

Option	Efficiency / effectiveness	Benefits	Costs
<p>Option 1.</p> <p>Retain the status quo (having the WDHB landholdings split over two zonings and the Wairaka Precinct/Sub-Precinct A), and applying for resource consents for all development</p>	<p>This option involves maintaining the ‘status quo’ of the Precinct, zoning and related standards.</p> <p><u>Regional Policy Statement (RPS)</u></p> <p>With reference to the relevant provisions of the RPS, this option is not the most appropriate way to achieve Objectives B2.2.1(1), (2) and (3). The combination of the current Mixed Use, Healthcare zone and Wairaka Precinct provisions, and the manner in which they overlap are not conducive to enabling greater productivity and economic growth or a quality compact urban form which enables greater social and cultural vitality. Such an option will constrain the development capacity of land to accommodate social facilities to support growth.</p> <p>The option will also not contribute to a quality built environment that responds to the intrinsic qualities and physical characteristics of the site and area, including its setting, or promote the health and safety of people and communities (B2.3.1 (1) &amp; (3))</p> <p>Further to this, this option will not efficiently or effectively achieve Objectives B2.8.1(1) and (3) as the current zoning of (and presence of the indicative private open space and shared path elements on) the Northern and Southern Sites will not efficiently enable the growth of social facilities to meet the needs of people and communities, as there are not sufficient mechanisms to effectively manage potential built form reverse sensitivity effects, or provide for the integration of the built form development with the overall outcomes of the Precinct. The absence of the Sub-precinct A overlaying the Northern and Southern Sites will result in a lack of cohesiveness to the development of the land with the balance of the Plan Change Area, and not provide suitable identification or direction as to the intended (and appropriate) use and development of this land for the particular characteristics and requirements of the Mason Clinic.</p> <p><u>Wairaka Precinct</u></p> <p>With reference to the provisions of the Wairaka Precinct, this option will not efficiently or effectively achieve Objectives I334.2 (2), (3), (4), and (10). The retention of a split zone, and the extent of the Sub-precinct will result in a consenting processes for further development which is not conducive to achieving the outcomes these objectives are concerned with, in respect of the</p>	<p><u>Environmental</u></p> <p>The existing provisions provide for setbacks from the western boundary (adjoining the Oakley Creek) which generates benefits to managing effects of development on the Mason Clinic site on the amenity and ecological values of the adjoining land to the west<sup>1</sup>.</p> <p>The Mixed Use zone requires a 10m riparian setback from streams. In the event that the Wairaka Puna is ‘daylighted’ (which WDHB have committed to do), the Mixed Use zone provisions would result in a benefit to the value of the stream.</p> <p><u>Economic</u></p> <p>To retain the status quo would not necessitate a private plan change application, which involves significant costs to the WDHB. To avoid a plan change application would result in an economic benefit to the WDHB and other parties who may be obligated to participate in the plan change process.</p> <p><u>Social</u></p> <p>No social benefits identified.</p> <p><u>Cultural</u></p> <p>No cultural benefits identified.</p>	<p><u>Environmental</u></p> <p>This option will have environmental costs by generating uncertainty as to the WDHB’s and community aspirations for the outcomes for the site and the wider area, and how the development will be assessed and managed on an iterative basis.</p> <p>The lack of consistent provisions applying to the respective landholdings will hinder the opportunity to develop and intensify the existing Mason Clinic activity to make efficient use of the land. It will also constrain the growth of this important facility that promotes social well being to such an extent that alternative sites would need to be acquired and developed, which would unnecessarily and inefficiently take up land that would otherwise be available for alternative activities.</p> <p>The current provisions of Sub-precinct A and the Wairaka Precinct also do not adequately manage the potential adverse effects that might be generated by the ad hoc growth of the Mason Clinic on the adjoining areas of the precinct which do not anticipate or provide for Mason Clinic activities, which might result in environmental costs to the amenity values that the Wairaka Precinct is intended to achieve and manage as intensive mixed-use development occurs. In this regard, this option will not involve the implementation of appropriate standards for setbacks, landscaping and height in relation to boundary, which are effective mechanisms to manage the adverse effects of development.</p> <p>The status quo establishes expectations for the use of the Northern and Southern Sites for private open space and shared path linkages, which are inconsistent with the intended use for the site for secure healthcare purposes.</p> <p>The status quo will generate uncertainty as to the location and function of private open spaces and linkages. An iterative consent processes will be an inefficient way to achieve these particular outcomes anticipated by the Wairaka Precinct.</p> <p><u>Economic</u></p> <p>The status quo will require development to occur on an iterative basis, with different zones and different sets of outcomes under the Wairaka Precinct applying to the Mason Clinic Site and the Northern and Southern Sites.</p>

<sup>1</sup> These provisions are not proposed to be changed by any of the options.

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	<p>comprehensive planning and integrated development, a form of development which maximises the efficient and effective use of the land, provides sufficiently for the necessary healthcare activity of the Mason Clinic, or creates an integrated urban environment that comprehensively incorporates high quality built form.</p> <p><u>Healthcare Zone</u></p> <p>With reference to the provisions of the Healthcare zone, this option will not efficiently and effectively achieve Objectives H25.2(1), (2), or (3). The existing provisions of the Wairaka Precinct and their relationship with the Healthcare zone will conflict with the efficient operation and development of the comprehensive arrangement of activities and buildings necessary to deliver the community's healthcare needs in a way which addresses the effects of the built form on the neighbourhood.</p> <p><u>Mixed Use Zone</u></p> <p>With reference to the provisions of the Mixed Use zone, while the intensification of the Mason Clinic will increase the employment opportunities provided by the activity (with respect to healthcare staff and the scale of ancillary services), this option will not efficiently facilitate or encourage the provision of the employment opportunities provided by the Mason Clinic, and as such will not efficiently achieve Objective H13.2(6), as a consequence of the fragmentation and lack of integration of the respective zones and related provisions.</p> <p>Without suitable recognition for the Mason Clinic activity (by way of extending Sub-precinct A) to signal the appropriateness of the activity in its location, and without appropriate controls to manage the intensification of the activity, this option will not effectively or efficiently achieve Objective H13.2(8) with respect to providing for a mix of compatible residential and non-residential activities.</p> <p>Overall, such an option will not enable the planned development of the Mason Clinic to be undertaken with any certainty or efficiency.</p>		<p>This will result in significant uncertainty and risks in terms of the suitability of the intensification of the activity, which will result in costs with respect to the preparation of complex resource consent applications, and higher consent processing costs.</p> <p>The status quo may result in the inefficient use of the land, and may result in development which is not functionally or operationally appropriate, as a result of being developed against the outcomes of the Mixed Use zone which do not adequately or sufficiently allow for Mason Clinic activities.</p> <p>For example, the status quo provisions require a Restricted Discretionary or Discretionary activity resource consent for all new development, which must be assessed against provisions which do not adequately or sufficiently recognise and provide for the growth of the activity. Such a process will be onerous and inefficient, and will result in economic consenting costs to the WDHB, as well as costs to the WDHB and the community by frustrating and delaying the provision of healthcare services to the community, and providing employment opportunities.</p> <p>This option does not enable the Northern and Southern Sites to be 'freed up' for the intended use and development of this land for healthcare purposes. Resource consents will be required to be sought for all development on these lands as a Discretionary activity (as such development will not be 'in accordance with' the Precinct Plan).</p> <p>The status quo will require ongoing resource consent processes, which will involve a high degree of risk to the WDHB in terms of seeking consent for development which is 'not in accordance with' the Wairaka Precinct outcomes with respect to the indicative location of private open space. Such development will need to justify, with each resource consent application, where and how the private open space and walkway features will be provided for within the Wairaka Precinct, which will rely on the agreement of third parties to ensure that future development outside of the Mason Clinic will provide for these features. This further increases the risk of a consenting process, and will result in economic costs to the WDHB (which is government funded) in respect of the time and cost associated with consultation with third parties and providing information with a resource consent application to continuously confirm that these outcomes will be provided for by others.</p>

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			<p>A Discretionary activity consent process, for development which is not in accordance with the private open space and accessibility outcomes of the Wairaka Precinct will increase the risks associated with a notification process, including protracted timeframes, risk of appeals to the Environment Court, and risk that consent is declined. This will generate economic costs to the WDHB, and to other parties who may seek to be involved with a notified process or Environment Court process (at their own cost).</p> <p><u>Social and Cultural</u></p> <p>The status quo provisions will result in social costs to people and communities resulting from a lack of certainty as to the anticipated growth (and timing of that growth) of the Mason Clinic.</p> <p>An inefficient consent process for all new development may result in delays to the development of the Mason Clinic, which will extend the length of time that the existing, poor quality facilities need to be used, which will have social costs to the users and staff of the facilities.</p> <p>Delays to the growth of the facility will also have social and cultural costs to people and communities in respect of delays to meeting the demand for the healthcare services provided at the site, and funding being directed to consent processes (and possibly Environment Court processes) rather than healthcare services which enable people and communities to provide for their social and cultural well-being.</p> <p>It also increases the risk that the resource consents needed for expansion will be declined and the WDHB's expansion plans for the Mason Clinic are not able to proceed. Therefore the WDHB is not able to meet the community's future urgent health needs.</p>
<p>Option 2.</p> <p>Retain the underlying zoning, the extent of the Sub-precinct boundaries and provisions, and remove the 'Key Open Space (Private)' and 'Shared path' elements from the Southern Site and Northern Site respectively</p>	<p>This option is the same as Option 1, except that removing the indicative location of the private open space and shared path elements of the Wairaka Precinct will provide a greater degree of certainty that a more integrated form of development can occur.</p> <p><u>Regional Policy Statement (RPS)</u></p> <p>By providing a degree of certainty that the private open space and shared path elements will not constrain the future development and extension of the Mason Clinic onto the neighbouring Business zoned land, this option will be more enabling than Option 1. However, it does not resolve the inefficiencies and consent processes that will</p>	<p>In addition to those benefits identified for Option 1:</p> <p><u>Environmental</u></p> <p>This option will provide a marginally greater degree of certainty that the Northern and Southern Sites can be developed for purposes other than private open space, and without being encumbered by a shared path, which in turn will provide greater certainty that these areas can be developed for healthcare purposes consistent with the existing Mason Clinic facilities at the Mason Clinic Site. This will generate environmental benefits by reducing incompatible expectations for this land, relative to how the land will relate to other activities and development within</p>	<p>In addition to those costs identified for Option 1:</p> <p><u>Environmental</u></p> <p>This option would result in less certainty with regards to where and how private open spaces and walkway linkages will be provided within the Wairaka Precinct, and how people and communities can provide for their environmental, social and cultural well-being. Should such outcomes be subject to change through consent processes, this would result in environmental (amenity), social and cultural costs to local communities and the future occupants of the Wairaka Precinct.</p>

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	<p>continue to apply as a consequence of the split zone and continued disconnect between the respective standards, which in turn will continue to lead to inefficiencies in respect of process. As a consequence, this will result in a set of provisions which are not effective in delivering an outcome which is consistent with objectives B2.2.1(1), (2) and (3), and B2.3.1 (1) and (3), and B2.8.1(1) and (3) of the RPS. It also does not assist in ensuring that the AUP provisions accurately reflect the activity that is intended for the Northern and Southern land, and fails to signal to AUP readers as to the kind of development that will occur there.</p> <p><u>Wairaka Precinct</u></p> <p>For the reasons set out above, this option will not efficiently or effectively achieve the outcomes sought by objectives I334.2 (2), (3), (4), and (10).</p> <p>The removal of indicated features from the Northern and Southern Sites will be less efficient and effective at achieving Objective I334.2(7) compared with the status quo provisions (where the features are identified on the Precinct Plan). This option will simply remove the indicative private open space and walkway features as opposed to providing for these features in alternative locations, or introducing mechanisms to provide for these outcomes. The Wairaka Precinct contains provisions which apply to all development (which requires resource consent as a Restricted Discretionary activity) which in turn necessitate the consideration of the extent to which such development provides for a network of open spaces and linkages to surrounding areas, and facilitates a transport network which provides for mode choices. The removal of these elements will necessitate reliance on these processes to facilitate the provision of the elements elsewhere in the Wairaka Precinct.</p> <p><u>Healthcare Zone</u></p> <p>While this option involves the removal of the indicative private open space and shared path features, these are located on land which would be retained within the Mixed Use Zone, and therefore this option does not directly correspond to the objectives of the Healthcare Zone.</p> <p><u>Mixed Use Zone</u></p> <p>For the reasons set out for Option 1, this option will not efficiently achieve Objectives H13.2(6) and (8), as a consequence of the fragmented and lack of integration of the respective zones and related provisions.</p>	<p>the Precinct, and the expectations and the anticipated amenity values of users within the Precinct.</p> <p><u>Economic</u></p> <p>This option would require a more targeted plan change application which would be focused on removing the indicative private open space and walkway features. This would involve less process, and fewer costs to the WDHB in respect of consultation, third party interest, and the preparation of specialist reports to support such a plan change application (costs which for the large part have already been incurred).</p> <p>Extinguishing the indicative private open space and walkway features from the Northern and Southern Sites would provide greater certainty to the WDHB as to the ability to use and develop this land for healthcare purposes, and would lower the costs associated with the resource consent process, which would together have economic benefits to the WDHB, and potentially to third parties in respect of lowering the risk of notification processes involving costs to third parties.</p> <p><u>Social and Cultural</u></p> <p>This option would result in benefits with respect to a lower cost of a plan change process, and reducing ongoing consenting costs, which would enable such funds to be directed to the provision of healthcare services which enable people and communities to provide for their social and cultural well-being, health and safety.</p> <p>While the removal of the private open space and shared path features from the Precinct Plan may result in costs (see next column), it is anticipated that these features will be provided for in alternative locations through iterative resource consent and/or plan change processes by other parties. These processes will result in the provision of open spaces and connections that are more usable and functional, relative to the needs of future occupants and visitors to the precinct, and which are more accessible to the general public.</p>	<p><u>Economic</u></p> <p>Should the private open space and walkway features from the Northern and Southern Sites be provided in alternative locations, this option will generate economic costs to HUD and other parties involved in the development of the land in the Wairaka Precinct resulting from the necessary design and consultation processes to determine where and how such features will be provided.</p> <p>The removal of the private open space and shared path features from the Southern and Northern Sites will remove the level of certainty that the current planning provisions contain, with the consideration of the location, function and design of such features being required to be addressed through the resource consent process for neighbouring land, which will result in economic costs to the relevant parties involved in those processes.</p> <p>Aside from the costs of a plan change process, there are no economic costs to the WDHB of extinguishing the indicative private open space and walkway features from the Northern and Southern Sites.</p> <p>While this option would resolve one of the key constraints to the development of the Northern and Southern Sites by extinguishing the indicative private open space and walkway features, the status quo provisions still do not adequately provide for the growth and intensification of the Mason Clinic, and will result in inefficiencies as to process which will generate economic costs to the WDHB.</p> <p><u>Social and Cultural</u></p> <p>Same as Option 1.</p>

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<p>Option 3.</p> <p>Rezone the Northern and Southern Sites to Healthcare Zone, apply Sub-Precinct A to the whole of the Plan Change Area, retain the current provisions of the Healthcare Zone and Sub-Precinct A, and remove the ‘Key Open Space (Private)’ and ‘Shared path’ elements from the Southern Site and Northern Site respectively</p>	<p>This option will apply a consistent zoning and precinct framework to the Plan Change Area, but will retain the existing standards, and will extinguish the indicative private open space and shared path features.</p> <p><u>Regional Policy Statement (RPS)</u></p> <p>This option will increase the degree of certainty relative to Option 2, and improve the efficiencies and effectiveness of achieving an integrated land use outcome which contributes to a quality compact urban form, and social facilities that meet the needs of people and community, and in this respect will be consistent with Objectives B2.2.1(1) and (3), and B2.8.1(1).</p> <p><u>Wairaka Precinct and Healthcare Zone</u></p> <p>Similarly, this option will enable the efficient operation and development of the healthcare facilities, and be largely consistent with the Healthcare zone and Precinct objectives (H25.2(1) and (2), and I334.2(3) and (4)), noting that with the absence of a common set of standards and related assessment matters being applied across the Plan Change Area, the comprehensive consideration of the form, scale, and location of healthcare buildings relative to their context in the wider Precinct, and their effect to neighbouring land will not be well managed, with the consenting processes having to address competing provisions. This remnant conflict will not efficiently or effectively achieve Objectives I334.2(2) and (10) of the Wairaka Precinct.</p> <p>As with Option 2, this option will be less effective and efficient at achieving Objective I334.2(7) of the Wairaka Precinct which is concerned with providing a connected open space network and pedestrian/cyclist connections.</p>	<p>In addition to those benefits identified for Option 2:</p> <p><u>Environmental</u></p> <p>This option will recognise the appropriateness of developing the existing and acquired land for healthcare purposes. This will provide for the growth of the existing Mason Clinic facility, by utilising adjoining land areas which are readily able to be developed in a manner which integrates with the existing facilities to maximise the efficiency of the activity and the opportunity represented by the land. This option will result in more efficient and effective use of physical land resources, and will reduce the need for other land which would otherwise be required to be developed for a secondary facility.</p> <p>This option will signal the intended use of the Northern and Southern Sites for healthcare activities, which will provide greater certainty to the community as opposed to iterative consent applications under the status quo zoning/precinct provisions.</p> <p>The provisions of Sub-precinct A recognise and provide for the Mason Clinic activity. The provisions will provide more certainty to the WDHB as to how the land can be developed.</p> <p>The existing setback controls which relate to the western boundary of the site will be retained, which will result in environmental benefits with respect to the amenity and ecological values of the Oakley Creek.</p> <p><u>Economic</u></p> <p>This option will better enable the efficient development and growth of the Mason Clinic in the existing location which is an established and accepted component of the neighbourhood, and which effectively services the population catchment. The expansion of the facility in the manner proposed will avoid the need to fund the acquisition of other land, and the development of facilities in a new location, and will make efficient use of staffing and administration resources.</p> <p>This option will provide greater certainty that the Northern and Southern Sites are suitable for the intended use, but less so in terms of the suitability of the growth and intensification of the activity into the future. This option addresses the fundamental issue of what activity status applies to the components of the Mason Clinic, by applying a Healthcare zone which classifies ‘justice facilities’ (which captures the custodial accommodation</p>	<p>In addition to those costs identified for Option 2:</p> <p><u>Environmental</u></p> <p>The Healthcare Zone has a 5m riparian yard control. In the event that the Wairaka Puna is ‘daylighted’ (which is intended to occur), a 5m riparian yard control will apply as opposed to a 10m control which applies under the Mixed Use zone. This may have environmental costs in terms of the ecological values and water quality of the daylighted stream. These costs will be managed by appropriately planting and maintaining the riparian margins of the stream. It is also noted that this would still result in a better outcome overall than the status quo, where the Wairaka Puna is not daylighted.</p> <p>The existing provisions of Sub-precinct A will not adequately manage the growth of the Mason Clinic within the context of the Wairaka Precinct, which is anticipated to be developed for high-intensity residential activity. The provisions will result in less certainty of how the activity will be designed, operated and managed to avoid, remedy and mitigate adverse effects on the amenity values of the surrounding land, which will result in environmental costs.</p> <p><u>Economic</u></p> <p>This option requires a plan change process with a larger scope than Option 2, which will result in higher economic costs to the WDHB.</p> <p>This option will not eliminate the need for resource consent applications, which will generate economic costs to the WDHB.</p> <p>The current provisions lack suitable controls to effectively manage the growth of the Mason Clinic within its context, and rely on a Restricted Discretionary activity resource consent process to address how development is designed and managed to integrate with the wider Mason Clinic. This method will result in greater subjectivity throughout a resource consent process, which will generate economic costs to the WDHB (and potentially third parties through notification processes) as a result of more onerous consenting processes which will be required to justify the appropriateness of development.</p> <p><u>Social and Cultural</u></p>

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		<p>provided at the Mason Clinic) as a permitted activity. This will provide benefits by reducing the uncertainty and consequential risks and costs of confirming the appropriateness of the activity through successive resource consents.</p> <p>This option confirms to the community the future intended use and function of the Plan Change Area.</p> <p><u>Social and Cultural</u></p> <p>The provisions of Sub-precinct A will result in more efficient consent processes compared with the provisions of the Mixed Use zone and/or the general Wairaka Precinct. This will result in social and cultural benefits with regards to making more efficient use of funds to facilitate healthcare services which enable people and communities to provide for their social and cultural well-being, and their health and safety.</p>	<p>For the reasons set out above in relation to environmental and economic costs, the current provisions for Sub-precinct A will result in social and cultural costs arising from inefficient and onerous consenting processes and diverting funding from healthcare services. It also increases the risk that the Mason Clinic will not be able to expand as it intends to, and as a consequence, members of the community that urgently need the Mason Clinic's services may suffer from a lack of access to mental health services.</p> <p>This option will 'reduce' the extent of the Mixed Use zone, which provides for residential intensification (noting that the Healthcare zone provides for ancillary accommodation as permitted, and non-ancillary accommodation as discretionary activities). This will reduce the capacity of the Auckland Region to provide for residential intensification.</p>
<p>Option 4. Rezone the Northern and Southern Sites to Healthcare Zone, apply Sub-Precinct A to the whole of the Plan Change Area, modify the provisions of Sub-Precinct A, and remove the 'Key Open Space (Private)' and pedestrian connectivity (the Proposed Private Plan Change)</p>	<p>This option involves applying a consistent zoning and precinct framework to the Plan Change Area, with modified standards</p> <p><u>Regional Policy Statement (RPS)</u></p> <p>This option will enable the ongoing use, and growth, of the Mason Clinic, in recognising its particular functional and operational requirements, while providing for development which is managed to maintain and enhance the amenity values and environmental attributes of the urban and natural environment. This option will efficiently and effectively achieve greater productivity and economic growth and a quality compact urban form (Objectives B2.2.1(1), (2) and (3)), the contribution to a quality built environment that responds to intrinsic qualities and physical characteristics of the area and promoting the health and safety of people (Objective B2.3.1(1) and (3)), and the development of social facilities which meet the needs of people and communities and manage reverse sensitivity effects (Objective B2.8.1(1) and (3)).</p> <p><u>Wairaka Precinct and Healthcare Zone</u></p> <p>Consistent with the outcomes for Option 3, although with the incorporation of the amendments to the standards and assessment matters/criteria, there will be a comprehensive alignment across the Precinct and underlying Healthcare</p>	<p>In addition to those benefits identified in Option 3:</p> <p><u>Environmental</u></p> <p>Adjustments to the policies and rules for Sub-precinct A will be more directive as to the manner in which the bulk and location of development is to be controlled to manage adverse effects on the amenity values of adjoining land.</p> <p>Specific yard and landscaping controls will provide an attractive landscaped buffer to the site, which will benefit the amenity experienced from the adjoining land. The 'non-complying' activity status which will apply to proposals which infringe the proposed setback controls at the northern and southern boundaries will ensure that this outcome is achieved throughout the ongoing development of the Mason Clinic.</p> <p>Rules requiring controlled and restricted discretionary activity consents for development within Sub-precinct A will enable an assessment of the design and appearance of buildings (and landscaping), and how these elements are designed to respond to and/or integrate with the 'public' interface at the eastern boundary of the site adjoining the main north-south transport route. The provisions are tailored to development within Sub-precinct A, which is specific to the Mason Clinic, which will reduce the time and cost associated with the resource consent process by providing for focused applications.</p>	<p>In addition to those costs identified in Option 3:</p> <p><u>Environmental</u></p> <p>No environmental costs identified.</p> <p><u>Economic</u></p> <p>The proposed 'height in relation to boundary' and 'setback' standards are more onerous than the status quo provisions of both the Mixed Use Zone and the Healthcare Zone, and will reduce the development opportunity of the land which will have an economic cost to the WDHB.</p> <p>The proposed 'non-complying' activity status to infringe the 'setback' standards at the northern and southern boundaries of the Mason Clinic land constrains the flexibility available to the design and development of these portions of the site.</p> <p>The amended provisions will not eliminate the need for a resource consent for all future development. This option will generate economic costs to the WDHB in this respect.</p> <p><u>Social and Cultural</u></p> <p>The ongoing requirement for resource consents for all future development will generate social and cultural costs, in respect of diverting funds from healthcare services.</p>

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	<p>zone provisions and improved clarity as to the way in which applications for consent are to be addressed.</p> <p>This will provide certainty as to the nature of the intended land use and built form outcomes envisaged by the zone and Precinct objectives both in respect of the nature of activity envisaged, as well as the built form, and its relationship and interface with neighbouring land.</p> <p>The integration of the standards (and matters for assessment) with the objectives of the Precinct (including those proposed to be amended) and the Healthcare zone, will result in a form of development consistent with that envisaged by the objectives of the RPS, with the intensive use and development of social facilities in a way which promotes the health and safety of people, and being provided for in an appropriate location. The inclusion of the proposed standards and matters for assessment align with the outcomes of the objectives of the Precinct, and in doing so will collectively provide for the management of the effects of the activities and built development that is provided for within the Mason Clinic land on neighbouring land and the wider Wairaka Precinct.</p> <p>The comprehensive suite of provisions proposed with this option are the most efficient in achieving the objectives of the Plan as a whole and the higher order planning documents.</p>	<p>The adjustments to the Sub-precinct A rules and standards do not affect the provisions which protect and manage identified trees, and the amenity of the Oakley Creek.</p> <p><u>Economic</u></p> <p>Amended policies will better recognise and provide for the growth and intensification of the Mason Clinic, and its functional and operational requirements. A controlled activity rule for the majority of development (with defined matters of control and assessment criteria), and a restricted discretionary activity rule for development proximate to the eastern boundary, will provide certainty to the design of the site and facilities.</p> <p>The proposed setback, landscaping and height in relation to boundary standards will provide greater certainty to the WDHB as to how the land shall be developed, and will enable a more efficient and less onerous consenting process for the ongoing development of the Mason Clinic, which will have direct economic benefits to the WDHB in terms of reducing consenting processes and costs which in turn will enable more funding to be directed to other aspects of the WDHB's organisation.</p> <p>This option will introduce a restricted discretionary activity status and a controlled activity status for the majority of built development. These activities will be subject to a rule which precludes public or limited notification. This rule will provide greater certainty to the WDHB as to process, and will eliminate the risk, time and cost associated with the prospect of, and processes involved in, the notification of an application.</p> <p>This option provides the most certainty to the WDHB in implementing the outcomes that are envisaged for the Plan Change Area. This will minimise the risks, time and costs involved in consenting processes, and will more efficiently enable the provision of healthcare services to the community, and the provision of employment opportunities in respect of staffing, and the requirements for further supporting services (such as laundry and catering services).</p> <p><u>Social and Cultural</u></p> <p>This option will better recognise and provide for the healthcare use of the site, which will have social and cultural benefits with respect to providing for the efficient</p>	

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		provision of healthcare services that are urgently needed by the community.	