

# Waitemata District Health Board Mason Clinic Auckland Unitary Plan Change

## Design and Architectural Assessment

Report supporting the Private Plan Change for Mason Clinic Wairaka Precinct

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**Waitematā**  
District Health Board  
Best Care for Everyone

**Klein**



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This report documents a design and architectural analysis of an application for a Private Plan Change made by the Waitemata District Health Board (WDHB) that will enable the expansion of the Mason Clinic Regional Forensic Psychiatry Services Centre (Mason Clinic) in Point Chevalier.

The Plan Change relates to a 6.78ha site including the Mason Clinic site and land to the north and south (Plan Change area). The Plan Change area is in the Wairaka Precinct (I334) in the Auckland Unitary Plan (Operative in Part) (AUP:OP). The existing Mason Clinic site is zoned Special Purpose – Healthcare Facility and Hospital (Healthcare). The two sites to the north and south are currently zoned Business – Mixed Use. The Plan Change seeks to rezone these to Healthcare and extend the current ‘Sub-precinct A’ of the Wairaka Precinct to include them. A range of adjustments to the planning provisions applying to the Wairaka Precinct are also proposed.

The key conclusions of this report are:

- a. The extension of the Healthcare zoning and Sub-precinct A to the Northern and Southern Sites is more appropriate than the current Mixed Use zone as it will better provide for the healthcare activity that the AUP envisages within the Wairaka Precinct as part of a diverse urban community. It will also better recognise the functional and operational requirements of the Mason Clinic.
  - b. The proposal will not significantly change the built form outcomes that are anticipated and enabled by either the Mixed Use or Healthcare Zones and the Wairaka Precinct, as the plan change will enable a comparable scale of development.
  - c. The removal of the ‘indicative open space (Private)’ and ‘shared path’ features from the Southern and Northern Lands (respectively) will be offset either by a legal agreement between the Crown (as the key landowner of the land within the Wairaka Precinct) and Auckland Council which will require an equivalent area of open space to be provided within the wider precinct, together with connections to surrounding areas; or such features will be assessed as part of the resource consent process for all development (noting that the precinct matters of discretion and assessment criteria require specific assessment of open space). Via these mechanisms, these features will be implemented at a suitable time, and it will enable the location, design and layout of these features to be developed in an integrated way with the layout of the future urban intensification of the precinct.
  - d. The introduction of landscaped yards, boundary setbacks and height in relation to boundary standards from the north and south boundaries of the Plan Change area will manage the visual effects of development within the Plan Change area and will achieve positive urban design outcomes at the interfaces of the Healthcare zone and the adjoining land (which is expected to be developed for urban residential activity). In addition, the Plan Change introduces a comprehensive set of assessment criteria and matters of discretion that will achieve a high quality of design and amenity for neighbouring land and buildings.
  - e. The proposed controlled activity status for all development within the Mason Clinic site (if not captured by a more stringent activity status) will require an assessment of design outcomes with criteria to address the design and appearance of buildings and landscaping. A restricted discretionary activity rule for development at the eastern boundary will require consideration of how the Mason Clinic will respond to the frontage of the site, including the future roading and pedestrian environment.
- a. The proposed provisions will achieve a better design outcome than the current provisions of the AUP:OP in terms of interfaces between uses/zones and the design and appearance of buildings
  - b. While the built form of the Northern and Southern sites will not be substantially different from what is currently enabled by the provisions of the AUP:OP, having all three sites with the same zoning and within sub-precinct A will achieve a better urban design outcome because it allows an integrated approach and because of the direction and certainty provided in the revised provisions
  - c. The design outcomes of providing for the private open space and public path to be relocated elsewhere in the precinct, where they will better contribute to the functioning of the new residential community, are positive. The removal of the open space (private) from the Mason Clinic site is not detrimental to the site as the open space requirements of the site are provided as an integrated part of the buildings and facilities and addressed with the overall site development.

The private plan change is considered to be acceptable on design and architectural grounds.

In summary, we note that:

## 1.0 Introduction

### 1.1 Introduction

- 1.1.1. This report documents a design and architectural analysis of an application for a Private Plan Change by the Waitemata District Health Board (WDHB). The Plan Change will enable the expansion of the Mason Clinic Regional Forensic Psychiatry Services Centre (Mason Clinic) in Point Chevalier. The Plan Change relates to a 6.78ha site, including the Mason Clinic site and land to the north and south (Plan Change area). The Plan Change area is in the Wairaka Precinct (I334) in the Auckland Unitary Plan (Operative in Part) (AUP:OP).
- 1.1.2. The WDHB recently acquired the two sites to the north and south of the existing Mason Clinic site (Northern and Southern Sites) and intends to develop these sites to expand and intensify the Mason Clinic facilities. The acquired sites are currently zoned Business - Mixed Use under the AUP:OP, whereas the existing Mason Clinic site is zoned Special Purpose – Healthcare Facility and Hospital (Healthcare Zone) and is subject to ‘Sub-precinct A’ (of the Wairaka Precinct) which specifically recognises the Mason Clinic. Therefore, the three land parcels are subject to different provisions, which do not adequately provide for the WDHB’s need to expand the Mason Clinic.
- 1.1.3. The WDHB has prepared a Private Plan Change application to change the zoning of the Northern and Southern Sites to Healthcare Zone. The proposal will also extend Sub-precinct A of the Wairaka Precinct, which provides for the Mason Clinic, to include the Northern and Southern sites. This Design and Architectural Assessment supports the Plan Change, and addresses the relevant regulatory provisions and design outcomes that may be affected or enhanced by the proposal.

### 1.2 Scope and Involvement

- 1.2.1. Rachael Rush (Registered Architect) has been engaged by WDHB to provide architectural and design advice to the WDHB, including design support and analysis to the Plan Change process as part of other architecture and site masterplanning services for the Mason Clinic site.
- 1.2.2. Rachael Rush and the design team at Klein Architects have been involved with the Mason Clinic site since 2016. This work has included:
  - a. Site masterplanning and the briefing process which commenced in 2016
  - b. Design of the Mason Clinic Te Aka 15 Bed Unit which was constructed in 2017
  - c. Providing support to WDHB in testing options for the acquisition of the Northern and Southern Sites in 2017 and 2018
  - d. Site masterplanning work in support of a specialist International Forensic Mental Health Architect MAAP in 2018 and 2019
  - e. Development of site masterplans for business cases in 2019/2020 for future developments
  - f. Architectural and Design advice to the plan change process in 2020.

### 1.3 Summary of the Proposed Plan Change

- 1.3.1. The Mason Clinic is a forensic healthcare facility that provides secure and non-secure healthcare services to the Auckland community (and other North Island areas). The WDHB intends to redevelop the existing facilities, and to grow the capacity of the Mason Clinic to meet the demand for services.

- 1.3.2. The Plan Change is required to make the acquired Northern and Southern Sites ready for development. These parcels are currently zoned Mixed Use, and are impacted by the AUP:OP’s identification of a ‘Key Open Space (Private)’ feature on the Southern Site, and a ‘Shared Path’ feature on the Northern Site. These features are shown on the AUP:OP’s Precinct Plan 1 for the Wairaka Precinct, which indicates the spatial arrangement of particular features within the precinct. Precinct Plan 1 is intended to support particular urban design outcomes and attributes of the Wairaka Precinct as it is intensively developed into the future. These outcomes are described further in this assessment.
- 1.3.3. In addition, because of the particular nature and functional and operational needs of a secure healthcare facility, as well as the need for development within the Wairaka Precinct to occur in an integrated manner which protects particular attributes, the Plan Change also introduces specific planning provisions that are needed to manage the development of the Mason Clinic.
- 1.3.4. In summary, the proposed plan change seeks to:
  - a. Re-zone the Northern and Southern Sites from Mixed Use to Healthcare
  - b. Extend Sub-precinct A to include the Northern and Southern Sites
  - c. Remove the identified ‘private open space’ on the Southern Site (recognising that open spaces will be provided for elsewhere within the Wairaka Precinct via suitable mechanisms).
  - d. Remove the ‘shared path’ feature within the Northern Site
  - e. Adjust the objectives and policies of the Wairaka Precinct to better reflect the function and needs of the Mason Clinic, including in relation to design and amenity matters
  - f. Introduce a requirement for a 5m landscaped yard at the northern and southern boundaries of the Plan Change area, with consent required for a non-complying activity to infringe the standard
  - g. Insert a requirement for a 3m + 45 degree height in relation to boundary standard from the northern and southern boundaries to manage the built form relationship with adjoining land (anticipated to be urban residential development)
  - h. Insert a requirement for a 5m yard at the north-western boundary with the motorway to provide a landscaped buffer to the motorway
  - i. Introduce a 10m wide area adjacent to the eastern boundary within which new buildings or additions to buildings that increase the footprint by more than 20% or 200m<sup>2</sup> GFA (whichever is the lesser) are a Restricted Discretionary activity, with assessment criteria introduced to address design and appearance of buildings and landscaping
  - j. Apply a controlled activity status to all new buildings on other parts of the Plan Change area, with matters of control to address design, amenity, appearance of buildings and landscaping

2.1. Site Description

2.1.1. The Plan Change area can be described as follows:

- a. The Mason Clinic is located at 81A Carrington Road, in the north-west corner of the Wairaka Precinct.
- b. The acquired properties are 3A Carrington Road to the north (the Northern Site), and 119A Carrington Road to the south (the Southern Site), of the existing Mason Clinic site.
- c. The Plan Change area is 6.78ha, comprising the 3.9ha existing Mason Clinic site, the 1.63ha undeveloped Northern Site, and the 1.2ha Southern Site which is currently occupied by a greenhouse and other structures.
- d. The three parcels of land form an elongated site, 470m long running north-south with an average width of 142m.
- e. The Plan Change area's frontage to the internal Precinct Road on the eastern side of the site is 466m.
- f. The land is low lying in the context of the wider precinct. The current Mason Clinic facilities are at an elevation of between approximately 10m (above sea level) at the western boundary to 12.5m at the north-eastern corner of the central parcel of land.
- g. The Northern Site slopes relatively steeply from the existing northern boundary, rising in elevation from approximately 10m to 16m.
- h. The existing Mason Clinic site is relatively flat, with a downward grade in the southern area of the central parcel which follows a small existing stream (the Wairaka Puna).
- i. The Southern site generally slopes from the south (between 10-11m) to the north (8.5m), and has steeper areas sloping down from the precinct road to the east, and in the north-western corner towards the Oakley Creek.
- j. The Wairaka Puna stream runs diagonally across the southern parcel and the south-western corner of the existing Mason Clinic site. The stream initially runs through a concrete culvert (which originates from the eastern side of the precinct road, adjacent to the 'Pumphouse' building) then through an open vegetated corridor to the western boundary of the site, which connects to the Oakley Creek.
- k. The existing site is relatively densely developed with the existing Mason Clinic facilities. Buildings are generally 1-2 storeys in height, and range in style which reflects the ongoing development of the site. There are newer facilities which are fit for purpose, however many of the older buildings are in poor condition and are planned for staged replacement and demolition.
- l. The Mason Clinic buildings are managed as secure facilities for authorised access only. Several of the existing buildings have been designed with central secured courtyards. Other buildings have external gardens secured with fences, but the overall site is not secured by perimeter fencing.
- m. The existing Mason Clinic facilities contain 126 beds, administration facilities and a cultural centre.
- n. The Plan Change area is accessed from the internal private road within the Wairaka Precinct which runs north-south. The primary access is located approximately midway along the eastern frontage of the site which services a large internal access and parking area, and the site exit is further north, which is opposite the main internal road which connects to 'Gate 2' of the Unitec campus. Other minor access points are available along the frontage which service small parking areas.



Figure 00 Existing Site

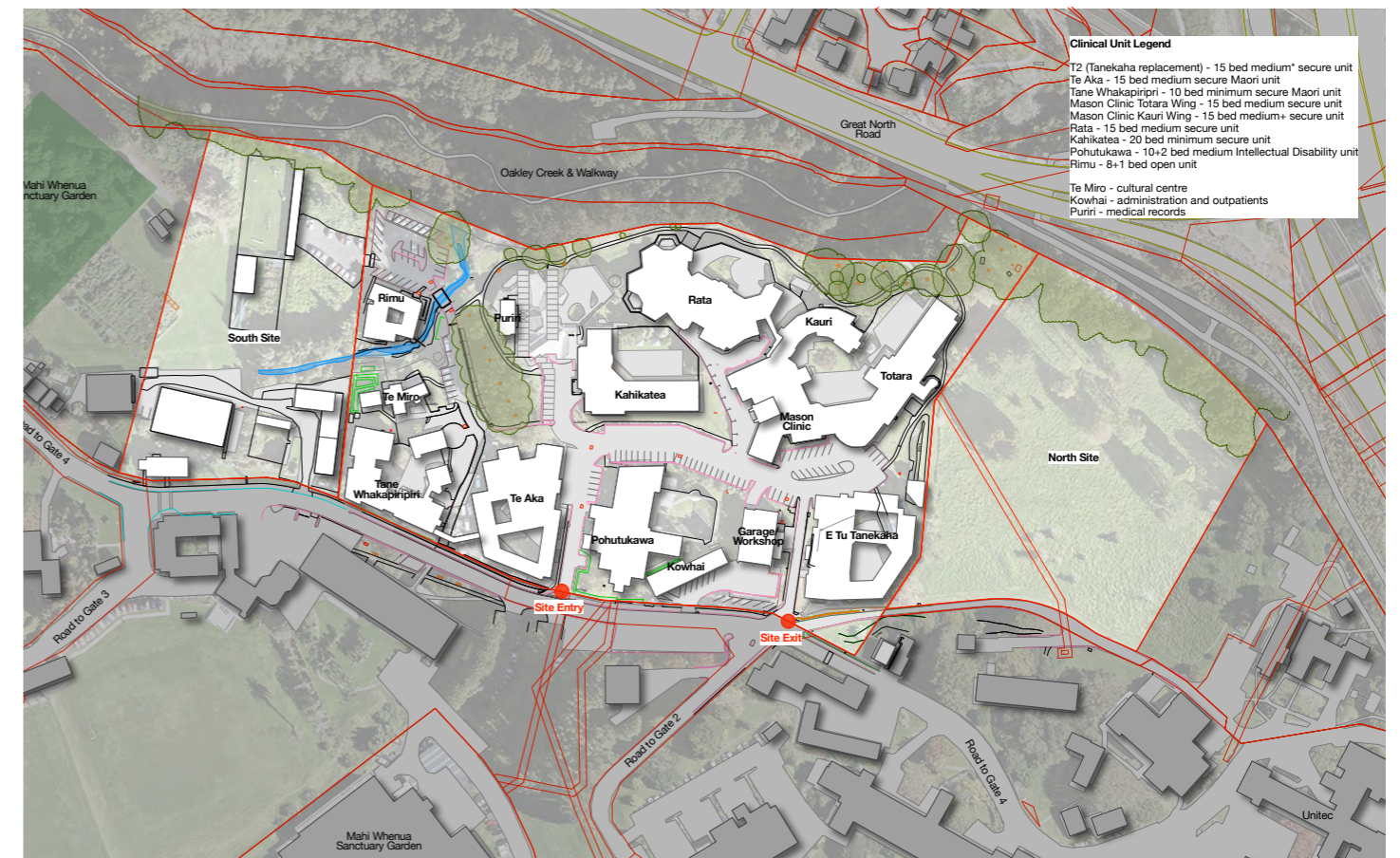


Figure 01 Existing Buildings

## 2.1.2. Surrounds

- a. The Plan Change area is bordered on the north-west by the SH16 North-western and South-western motorway interchange.
- b. To the west is the heavily vegetated bush area of Oakley Creek Reserve.
- c. Oakley Creek Te Auaunga Walkway runs through this bush area and is accessed from Great North Road to the north, continuing further south of the Mason Clinic Site and beyond the Waterview Shared Path walking and cycling bridge which heads west over the Oakley Creek to Great North Road.
- d. To the south is largely undeveloped land, which is used by community activities including the Mahi Whenua Sanctuary Garden. This land is zoned Business - Mixed Use.
- e. To the north east of the site are the original Carrington Psychiatric Hospital buildings, built in 1865 and operated until 1992 before being refurbished as part of the Unitec Institute of Technology campus since 1994. These buildings are scheduled as Historic Heritage Places.
- f. The Taylors Laundry facility is located at 1A Carrington Road, to the east of the Mason Clinic site. This property borders the primary access road via Gate 2 but does not share a boundary with the Mason Clinic. The property is occupied by a large commercial laundry activity.
- g. To the southeast of the site are existing sports fields, and several remaining Unitec buildings including the Historic Pump House (now the Unitec Bar); the Landscape Design School Building (currently Academic Services) and older buildings.
- h. Figure 02 illustrates the Mason Clinic Campus in the context of the wider Precinct.



Figure 02 Location Plan

## 2.2. Site Constraints and Opportunities

2.2.1. The notable physical and design opportunities of the Plan Change area are:

- The site adjoins the Oakley Creek Reserve, a heavily vegetated backdrop to the entire western boundary of the site.
- The long eastern boundary provides multiple opportunities for site access.
- The recently acquired Northern and Southern Sites are largely open and have developable land clear of notable trees and known archaeological sites.
- The site does not form part of any significant view shaft or general public view. It is well screened both to and from by the significant treeline on the west.
- The land and location has currently low traffic and public use and is therefore a quiet and peaceful environment. Future development of other parts of the Precinct for residential uses will increase the intensity of activity around the site.
- The Northern Site slopes upward. Development of this land is likely to be at a lower level than the adjoining land to the north (and east) in order to create an efficient building area which is integrated with the existing facilities, with the resulting land form providing for grade-separated activities to manage the interface between healthcare and other (residential) activities.
- The undeveloped land to north and south of the Plan Change area provides an opportunity for redevelopment of the existing campus while maintaining its necessary 24/7, 365 day per year necessary community function.
- Redevelopment and relocation to the Northern and Southern sites will also allow subsequent remediation and infrastructure upgrading of significant inground infrastructure under and around the existing Mason Clinic buildings.

2.2.2. The key physical and design constraints of the Plan Change area are:

- The relatively narrow width of the Plan Change site and the 10m and 5m offset from the Oakley Creek Open Space Reserve provide some challenges for desirable internal connectivity, vehicle access to buildings and the creation of central shared, secure open space.
- The steep contour to the north and geotechnical characteristics of the land will impact the development opportunities of the Northern Site, and is likely to require excavation to enable suitable levels between the existing Mason Clinic site and Northern Site.
- Development of the Northern Site (and the neighbouring land to the north and east) has potential shading impacts on land to the south, which might affect the amenity of the grounds of the Mason Clinic.
- The alignment of the stream running diagonally over the Southern Site creates some inefficiencies in land use.

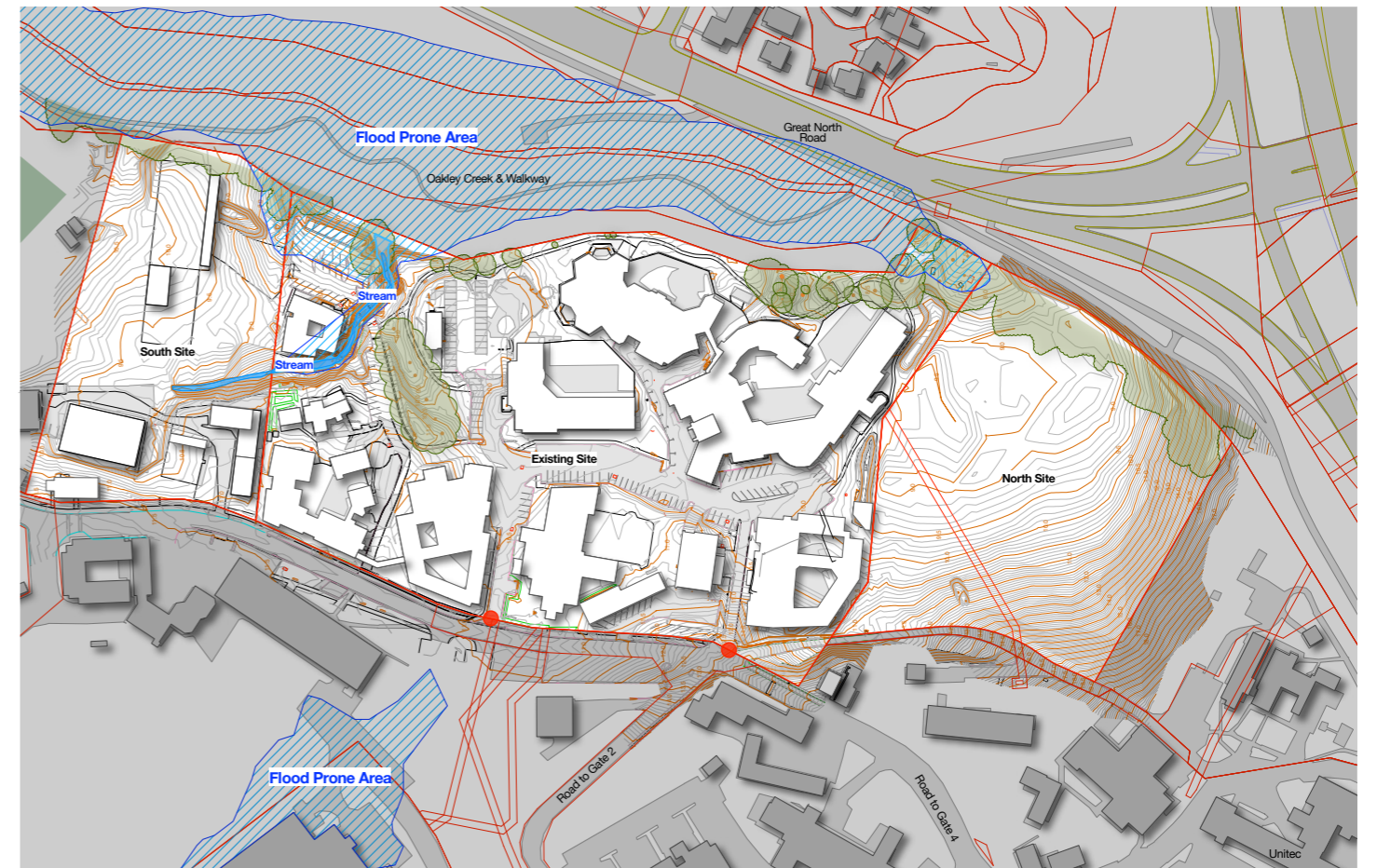


Figure 03 Topography and Hydrology

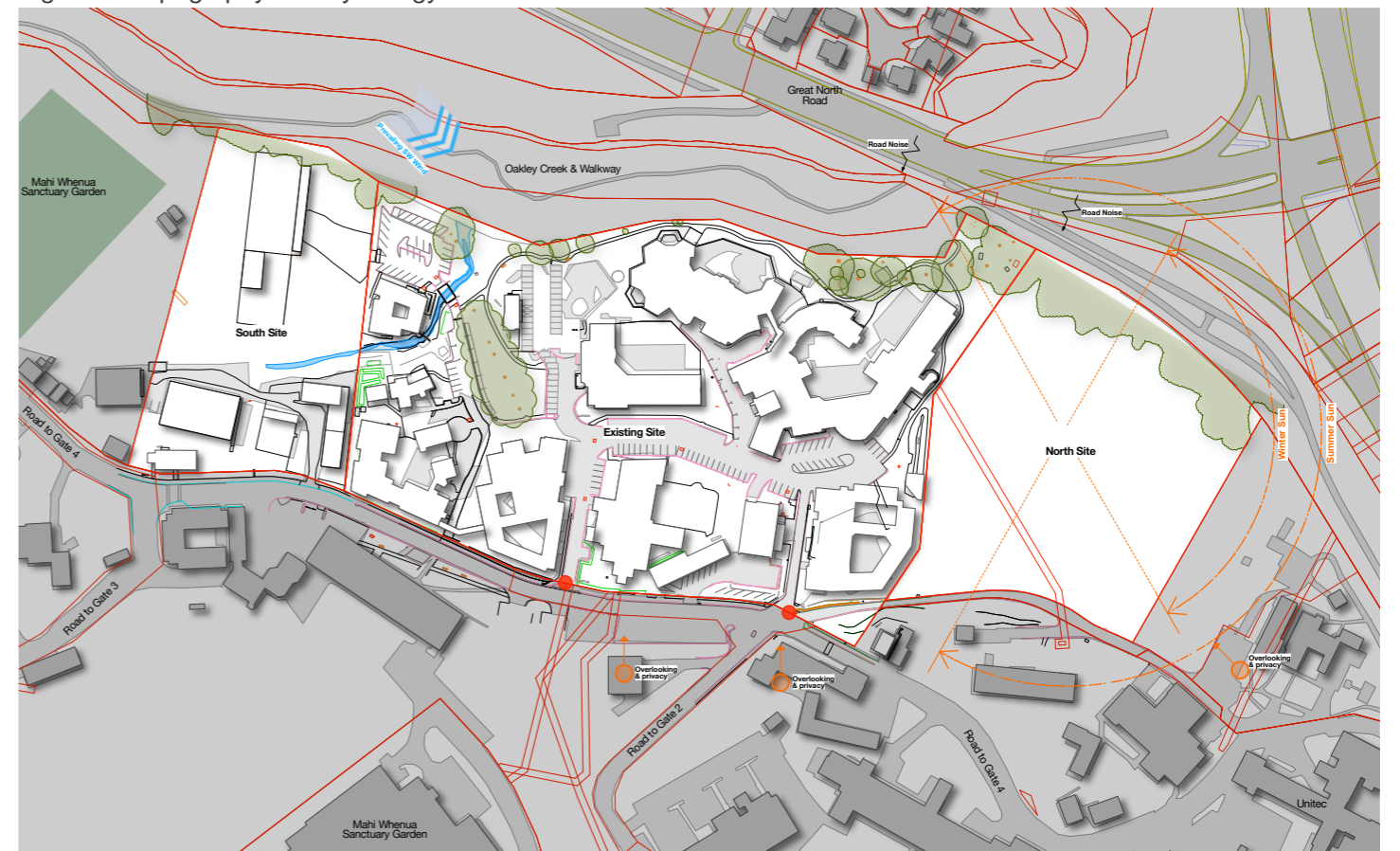


Figure 04 Site Forces

### 2.3. Site Context

2.3.1. The Plan Change area is located within the Wairaka Precinct, which is a unique area of land within the Auckland region. The precinct currently contains a variety of well-established activities, some of which are significant in scale (including a tertiary education campus), and which have a particular landscape and historic character. The characteristics of the precinct are:

- a. It covers approximately 55ha of land located approximately 8km south-west of Auckland's CBD.
- b. It comprises the Mason Clinic in the north-western corner, Unitec's Mt Albert campus which occupies the southern half of the precinct, the Taylor's Laundry in the central portion, and a range of buildings and facilities in the northern half of the precinct (which are predominantly used by Unitec). Other community, recreational and commercial activities are located throughout the precinct.
- c. It is under-developed, and is characterised by open spaces and vegetation which have established as part of a sprawling tertiary education campus.
- d. It is bounded to the north by the North Western Motorway, the east and south by the Mount Albert neighbourhood and the west by Oakley Creek which provides a barrier to Great North Road and the Waterview neighbourhood beyond, apart from the single connection via the Waterview Path cycle and pedestrian bridge.
- e. It is located close to the urban town centres of Pt Chevalier and Mount Albert.

#### 2.3.2. Access

- a. The Wairaka Precinct is accessed via four key intersections to Carrington Road, and other smaller vehicle crossings.
- b. Via Carrington Road, the Wairaka Precinct is accessible from the north western motorway, which provides vehicular connections to the wider Auckland region.
- c. The bicycle path network which is located alongside the north-western motorway and on Great North Road provides access to the Wairaka Precinct from the northern end and from the west via the Waterview pedestrian and bicycle bridge.
- d. Mt Albert Railway station is a 10-15m walk south of the Precinct along Carrington Road.
- e. The Wairaka Precinct is accessible by bus, with stops within a 5-10m walk on Carrington Road or across the Waterview Path pedestrian and cycling bridge to Great North Road.
- f. Primary vehicular access to the Mason Clinic is via 'Gate 2' off Carrington Road, and secondary access is via either Gate 1 or Gate 3 and the connecting road (Farm Road) through the Wairaka Precinct.



Figure 05 Site Access



## 2.0 Site Analysis

### 2.4. Planning Provisions

2.4.1. The Plan Change area is subject to the provisions of the Wairaka Precinct (Chapter I334 of the AUP:OP), and the underlying zoning of the three parcels of land. In summary, the current provisions that apply are:

- a. The Northern and Southern Sites are zoned Mixed Use, and are subject to the Wairaka Precinct (but are not within a sub-precinct).
- b. The existing Mason Clinic Campus is zoned Healthcare, and is in 'Sub-precinct A' of the Wairaka Precinct.
- c. There is a Precinct Boundary Setback of 10m to the Oakley Creek Open Space Reserve affecting the Southern and existing Mason Clinic Sites, and no other setback controls to any other boundary of the Mason Clinic sites.
- d. Buildings can be built to a height of 16m in the existing Mason Clinic site, and between 18m and 27m (under the Wairaka Precinct) on the Northern and Southern Sites.
- e. There are no applicable Height in Relation to Boundary standards.
- f. Impervious areas are limited to 80% of the site area under the provisions of the Wairaka Precinct (in the form of a minimum requirement of 20% landscaping). This is also a requirement of the Healthcare zone which applies to the existing Mason Clinic site.
- g. A 5m riparian yard applies from the edge of the Wairaka Puna stream that currently runs diagonally through the southern portion of the existing Mason Clinic site.
- h. There are several notable trees at the north western side of the Northern Site.
- i. There are several precinct 'features' which affect how development could be undertaken within the Northern and Southern Sites, as described further below.

2.4.2. In addition to these controls, all new development within the Wairaka Precinct requires resource consent. This requires an assessment of all new buildings and development against a range of criteria. These criteria include urban design matters, such as how development provides for the amenity and recreation needs of the users of the precinct, including through the provision of open spaces and pedestrian/cycle linkages. The assessment criteria for all new development also require an assessment of the effects of the design, siting, bulk and scale of development and parking areas. Overall, these provisions require an assessment of how, and to what extent, development in particular areas of the Wairaka Precinct will integrate with the Precinct as a whole.

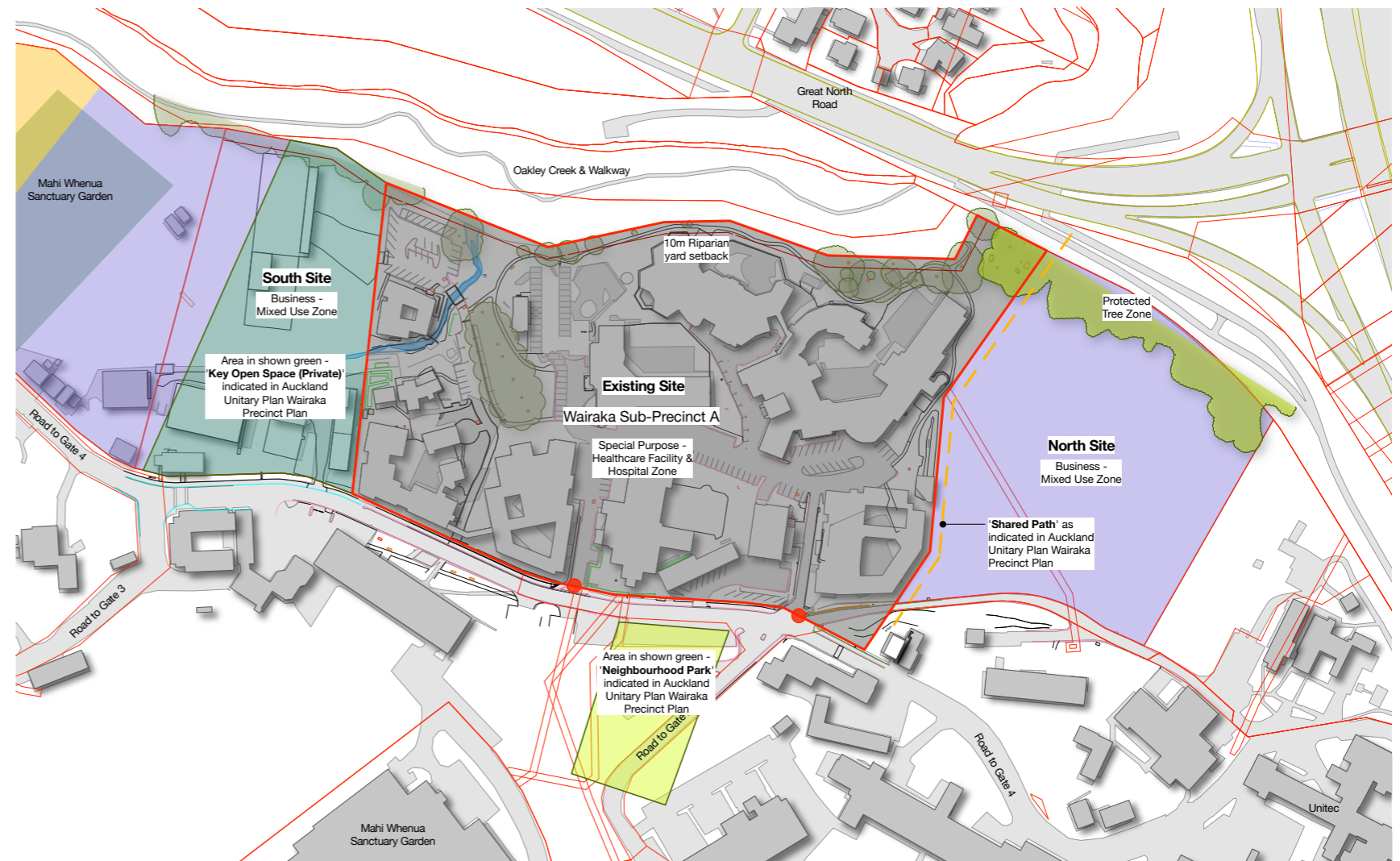


Figure 06 Existing Planning Provisions

## 2.0 Site Analysis and Urban Design Context

### 2.5. Urban Design Context – Outcomes of the Wairaka Precinct

2.5.1. The Wairaka Precinct has been identified by Auckland Council as having a significant opportunity for redevelopment, and parts of the Precinct are intended to be developed for high-intensity residential and mixed use activities. The Wairaka Precinct provisions provide the framework for the development of this land into the future, to ensure that activities and development occur in an integrated manner throughout the precinct, and with adequate provision for infrastructure, transport, and amenities.

2.5.2. This design and architectural assessment considers how the proposed plan change will maintain and/or enhance the design outcomes that the Wairaka Precinct seeks to achieve, as expressed in the objectives and policies of the precinct. In summary, the objectives and policies in the Wairaka Precinct that relate to design matters seek to:

- Provide for a diverse urban community, comprising a variety of activities including significant healthcare (the Mason Clinic) and tertiary education facilities, community, recreation and social activities, and a compact residential community, which integrates with surrounding communities (Objectives 1, 3, 4, 5, 10(e), 11, Policies 1, 4, 7, 8 and 9);
- Provide for the functional and operational design requirements for Mason Clinic (Objective 4, Policies 32, 33);
- Retain and enhance the particular attributes of the Wairaka Precinct including:
  - The significant ecological area of Oakley Creek
  - An open space network which links areas of the precinct together and provides amenity to neighbouring business and housing areas
  - A network of pedestrian and cycleway linkages that integrate the area with wider networks
  - An open space storm water management area (in the Unitec land)
  - The Wairaka stream and the landscape amenity, ecological and cultural value this affords
  - The heritage values and natural landscape features of the precinct (Precinct Description, Objective 7, Policies 4(i), 14, 15, 16, 17, 18, 19).
- Create an integrated urban environment which:
  - Incorporates high quality built form and urban design
  - Integrates built development with the adjoining land by setting back development from Oakley Creek, and using graduated building heights from southern land and other boundaries
  - Recognises, protects and enhances the environmental attributes of Wairaka in the development of the Precinct
  - Avoids, mitigates and remedies adverse effects on the environment and existing stormwater system services areas beyond the precinct
  - Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment; and
  - Contributes positively to the Mt Albert, Waterview and Point Chevalier communities (Objective 10, Policies 4, 13, 14, 27, 28).

2.5.3. In support of these design outcomes, the Wairaka Precinct contains a 'Precinct Plan' (Figure I334.10.1 Wairaka: Precinct Plan 1), which illustrates particular features such as open spaces, indicative roading and walkway networks, access points, public transport nodes and stormwater management areas. The features of the Precinct Plan that are of particular relevance to this plan change are:

- The shared path on the northern boundary of Sub-precinct A.
- The indicative walking path to the west of Sub-precinct A bordering the Oakley Creek.
- The Key Open Space (private) indicated just south of Sub-precinct A.
- The indicative roading network (Cycleways, pedestrians and vehicles) which borders the eastern boundary of Sub-precinct A.

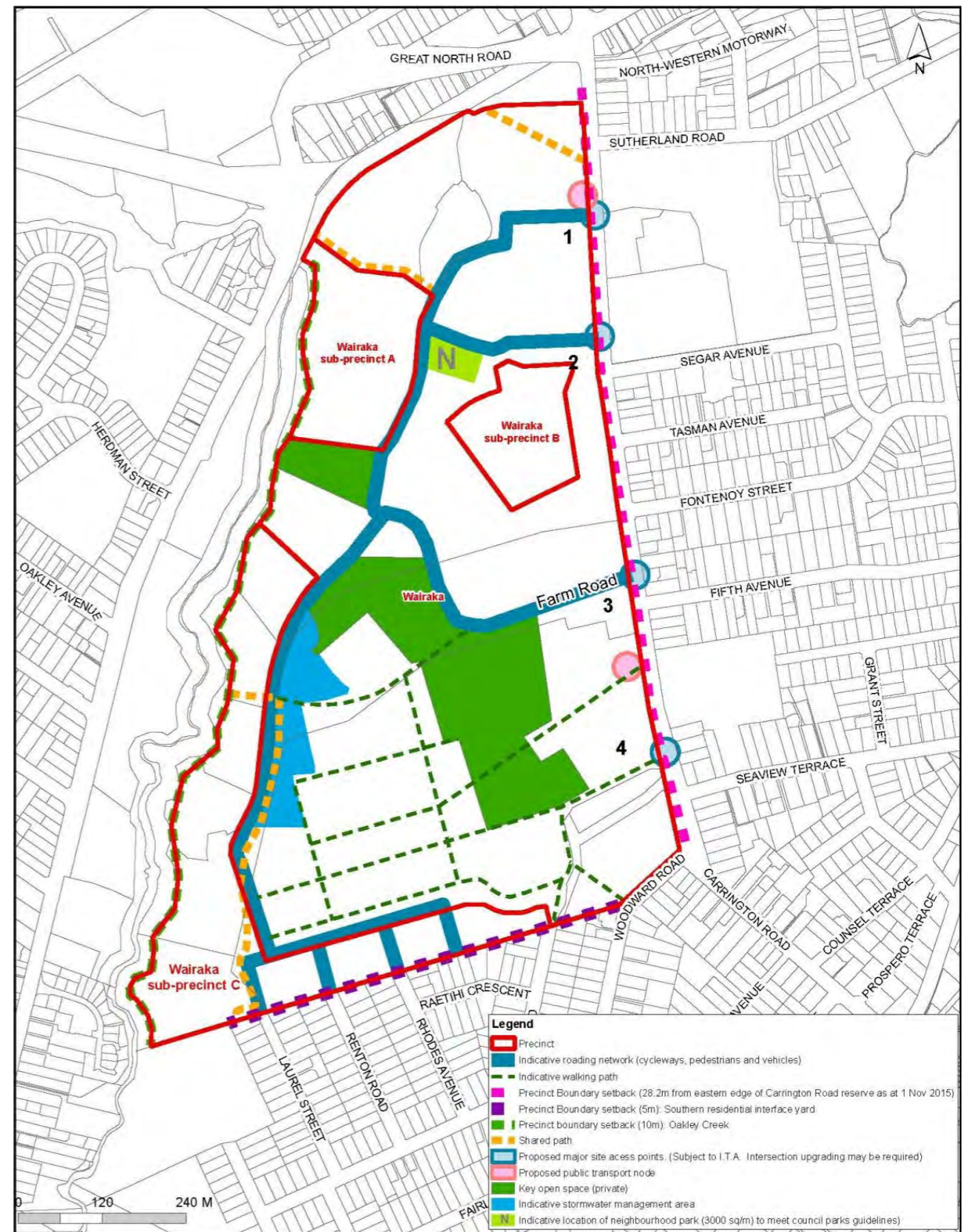


Figure 07 – 1334.10.1 Wairaka: Precinct Plan 1

### 3.0 The Proposal

#### 3.1 The Proposed Plan Change

- 3.1.1. In order to utilise the Northern and Southern Sites, and to grow the Mason Clinic to meet future demands in a manner which also achieves high quality urban design outcomes, the Proposed Plan Change makes amendments to the planning provisions in the Wairaka Precinct.
- 3.1.2. The Proposed Plan Change introduces new standards to manage the effects of physical development within Sub-precinct A of the Wairaka Precinct both within the Mason Clinic and from surrounding areas. The standards include the introduction of:
  - a. A 5m landscaped yard at the northern and southern boundaries of the Plan Change Site to better manage the integration of the Mason Clinic activities with neighbouring activities;
  - b. A 3m + 45 degree height in relation to boundary standard from the north and south boundaries to manage the built form relationship with adjoining land (intended to be residential development)
  - c. A 5m yard at the north-western boundary of the Plan Change Area where it adjoins the motorway. This will provide a landscaped buffer to the motorway for people within the Mason Clinic Site.
- 3.1.3. The Proposed Plan Change also includes new activity statuses for new buildings and additions to buildings in Sub-precinct A. New matters of control, assessment criteria and matters of discretion aim to achieve high quality design and amenity outcomes for buildings within the Mason Clinic and good integration with the surrounding neighbourhood. The proposed new activity statuses are:
  - a. A 10m deep area adjacent to the eastern boundary within which new buildings (where a building footprint increases by more than 20% or 200m<sup>2</sup> GFA whichever is the lesser) are a Restricted Discretionary activity, with criteria to address design and appearance of buildings and landscaping
  - b. A controlled activity status for all new buildings on other parts of the Plan Change area, with criteria to address design and appearance of buildings and landscaping (subject to non-notification). These criteria will ensure development appropriately responds to the future urban realm and aspirations for the precinct while recognising the social and health related benefits that the Mason Clinic provides for.

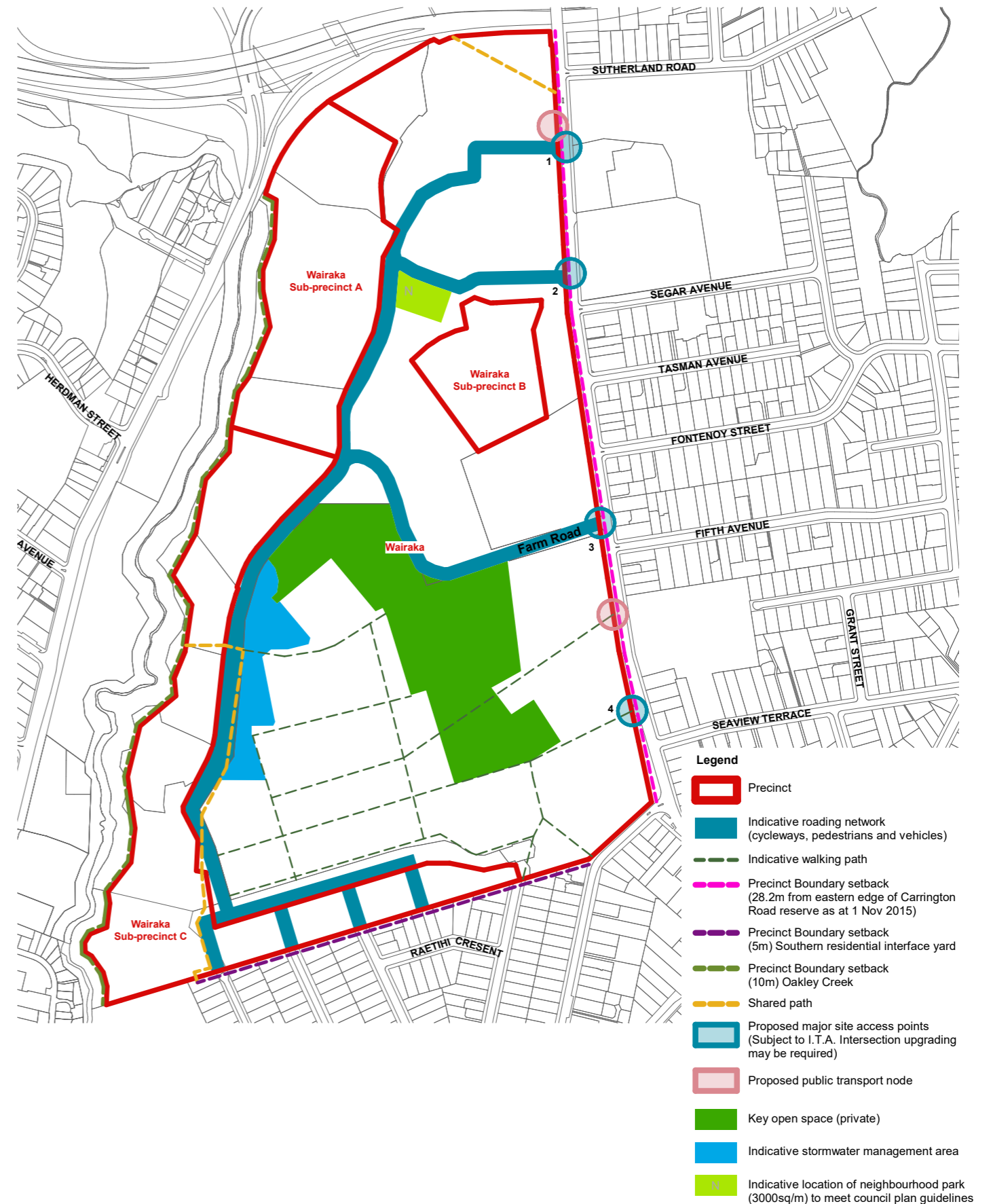


Figure 08 – Proposed Wairaka Precinct Plan

## 3.0 The Proposal

### 3.2. Indicative Site Development Masterplan

- 3.2.1. The WDHB intends to develop the Northern and Southern Sites to expand and intensify the Mason Clinic.
- 3.2.2. The extension of the Mason Clinic to the greenfield land north and south will enable the capacity of the facility to be increased. It will also allow WDHB to stage the redevelopment of the existing campus to replace old and aging buildings, while ensuring continuity of the essential services provided.
- 3.2.3. The existing location of the facility has been thoroughly tested through extensive analysis and has been endorsed at Ministerial level. The location facilitates easy access for staff and families and provides significant benefit to the community through opportunities for family/ whanau support, which contributes to both rehabilitation and future reintegration. For these reasons, it is efficient to expand the activity in its current location, rather than relocating the facility elsewhere, or developing 'satellite' facilities which would lead to inefficient operations.
- 3.2.4. Mason Clinic Functional Design Requirements
- The Mason Clinic is a Regional Forensic Mental Health Unit. Any development of the Mason Clinic has specific functional design requirements:
    - It is a healthcare activity which needs to provide care, and short and long term accommodation for people with disabilities (including mental health, addiction, illness or intellectual disabilities), together with provision for custodial, tribunal, and forensic services, and a range of health related ancillary activities
    - It is desirable for development to generally be 2-3 storeys in scale. This minimises vertical movement within the facilities, optimising safety while facilitating good access to the outside, natural light and air
    - Buildings typically include internal courtyard areas which facilitates access to indoor/ outdoor areas while providing for effective observation
    - Buildings themselves will provide the secure perimeter areas, avoiding the need for high fencing at boundaries performing the security function
    - Connections between buildings establish a central interconnected garden and outdoor recreation/ activity area
    - Buildings and landscaping require special attention to safety and security features including anti-climb and anti-ligature design.
- 3.2.5. The development opportunity that will be enabled by the Plan Change, together with the constraints (standards) that are proposed, have been tested through an architectural exercise to determine whether the functional requirements of the Mason Clinic (listed above) can be practicably accommodated within the Plan Change Area. This exercise proved that the controls that are proposed are both practical, and will not unduly constrain the ability to achieve an efficient and functional forensic healthcare facility.

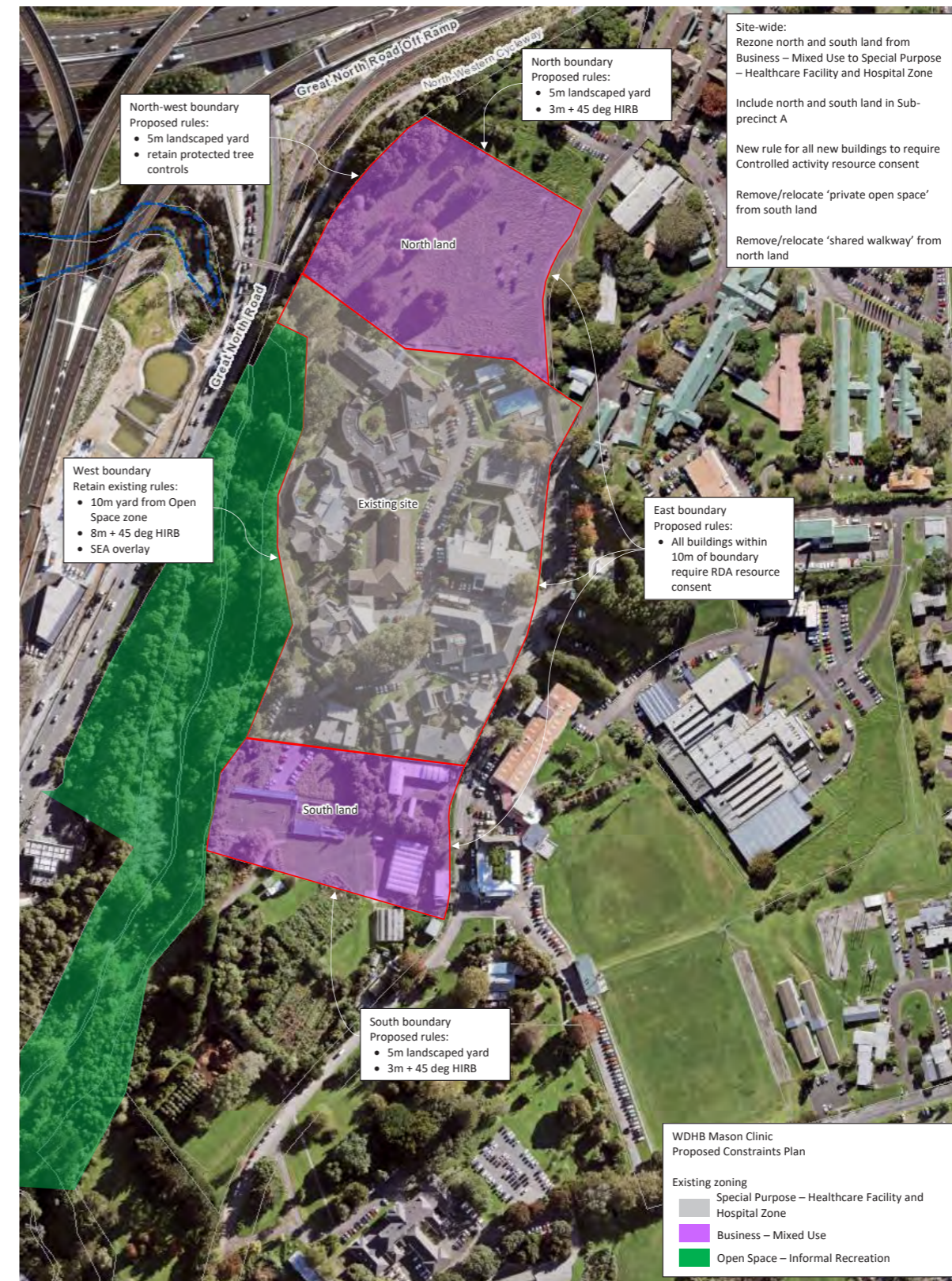


Figure 09 Proposed Controls

## 4.0 Assessment

### 4.1. Assessment Context

- 4.1.1. This assessment describes why I consider the plan change will achieve high quality urban design and amenity outcomes both for users within the Mason Clinic and when viewed externally to the site. The Proposed Plan Change rules will maintain and enhance the design outcomes that the Wairaka Precinct seeks to achieve, which are described in Section 2.5. These are summarised as:
- Provide for a diverse urban community comprising a variety of activities
  - Provide for the functional and operational design requirements of Mason Clinic
  - Retain and enhance the particular attributes of the Wairaka Precinct
  - Create an integrated high quality urban environment
- 4.1.2. Each of these outcomes are assessed below, in relation to the revisions proposed by the Plan Change.

### 4.2. Assessment of the Design Outcomes of the Plan Change

- 4.2.1. Provide for a diverse urban community comprising a variety of activities
- The Wairaka Precinct contains a wide variety of activities, which creates a unique character in the Auckland context. As different activities have diverse architectural requirements and create different types of day-to-day activity, a range of activities naturally creates interest in an urban environment. The Mason Clinic has been a long-established activity within the Wairaka Precinct, and while the nature of the activity is insular, it contributes to the interesting diversity of activities within the precinct. As the precinct is developed into the future, the Mason Clinic will continue to provide diversity and interest to the urban community.
  - Having regard to the opportunities and constraints of the Mason Clinic Site, and the suitability of the Northern and Southern Sites for this same purpose, it is considered appropriate to re-zone them and to include them in Sub-precinct A. The use of this land for healthcare purposes will be a logical progression of the existing situation, and will contribute to the diverse urban community that will continue to develop in the future.
  - The Proposed Plan Change controls will both enable and manage expansion of the facility while ensuring that development makes a positive architectural contribution to the Precinct. While the function and activity of the site is necessarily insular in nature the controls support architectural responses that consider the integration of buildings with the surrounding context including consideration of landscaping/ screening and consideration of visual interest at streetscape and the impact of blank walls. (Assessment Criteria for New Buildings in Sub-Precinct A 1334.7.2 (3) (a) and (b) and additional RDA Assessment Criteria for new buildings and additions that impact the street front 1334.8.2 (6). (a), (b), (c), (d), (e), (f) and (g)).
- 4.2.2. Provide for the functional and operational design requirements
- The Mason Clinic is recognised in the AUP:OP as being a significant component of the Wairaka Precinct, and from a design and architectural perspective it is more efficient to plan and develop contiguous land areas for healthcare facilities, as opposed to spreading facilities across multiple, disconnected sites. The functional requirements of the activity prefer development as a connected series of buildings with shared central open space and it is logical and appropriate that the overall site is considered holistically in design and architecture as well as function. Re-zoning the Northern and Southern Sites from Mixed Use to Healthcare, is a better fit for the unique and particular requirements and characteristics of the Mason Clinic, which are described above (paragraph 3.2.4).

- Extending Sub-precinct A to include the Northern and Southern Sites, and thereby all of the Mason Clinic, is logical and recognises the intended activities on the campus. The nature of development that could occur with or without the extension of Sub-precinct A is not fundamentally different. However, the extension of Sub-precinct A, together with the new development standards that are proposed, will establish a consistent suite of development controls and assessment criteria that will apply to all future development across the Mason Clinic campus. This provides more certainty to the design and development process. It will make for more efficient and functional development which is particular to the needs of the Mason Clinic. Residents of the Mason Clinic have needs for security and privacy. For many users, the Mason Clinic site is their home for lengthy periods of time with limited opportunities to access or connect with the wider community. The creation of a high quality environment with outdoor space internal to the site and sufficient privacy from surrounding activities is important for the function and operation of the clinic. The standards proposed in the plan change will enhance the privacy and amenity of the site at the sub-precinct boundaries, while providing for the efficient use of the site.
- The 5m landscaped Sub-Precinct Boundary Setback standard (1334.6.14(2)) will provide privacy and screening at the north and south boundaries of the precinct thereby effectively managing any potential adverse effects between the Sub-Precinct Mason Clinic activity and adjacent residential buildings. The requirement for dense vegetation and mature trees will provide a degree of protection for Mason Clinic facilities, residents and activities from visual dominance and privacy impacts from future residential development.
- The 5m building setback from the external Precinct boundary adjoining the Strategic Transport Corridor (1334.6.14(3)) maintains and protects for the future this heavily treed frontage that provides visual amenity and screening to both Mason Clinic and the wider community as it is viewed internally from within the Mason Clinic site itself and the Precinct as well as when viewed externally from the Western motorway interchange.
- The Controls proposed to manage the interface of new buildings or additions located within 10m of the eastern boundary (1334.7.1(6)) encourage a high quality urban design response with visual interest and screening while recognising the operational needs of Mason Clinic to maintain security requirements at this interface. The Mason Clinic function and operations are not activities that can or should interface directly with the street and surrounding community (such as through street activation, pedestrian access, etc) therefore the controls ensure consideration will be given to architectural visual interest and/or landscaping and screening to limit adverse visual effects.

#### 4.2.3. Retain and enhance the particular attributes of the Wairaka Precinct

- The particular attributes of the Wairaka Precinct that are sought to be retained and enhanced are described in 2.5.2 (c) of this assessment.
- The provisions of the Wairaka Precinct which relate to these attributes will largely be unchanged by the Proposed Plan Change. Specifically, the Plan Change does not seek to adjust the following:
  - The extent of the significant ecological area of Oakley Creek, including where the overlay extends into the Mason Clinic site
  - The 10m setback standard from the western boundary adjoining the Open Space – Conservation zone (Oakley Creek),
  - The open space stormwater management area within the precinct,
  - Any aspects of the provisions applying to the Wairaka Stream,
  - The provisions that address the heritage values of the precinct (the scheduled buildings located in other parts of the precinct), or
  - The provisions that address the natural landscape values of the precinct. In particular, the ‘protected’ status of the trees along the north-western boundary of the Northern Site will be retained.

- c. The Proposed Plan Change does seek to adjust the identified 'key open space (private)' and 'shared path' features which are identified on the Precinct Plan within the Southern and Northern Sites respectively. Both of these features are proposed to be removed from the Plan Change area, and it is anticipated that these will be provided for elsewhere in the Wairaka Precinct. The 'relocation' of the open space will be achieved either through an Agreement between land owners/developers and the Council, or will be managed through the resource consent process. The 'key open space (private)' is not appropriate or needed on the Mason Clinic site as sufficient outdoor space is (and will be) provided within the facilities and central shared areas of the Mason Clinic itself with important therapeutic and security considerations catered for. As described in section 3.0, the requirements of the Mason Clinic include the need to have secure internal courtyards which are integrated with individual buildings, and a larger internal outdoor area that is secured by a perimeter of buildings. These spaces are dispersed and integrated throughout the Plan Change Area, and it is not necessary or appropriate to provide this open space in a combined location in the Southern Site, as indicated on the Precinct Plan.
- d. The following assessment is made regarding the relocation of these features from the Plan Change area:
- Providing for the 'key open space (private)' on the Southern Site to be relocated to an alternative location within the Wairaka Precinct, either by way of an Agreement between relevant parties, or by the consenting process, will ensure that a minimum area of future open space within the Wairaka Precinct will be provided. The matters of discretion and assessment criteria which apply to all new development within the Wairaka Precinct require an assessment of the effects of development on the provision of pedestrian and cycle connections, the staging of wider network improvements to open spaces and connections, and the extent to which the design of open spaces meets the demand of future occupants of the site and is of a high quality. These provisions will suitably require consideration of open space throughout the comprehensive design and development of the Wairaka Precinct. This process will enable the location, design and layout of any future open spaces to be designed and developed in an integrated way with the layout of the future urban intensification of the Wairaka Precinct, including any other open spaces which are to be incorporated in the development to provide a network of open spaces which provide linkages through the precinct, and amenity to surrounding areas.
  - This is a more efficient and responsive approach to the design of the open spaces for the Wairaka Precinct with the benefit of providing needed open space for public use. It will ensure that open space is provided for where and how it is required in the future, rather than within a specified location at the western boundary of the precinct which does not serve a function to the activity that is intended to occupy that site.
  - The key open space (private) element within the Southern Site is not required for the use or development of the Mason Clinic, because open-air amenity areas will be designed as an integrated part within the future facilities, not as external publicly-accessible areas. Therefore, providing for this feature elsewhere in the precinct, at a suitable time relative to urban development, is appropriate from a design perspective.
  - Relocating or removing the 'shared path' along the northern boundary of the existing Mason Clinic site, either to an alternative east-west location (north and/or south of the Mason Clinic), or to a north-south extension of the main internal road to the Wairaka Precinct, will avoid significant issues of providing public walkways within a private, secure healthcare facility. With regards to the functional access needs of the Mason Clinic, the site will continue to be well serviced by the road and pedestrian networks in both the short and long term. The current identified location of the shared path connects to the pedestrian pathway adjoining Great North Road and the North-Western Motorway. The matters of discretion and assessment criteria referred to above require the consideration of the effects of development on the provision of suitable connections between the Wairaka Precinct and surrounding areas.

## 4.2.4. Create a high quality, integrated urban environment

- a. The Wairaka Precinct seeks to manage development to create a high quality integrated urban environment, which is comprehensively developed in a way that manages effects on other activities within the precinct, recognises the characteristics of the precinct and surrounding areas, and protects the environment.
- b. The intent that underpins the Proposed Plan Change is to enable the redevelopment, growth and intensification of the Mason Clinic. This is to occur within an environmental context which has been identified as being a significant redevelopment opportunity itself, and which has particular sensitivities and attributes. Therefore, as the Mason Clinic grows, it must do so in a manner which responds to its context, and integrates (as much as possible) with the surrounding and future land uses. This approach is not dissimilar to the provisions of the Healthcare zone which require resource consent for buildings adjacent to public roads and spaces, which requires an assessment of the design of buildings, and which include 'bulk and location' controls to manage the design of buildings relative to neighbouring land. The Plan Change proposes to introduce several key rules to 'Sub-precinct A' to manage these outcomes. These are discussed below.
- c. The first is that the Plan Change will introduce a standard which requires a 5m wide landscaped yard at the northern and southern boundaries of Sub-precinct A, with resource consent required for a non-complying activity to infringe this standard:
  - This yard is a new provision for Sub-precinct A, and will require the implementation of a landscaped setback 'buffer' at the boundaries. The standard will manage the visual effects of development of the Plan Change area, and will contribute to visual amenity (including residential outlook) at the interface between the Mason Clinic and adjacent Mixed Use zoned areas
  - The Healthcare Zone currently has a 3m yard standard which applies at side and rear site boundaries which adjoin a Residential zone, which does not apply to a Mixed Use zone boundary. The proposed rule is tailored to the specific context, and responds to the intended use of the adjoining Mixed Use zone for high intensity residential development in a high quality urban environment
- d. A 3m + 45 degree height in relation to boundary standard is proposed to apply at the north and south boundaries of the Plan Change area to manage the built form relationship with adjoining land (for which urban residential development is proposed):
  - This is a new provision for Sub-precinct A. The standard will support the proposed 5m yard standard, and will manage the effects of the scale of built development proximate to these sensitive boundaries.
  - The standard will provide for reasonable sunlight and daylight access to adjoining sites to the north and south, maintain privacy and reduce any potential visual dominance effects, overlooking and shadowing.
  - This standard is considered to be a practical means to manage the effects of development, and provides a certain control that directs future development. While the planned operational requirements for the Mason Clinic will tend to result in lower-scale buildings (2-3 storeys), this control will manage the effects of larger-scale built forms in the future should they be considered appropriate. The control will require buildings to be progressively set back from the boundaries of the site which adjoin the Mixed Use zone. In combination with the setback and landscape standards, this will effectively manage the potential effects of dominance, shading and privacy/overlooking at the interface with residential development. This rule is considered to be a better option to manage potential effects in the future, compared with the existing rules which do not apply any control on the scale of buildings relative to their proximity to boundaries.
- e. A 5m yard at the north-western boundary adjoining the motorway to provide a landscaped buffer to the motorway is proposed:
  - This recognises the significant amenity provided by the existing established vegetation buffer both from within the Mason Clinic site and when viewed from the North West strategic transport corridor.
  - This control supports a design outcome of the Wairaka Precinct of ensuring development recognises and enhances natural landscape attributes, by protecting and enhancing the environmental attributes of Wairaka through the protection and enhancement of this vegetated boundary
  - The standard will also assist with managing adverse effects of the development of the Mason Clinic, will complement the landscape and character of the surrounding environment, and will positively contribute to surrounding communities (particularly Waterview)
- f. The Plan Change proposes a 10m wide area from the eastern boundary within which all new buildings will require consent for a Restricted Discretionary activity, with criteria to address design and appearance of buildings and landscaping:
  - This provision is consistent with both the Wairaka Precinct provisions which require resource consent for all new development, and with the Healthcare Zone which requires a resource consent for development that is within 10m of a road boundary (the eastern boundary of the Mason Clinic will be a 'road boundary' in the future)
  - This provision will similarly address the effects of development on the amenity of the public street environment, but is made specific and applicable to the Mason Clinic eastern boundary to ensure a high quality built form and urban design response where the activity is most directly interfacing with the public and the wider precinct.
  - This standard is considered to be an enhancement over existing Sub-precinct A provisions and will contribute to the development of an integrated and high quality urban development
- g. A controlled activity status for all new buildings on other areas of the site is proposed (beyond 10m of the eastern boundary), with criteria to address design and appearance of buildings and landscaping:
  - This is a new provision, which balances the need to provide recognition to the Mason Clinic, while ensuring development within the Wairaka Precinct is integrated and of a high quality;
  - The Controlled activity status provides greater certainty for the ongoing operation and further development of Mason Clinic
  - The matters of control require an assessment of how development will be integrated with the surrounding urban environment and that quality design, amenity, and environmental matters are robustly addressed and development makes a positive contribution to the community.
  - This standard is considered to be a practical means to manage the effects of development, and provides a certain control that directs future development. While the current requirements for the Mason Clinic will tend to result in lower-scale buildings (2-3 storeys), this control will manage the effects of larger-scale built forms in the future should they be considered appropriate. The control will require buildings to be progressively set back from the boundaries of the site which adjoin the Mixed Use zone.

## 5.0 Conclusions

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### 5.1. Conclusions

5.1. The key conclusions of this report are:

- a. The extension of the Healthcare zoning and Sub-precinct A to the Northern and Southern Sites is more appropriate than the current Mixed Use zone as it will better provide for the healthcare activity that the AUP envisages within the Wairaka Precinct as part of a diverse urban community. It will also better recognise the functional and operational requirements of the Mason Clinic.
- b. The proposal will not significantly change the built form outcomes that are anticipated and enabled by either the Mixed Use or Healthcare Zones, as both zones provide for a comparable scale of development.
- c. The removal of the 'indicative open space (Private)' and 'shared path' features from the Southern and Northern Lands (respectively) will be offset either by a legal agreement between the Crown (as the key landowner of the land within the Wairaka Precinct) and Auckland Council which will require an equivalent area of open space to be provided within the wider precinct, together with connections to surrounding areas; or such features will be assessed as part of the resource consent process for all development (noting that the precinct matters of discretion and assessment criteria require specific assessment of open space). Via these mechanisms, these features will be implemented at a suitable time, and it will enable the location, design and layout of these features to be developed in an integrated way with the layout of the future urban intensification of the precinct.
- d. The introduction of landscaped yards, boundary setbacks and height in relation to boundary standards from the north and south boundaries of the Plan Change area will manage the visual effects of development within the Plan Change area and will achieve positive urban design outcomes at the interfaces of the Healthcare zone and the adjoining land (which is expected to be developed for urban residential activity). In addition, the Plan Change introduces a comprehensive set of assessment criteria and matters of discretion that will achieve a high quality of design and amenity for neighbouring land and buildings.
- e. The proposed controlled activity status for all development within the Mason Clinic site (if not captured by a more stringent activity status) will require an assessment of design outcomes with criteria to address the design and appearance of buildings and landscaping. A restricted discretionary activity rule for development at the eastern boundary will require consideration of how the Mason Clinic will respond to the frontage of the site, including the future roading and pedestrian environment.

The private plan change is supported and considered to have positive impacts on design on design and architectural grounds both for the Precinct and the Mason Clinic site.

In summary, we note that:

- a. The proposed provisions will achieve a better design outcome than the current precinct provisions achieve, in terms of interfaces between uses/zones and the design and appearance of buildings
- b. While the built form of the Northern and Southern sites will not be substantially different from what can be achieved under the current provisions of the AUP:OP, having all three sites with the same zoning and within sub-precinct A will achieve a better urban design outcome because it allows an integrated approach to future development and because of the direction and certainty that will be provided to the WDHB in the revised provisions
- c. The design outcomes of providing for the private open space and public path to be relocated elsewhere in the precinct, where they will better contribute to the functioning of the new residential community, are positive. The removal of the open space (private) from the Mason Clinic site is not detrimental to the site as the open space requirements of the site are provided as an integrated part of the buildings and facilities and addressed with the overall site masterplan.



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## 6.0

### Plan Change Drawings

#### List of Figures

- 00 Existing Site (SK-002)
- 01 Existing Buildings (SK-003)
- 02 Location Plan (SK-001)
- 03 Topography and Hydrology (SK-004 A)
- 04 Site Forces (SK-005 A)
- 05 Site Access (*refer to report*)
- 06 Existing Planning Provisions (SK-006 C)
- 07 AUP:OP 1334.10.1 Wairaka: Precinct Plan 1
- 08 Proposed Wairaka Precinct Plan (SK-028)
- 09 Proposed Constraints Plan (*refer to report*)

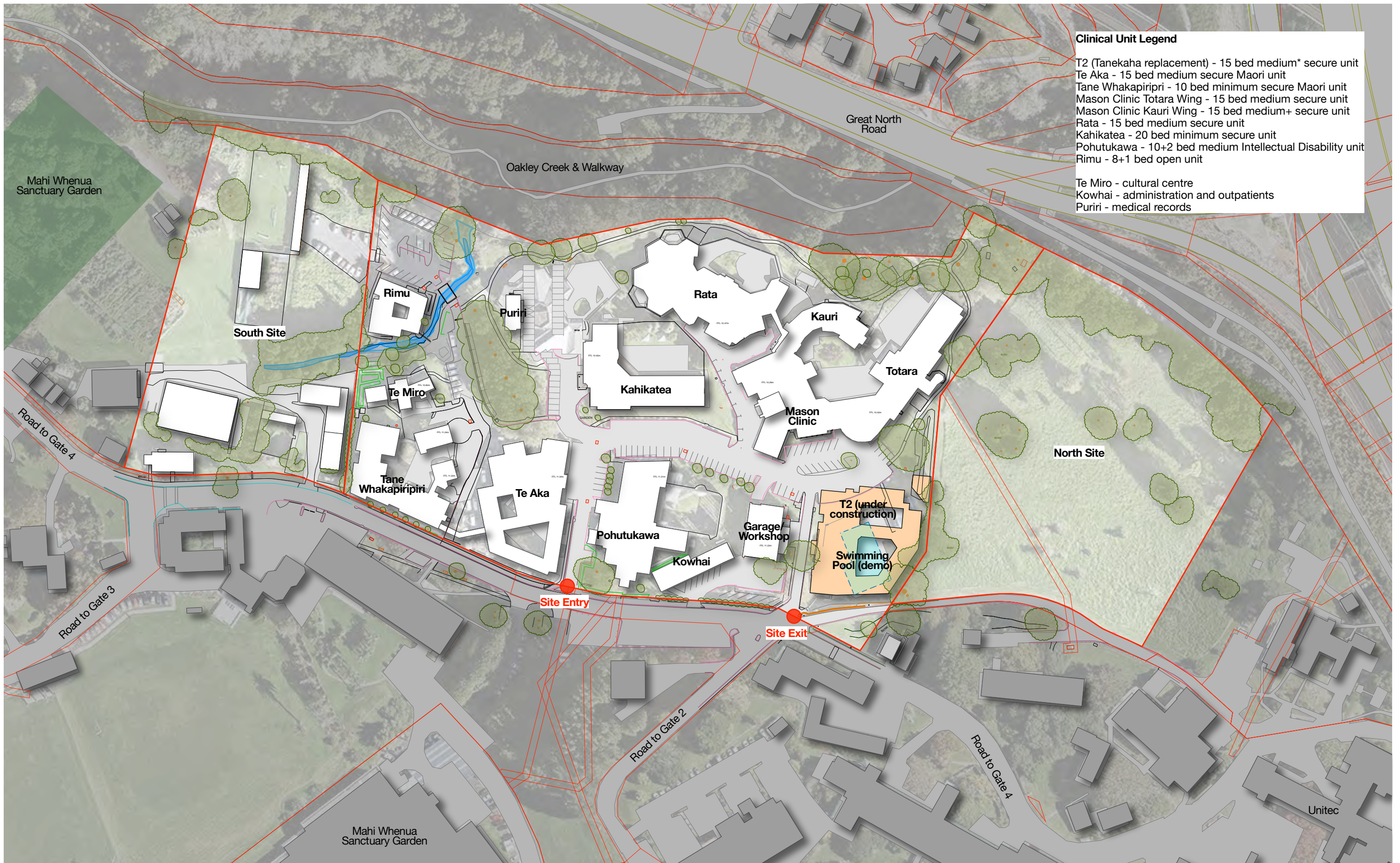


**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

**SITE ANALYSIS  
EXISTING SITE**

Job No. 3.1281 | Scale 1:1500 @ A3 | Drawing No. **SK002**  
 Date March 2020 | Cadfile No. SK149





**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

Job No. 3.1281 | Scale 1:1500 @ A3 | Drawing No. **SK003**  
 Date March 2020 | Cadfile No. SK149

SITE ANALYSIS  
 EXISTING BUILDINGS



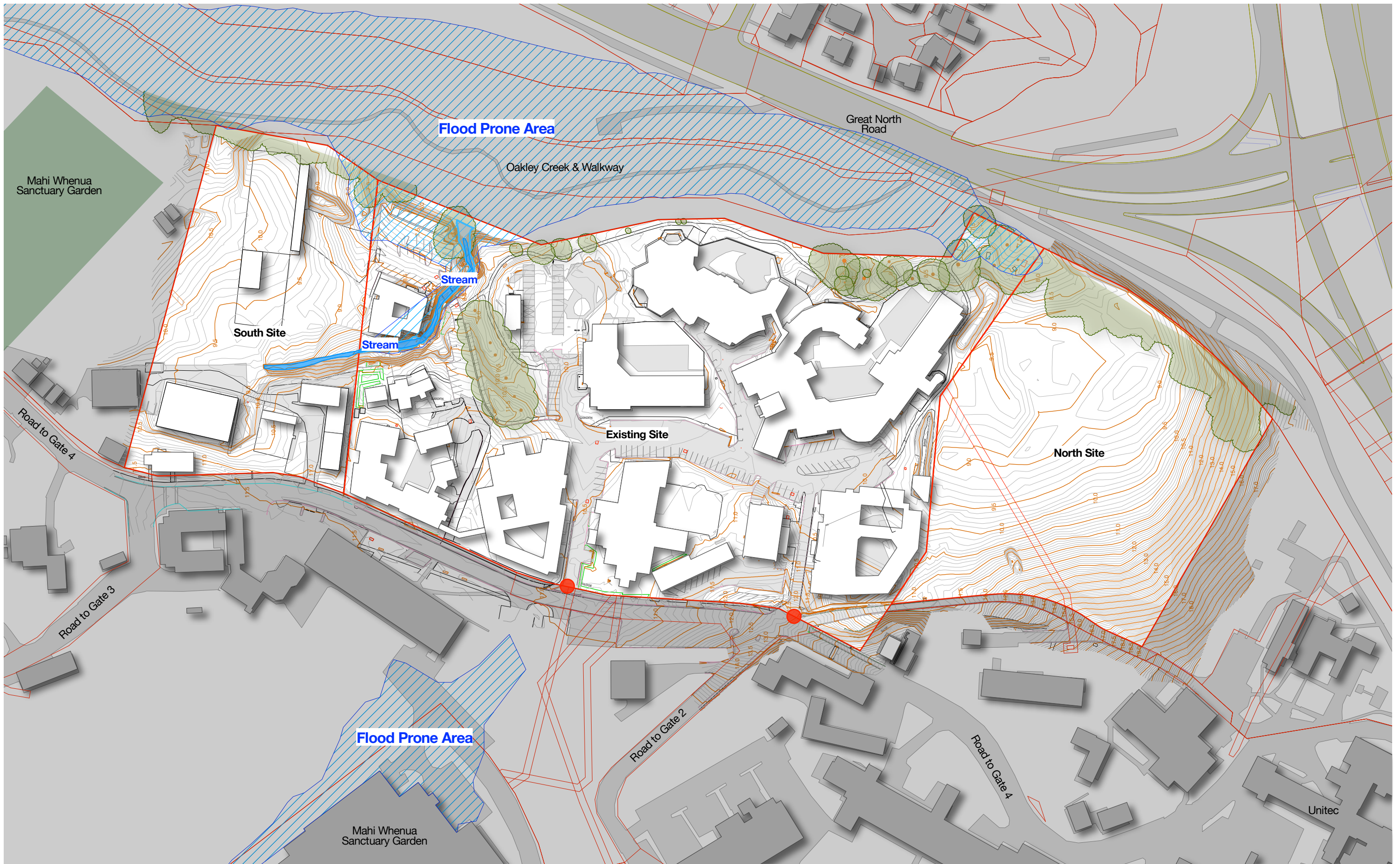


**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

**SITE ANALYSIS  
LOCATION**

Job No. 3.1281 | Scale 1:4000 @ A3 | Drawing No. **SK001**  
 Date March 2020 | Cadfile No. SK149





**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

**SITE ANALYSIS  
TOPOGRAPHY & HYDROLOGY**

Job No. 3.1281 | Scale 1:1500 @ A3 | Drawing No. **SK004-A**  
 Date March 2020 | Cadfile No. SK149



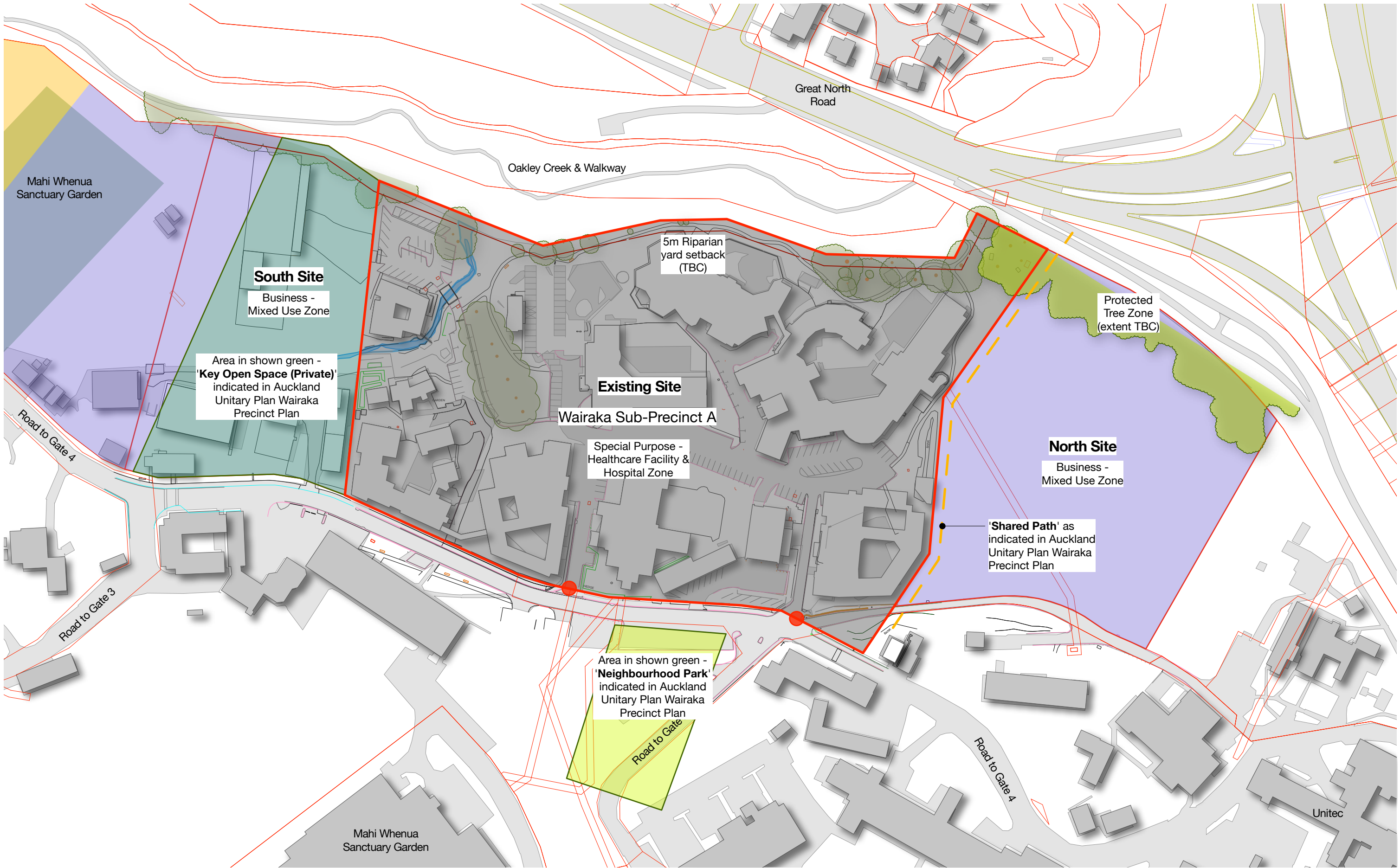


**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

**SITE ANALYSIS  
SITE FORCES**



Job No. 3.1281 | Scale 1:1500 @ A3 | Drawing No. **SK005-A**  
 Date March 2020 | Cadfile No. SK149



**MASON CLINIC AUCKLAND UNITARY PLAN CHANGE**

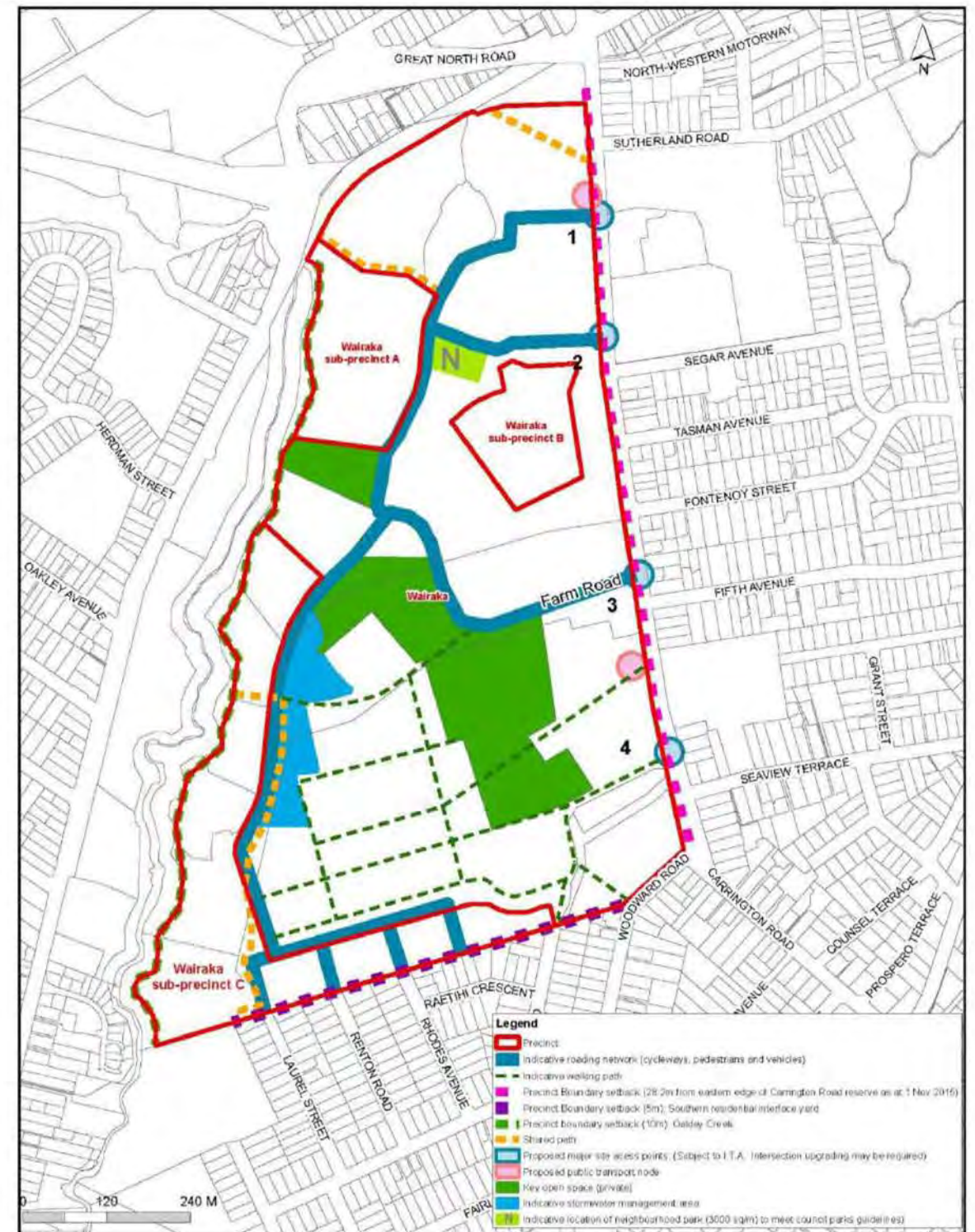
**SITE ANALYSIS  
TOWN PLANNING**

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 Date March 2020 | Cadfile No. SK149

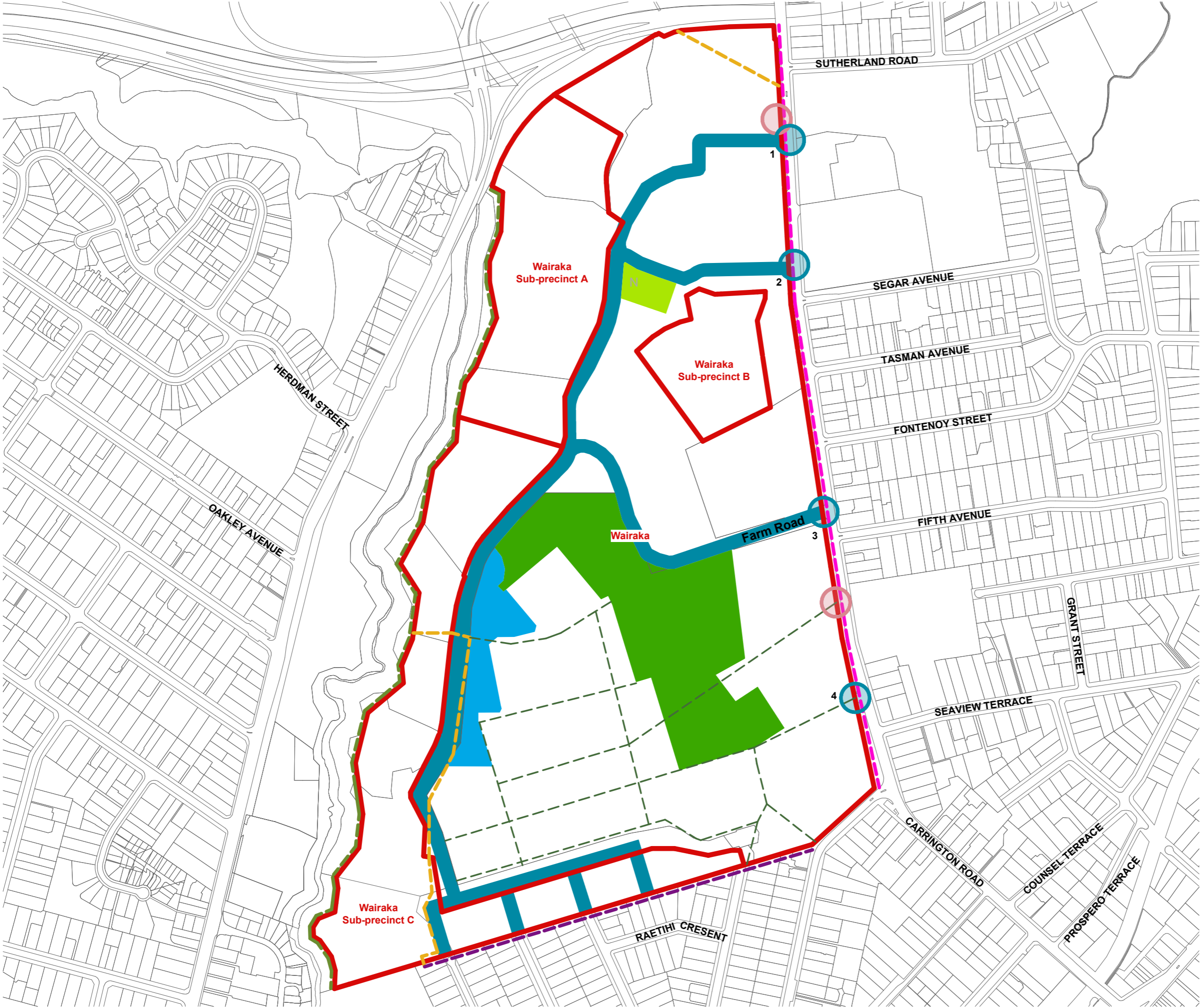


I334.10. Precinct plans

I334.10.1 Wairaka: Precinct plan 1







- Legend**
- Precinct
  - Indicative roading network (cycleways, pedestrians and vehicles)
  - Indicative walking path
  - Precinct Boundary setback (28.2m from eastern edge of Carrington Road reserve as at 1 Nov 2015)
  - Precinct Boundary setback (5m) Southern residential interface
  - Precinct Boundary setback (10m) Oakley Creek
  - Shared path
  - Proposed major site access points (Subject to I.T.A. Intersection upgrading may be required)
  - Proposed public transport node
  - Key open space (private)
  - Indicative stormwater management area
  - Indicative location of neighbourhood park (3000sq/m) to meet council plan guidelines

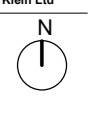
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Project:  
**Mason Clinic Auckland Unitary Plan Change**  
**POINT CHEVALIER, AUCKLAND 1025**  
 For: WAITEMATA DISTRICT HEALTH BOARD  
 Drawing Title:  
**PROPOSED PRECINCT PLAN**

Drawn	Klein Ltd	Checked	Klein Ltd
Date	October 2020		
Scale	As indicated @ A3		
Job No.	Drawing No.		

**3.1281 SK-028**



A3 420 x 297  
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