an outdoor courtyard.

It is highly unlikely that the buildings to house future patients would rise above two or three stories, however the development of the site may evolve over time with other hospital services or other models of care which involve taller buildings. Any future development of buildings would be visible through a filtered screen of the existing Oak trees with the hard lines of the built form softened by the vegetation.

The existing row of Oak trees are protected by the notable tree protection status and it can therefore be assumed that these will be retained. There is currently no setback or landscaping requirements along this part of the site. The proposal is to impose a 5 metre building setback and landscaping control, which will require this space to be landscaped to supplement the Oak trees (I334.6.14 (3)). These mitigation measures are to be implemented in addition to assessment criteria for controlled buildings (I334.7.2) which are to consider the extent to which the building and associated landscaping contributes to a high quality amenity outcome when viewed from neighbouring land and buildings.

Effect rating of the proposed plan change on the views from outside the Wairaka Precinct

The potential adverse effects of the plan change proposal from viewers in and around the transport interchange to the north west of the site (RP's 1 to 9) will be **Very Low** as the viewing audience is transitory and therefore fleeting. While the proposal will increase the building height of parts of the Plan Change Area from 16 metres up to 26 metres, in reality it is unlikely that a building will reach the maximum height due to the nature of the current model for these types of facilities which are typically well under this height limit. Any buildings which are constructed to the maximum height will be well screened and buffered by existing trees. The Plan Change will add more constraints on the building form through controlled activity provisions and there are additional boundary setbacks and landscaping requirements to be enforced in addition to the existing protection of the

notable trees. The existing notable trees are thriving and provide a good existing natural buffer and vegetative softening for any existing or proposed development within the Mason Clinic site. As the trees are the defining landscape feature which is appreciable from outside the Wairaka Precinct, their retention and supplementation will not change the prevailing landscape character, and as such the landscape effects will be negligible.

5.4.6 Views from within the Wairaka Precinct

Existing views of the Mason Clinic site and the Northern and Southern Sites are illustrated in representative photographs 10, 13, 14 and 16 (Attachment C). These have been taken from the private road to the east of the Plan Change Area and the Mahi Whenua gardens to the south. These public views are transitory in nature. The viewing audience includes Mason Clinic patients, visitors and staff, visitors to the Mahi Whenua Sanctuary Gardens and Unitec students and staff. The size of the viewing audience is relatively large and largely dictated by the Unitec semesters.

The proposed plans for the Wairaka Precinct by HUD will see the nature and numbers of these viewers change dramatically. They will include a transitory and stationary viewing audience and will include private views from future dwellings. The numbers of people using the adjacent road and land will increase over time as the different parts of the precinct are developed. With reference to the HUD Reference Plan, the Mahi Whenua gardens will be relocated from the south of the Plan Change Area.

Key attributes of the view and the component that would be affected by the proposal

The view of the Mason Clinic from the south is illustrated in representative photograph 10. From this direction the view is over a large, relatively flat lawn towards a stand of native bush with a decaying shade house on the left hand side. Vegetation and the roofs of buildings are visible in the background. The view has been taken from the general vicinity of the Mahi Whenua Sanctuary Gardens over an undeveloped piece of land.

This view is over a piece of land in the midground that has been earmarked (within the I334.10.1 Wairaka: Precinct Plan 1) as being 'Key Open Space (private)'. While this open space is not part of the existing environment, the anticipation is that it will provide some degree of public amenity in the long term.

If the consented daylighting and landscaping works are implemented, the documentation for the Wairaka Puna Daylighting (Boffa Miskell, 2021) indicates that the strip of land immediately adjacent to the Southern Site will be used as public open space, with a linkage through to the Oakley Creek reserve from the road and with vegetation used to create a visual separation to the Mason Clinic fence line.

The view of the Mason Clinic from the north is illustrated in representative photograph 16. From this direction the elevated view is over relatively steeply sloping land with a number of mature exotic trees dotted amongst uncut Kikuyu grass. The buildings within the Mason Clinic are visible in the mid ground, including one that is currently being developed. These are visible in amongst a framework of mature vegetation.

The view of the Mason Clinic from the east is illustrated in representative photographs 12 to 15 from the private roads. From these views it is possible to see the existing Mason Clinic boundary treatment with the road and the construction of one of the new building complexes in the north eastern extent of the Sub-precinct A site.

The views extend over the roads and adjacent footpath with climbers scrambling over a 2.4 metre high chain link fence providing screening to the lower level of the buildings located adjacent to the eastern side of this site. A row of Rewarewa trees planted in between this fence and a two storey building is visible in the midground of RP 13 with the canopy of a large Oak tree spreading over the road. A number of vehicles are parked on the grass in an informal car parking area.

The boundary to the Mason Clinic has been softened with the planting of the climbers along the fence, which indicates that some effort has been made to make this boundary treatment more attractive from the road. However, this long expanse of fence clearly indicates that the space behind is not meant to be accessible from

the road. The activity behind and design of the building means that it has very little relationship with the activities on the road. Chain link fences are often associated with very functional buffers between industrial areas and public courts where the intention is to provide some degree of visual permeability while providing a physical barrier.

In summary, the current views of the existing Mason Clinic site and newly purchased land to the north and south are currently relatively scruffy in appearance with vegetation predominating over built form. The landscape treatment along the eastern boundary provides a small degree of amenity to users of the adjacent road through the vegetation along the existing fence and mature trees behind, however the development on the site along this road edge offers little in the way of interface with the road and amenity to users of this road.

The landscape to the north, east and south of the Mason Clinic site is going to dramatically change as a result of the HUD plans which will significantly affect the nature of the future viewing audience and the boundary treatments.

Visual Absorption Capacity rating of the subject land

The view of the Plan Change Area from locations within the Wairaka Precinct are not overly attractive, with either unkempt or very functional boundary treatments. There is a lot of potential for improvement of the amenity along these edges.

The dramatically changing nature of the rest of the Wairaka Precinct to a much more intensively developed area where development is not just at ground level, but is to extend upwards significantly will affect the character of the surrounding Wairaka Precinct landscape. The existing features to be retained include the historic buildings and a number of existing mature trees. The framework of the existing roading network is to be retained largely the same, while the physical make-up of the roads may change to accommodate other transport modes. These changes to the surrounding landscape will affect the visual absorption capacity of the subject land where changes will be easier to be absorbed as would be part of a much broader evolving landscape.

The changes proposed as a result of the Plan Change will significantly improve the visual amenity of the edges surrounding the Mason Clinic land which would be appropriate given both the existing landscape setting and the changing nature of the anticipated future landscape. The Southern Site will be developed with healthcare facilities, with appropriate landscaping surrounding and internal to the buildings.

The potential magnitude of the visual effects as a result of the proposed plan change

The proposed plan change will affect the views from within the Wairaka Precinct as follows:

- The permitted height of future buildings would increase from a maximum of 16 metres to 26 metres permitted within the Mason Clinic Site, but will mostly retain the status quo of the Northern and Southern Sites.
- Where previously there have been no specific standards relating to the design and nature of the buildings within Sub-precinct A, the proposal for new buildings (and significant additions to existing ones) to be processed as a controlled activity with associated criteria pertaining to the amenity of users in the surrounding landscape will ensure that consideration is given to the visual effects of future development. This includes the view of the roofs of future buildings. Similarly, a proposed restricted discretionary activity rule and associated assessment criteria will guide development at the eastern boundary to contribute to the amenity and safety of the streetscape.
- Where previously there have been no specific standards relating to the design and nature of the boundary treatment along the northern and southern boundaries, the proposal is to include a 5m building setback with an intensely planted landscape strip. This is to be created for the purpose of screening and softening the view of future buildings from the surrounding landscape. This means that

if fencing is required to secure the site, consideration will be given to the appearance of this fencing to make it more appealing to users of the adjacent spaces.

- Where currently there are no height in relation to boundary controls at the Northern and Southern Sites, these are to be included as part of the plan change proposal. This will have positive implications in terms of providing certainty that future development on the site will manage appropriate sunlight and overshadowing effects on adjacent land.
- The removal of the open space from the Southern Site.

Potential effects / mitigation

All of the above listed provisions have been incorporated into the proposed plan change further to consultation with the HUD design team in order to ensure that the proposed outcome of future development on the Mason Clinic site will add value and amenity to users of the surrounding landscape. These provisions will come into effect around the boundaries, and through the site when development is undertaken adjacent to these areas.

Consideration is given to the potential visual effects of the open space from the Southern Site being provided within another location within the Wairaka Precinct (by other parties). This will have long term future visual implications as, while it is not possible to anticipate the nature and view of an open space such as that indicated on the Wairaka Precinct Plan, it would likely have positive visual amenity effects with a likely high degree of natural features and or open space predominating.

Given the relatively small size of this precinct the anticipated visual amenity resulting from this future open space will be transferred to an alternative location that is expected to be logical and functional to other activities in the area in order to provide the quality of amenity and open space that is expected by the Wairaka Precinct. This is appropriate in relation to the potential visual effects of such a change.

The immediate context of the Southern Site will change, with this area being developed instead of being used as 'open space (private)'. However, the existing and proposed provisions will require landscaped yards adjoining the western and southern boundary of the Southern Site, and the consideration of landscaping at the eastern frontage in the event that buildings are not designed to abut the frontage. In addition to this, when the culvert is daylighted, a 10m+ wide landscaped stream corridor will be created, which will be visible from the south and will contribute to the visual amenity of the area. The Southern Site will maintain an appropriate landscape character that responds to the existing characteristics of the surrounding area.

Effect rating of the proposed plan change on the views from within the Wairaka Precinct

There will be changes to the views of the Mason Clinic site from the surrounding landscape within the Wairaka Precinct as a result of the proposed plan change. These changes include the extension of the Mason Clinic facilities to the north and south and include an increase in the potential height of buildings on the Mason Clinic site. In addition, land that was designated to be open space is to be moved from the Southern Site to another location within the Wairaka Precinct. The most significant changes as a result of the proposal is that when new development occurs on the Mason Clinic site consideration is to be made to the design and nature of the development in terms of the amenity of users of the surrounding spaces with building setbacks, height in relation to boundary controls and landscaping requirements around the boundaries. This is a dramatic difference from the existing situation where there are currently no standards in place to ensure this outcome. Given this, it is considered that the proposal will result in **positive** visual effects on the views and amenity of people within the Wairaka Precinct when facing towards the Mason Clinic site as a result of the proposed plan change.

The removal of the 'open space (private)' feature will also lead to a change to the views from within the Wairaka Precinct. As described, the Southern Site has an untidy, unused appearance. Relative to the existing physical situation, the 'removal' of the open space (private) feature as a future outcome will not significantly impact the appreciable landscape values of the wider Wairaka Precinct where buildings are set and spaced apart within a

sprawling campus with significant vegetation cover. Against the existing context, the specific removal of the open space (private) feature will result in **very low** adverse visual effects.

In the future, as the precinct is redeveloped as an intense residential neighbourhood, the character of the environment surrounding the Mason Clinic will dramatically change and open space will be incorporated within this development. The development of the Southern Site, the requirements for landscaped boundaries, and the incorporation of open space within the Mason Clinic facility, will result in **very low** potential adverse visual effects in this future context.

6 Conclusion

This assessment considers the potential landscape and visual effects arising from the Proposed Plan Change to the AUP:OP at the Mason Clinic site.

The plan change is to include two parcels of land to the immediate north and south of the Mason Clinic site so that they form part of the Wairaka Precinct's Sub-precinct A. This will require these parcels of land to change from their existing Business - Mixed Use zone to SPHFH Zone, in line with the underlying zone of the existing facility. As part of this process, the plan change is to modify the I334 Wairaka Precinct document of the AUP:OP in order to better provide for the requirements of the Mason Clinic and the changing surrounding land uses at the same time as addressing some site-specific features.

The plan change process has included consultation with a number of affected parties, including working in closely with the consultant team for the HUD who are redeveloping the land in and around the broader Wairaka Precinct and the Mason Clinic site for an intensive housing development.

This landscape and visual effects assessment evaluates the existing character and features of the landscape in and around the Mason Clinic Site and the anticipated character/intentions of the Wairaka Precinct in which the land is located within the AUP:OP. This, combined with a review of the existing and proposed zone objectives and policies of the Business - Mixed Use Zone and the SPHFH Zone in relation to landscape and visual matters formed a baseline which ascertained whether the proposal is appropriate given this setting. Consideration was also given to whether the proposal gives effect to the Regional Policy Statement.

The proposed plan change includes several changes to the Wairaka Precinct provisions that are aimed at maintaining and enhancing the landscape values of the Plan Change Area, while enabling the development and growth of the Mason Clinic.

One of the key outcomes of this plan change is certainty in terms of the outcome of the landscape treatment in and around the boundaries of the site with standards to be included as part of the Wairaka Precinct section of the AUP:OP that focus on the design and appearance of new development within the sub-precinct and the adjacent landscape treatment. This results in restrictions to be placed on development where currently there are none.

The removal of the 'open space (private)' and 'shared path' features will be remedied as the development of the Wairaka Precinct evolves, which is required to address the provision of such features. Not providing for these features will not significantly detract from the landscape characteristics and anticipated outcomes for the area, noting that a walkway connection at the south of the Plan Change Area has been consented, and there is sufficient area elsewhere within the precinct to achieve these outcomes and provisions which will ensure that functional and well-integrated open space is achieved.

Overall, the proposed plan change will result in a positive outcome in terms of landscape and visual effects and I therefore support this plan change application.

7 References

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Appendix

Attachments A - C