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Waitemata District Health Board Plan Change –Open Space Provisions and Shared Path

Tēnā koe

Background

- 1 The Waitemata District Health Board (*WDHB*) and the Crown through Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development are neighbours within the Wairaka Precinct (Chapter I334 in the Auckland Unitary Plan) and are co-ordinated on matters of common interest.

Treaty redress obligations and role of Crown at Wairaka Precinct

- 2 The Crown owns approximately 26.5 hectares of land within the Wairaka Precinct that is held for housing development (Housing Development Land).
- 3 The Housing Development Land is also right of first refusal land under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed and Act 2014, and the Marutūāhu Rōpū, Ngāti Whātua Rōpū and Waiohua-Tāmaki Rōpū are the rights holders of the opportunity to develop this land for housing.
- 4 The Crown intends that the Housing Development Land will be utilised for a master-planned residential development.
- 5 The Crown has committed to supporting *WDHB*'s application to rezone the Mason Clinic Land and to support the *WDHB*'s request that the following notations identified on Precinct plan 1 of the Wairaka Precinct be removed from the Mason Clinic Land and be accommodated within the Housing Development Land:
 - (a) The Key open space (private) area which is located on the western edge of the Precinct adjacent to the existing public reserve in Te Auaunga/Oakley Creek and to the south of the existing Wairaka sub-precinct A.

- (b) The Shared path on the border of the northern boundary of the existing Wairaka sub-precinct A.

Intentions for Key open space (private)

- 6 At present there is no existing residential community who rely on the use of the Key open space (private).
- 7 The Crown and the Rōpū intend to progress replacement Key open space (private) and Shared path proposals either through a separate plan change or by way of resource consent applications to enable the development of the Housing Development Land, and these proposals will, in turn, be supported by the WDHB.
- 8 The final layout of the Housing Development Land, including provision for private open space and connections within the Precinct, will be designed to meet the needs of the future community who will live at the Precinct.
- 9 As the Crown currently holds 26.5 hectares of land within the Precinct, there is no question that it will be possible to provide equivalent private open space and an equivalent shared path connection on the Housing Development Land.

Nāku noa, nā



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