

The following letter (or similar) was sent to the following mana whenua that are listed on Auckland Council's database for the property at 81A Carrington Road, Mt Albert:

- Ngāi Tai ki Tāmaki
- Ngāti Te Ata
- Te Kawerau ā Maki
- Te Ākitai Waiohua
- Ngāti Maru
- Ngāti Pāoa Iwi Trust
- Ngāti Pāoa Trust Board
- Ngāti Tamaterā
- Ngāti Whātua Ōrākei
- Te Rūnanga o Ngāti Whātua
- Ngāti Whātua o Kaipara
- Te Ahiwaru – Waiohua
- Waikato - Tainui

2 March 2021

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Job No: 19023.3

**Ngāi Tai ki Tāmaki Tribal Trust  
Via Email**

**RE: WDHB Mason Clinic Plan Change**

As you may be aware, the Waitematā District Health Board is progressing with a Private Plan Change application for the Mason Clinic facility at Mount Albert (3A, 81A and 119A Carrington Road).

The WDHB and ourselves met with representatives of the Waiohū-Tamaki Rōpu in July 2020 to introduce and explain the proposal in detail, relative to the ropu's involvement in the redevelopment of the Wairaka Precinct.

The purpose of this letter is to provide information to you about the proposal, and to seek your feedback as to whether there are any mana whenua matters that you wish to review further regarding the plan change proposal.

**Purpose of the Plan Change**

The Mason Clinic is a forensic psychiatric healthcare facility which provides health and custodial services to people with mental health, addiction and other health issues. Several of the existing facilities and buildings at the Mason Clinic are nearing the end of their life and are no longer fit for purpose, and do not provide an environment which is up to the WDHB's standards. There is also the need to accommodate growing demand for the services provided by the Mason Clinic, as the population of Auckland (and the North Island catchment the Clinic serves) continues to grow.

To address these demands, the WDHB purchased landholdings to the north and south of the existing Mason Clinic property. The properties are shown in the aerial photographs appended as **Attachment 1**. The northern landholding will initially be developed with new quality buildings which will allow users from the existing facilities to be decanted, which will then enable the subsequent removal and replacement of those facilities. The new landholdings to the north and south will also enable the intensification of the Mason Clinic, with the intention of doubling the capacity of the Mason Clinic by 2040.

**The Proposed Plan Change**

Currently, the existing Mason Clinic facility in the middle of the site is zoned 'Special Purpose – Healthcare Facility and Hospital' under the Auckland Unitary Plan. The site is within the

Wairaka Precinct, with Sub-precinct A specifically applying to the site, which is reflective of the Mason Clinic activity. The zoning and precinct that applies to the central property reflect the operation of the Mason Clinic, and generally set an appropriate planning structure for the activity.

The WDHB will apply to Auckland Council for a Private Plan Change. The fundamental purpose of the Plan Change is to rezone the purchased north and south landholdings from Business Mixed Use to the same Special Purpose – Healthcare Facility and Hospital Zone. These landholdings will also be incorporated into ‘Sub-precinct A’ of the Wairaka Precinct which currently applies to the Mason Clinic, within the wider Wairaka Precinct. The Plan Change therefore is to provide a consistent planning framework for the whole site.

The new zoning and extension to the extent of Sub-precinct A does not fundamentally enable a different form of development to occur on the sites. The existing zoning of the northern and southern land provides for a similar scale of development and intensity of activity. The rezoning is sought specifically to better reflect the intended use of the land, and better provide for the use and development of healthcare activities.

In addition to the change in the zoning and extent of the Sub-precinct for the Mason Clinic land, the WDHB (in consultation with the Ministry for Housing and Urban Development) has developed a range of controls to manage future building development, particularly at the boundaries of the site. These will apply to the redevelopment of the existing site, as well as the additional land that has been purchased. These controls are intended to assist with integrating the development of the land with the wider Wairaka precinct, and respond to the visual amenity of neighbouring land which might be used for residential development and/or public reserves, roads or walkways, while ensuring that the functional and operational requirements of the Mason Clinic can be met. These controls are proposed to include:

- A 5 metre building setback control at the northern and southern boundaries, which will be required to be landscaped with tall and dense vegetation;
- A 3m + 45 degree Height in Relation to Boundary control which will apply to the northern and southern boundaries;
- A 5 metre building setback control at the north-western boundary adjoining the North-Western Motorway corridor, which will be required to be landscaped with planting to supplement the existing protected trees adjacent this boundary;
- Retaining the 10 metre building setback control and the 8.5m + 45 degree Height in Relation to Boundary control which applies to the western boundary adjoining the Oakley Creek Reserve, and retaining the Significant Ecological Area overlay which applies to the reserve (and which partially overhangs the Mason Clinic land);
- A requirement for all new buildings within 10 metres of the eastern (road) boundary to obtain a Restricted Discretionary activity resource consent, with matters of discretion including the design and visual appearance of buildings to address the ‘frontage’ of the site; and

- A requirement for all other new buildings within the site to obtain a Controlled activity resource consent, with the matters for control concerned with the design and visual appearance of buildings generally, and their integration with site landscaping.

These controls are identified on the site plan appended as **Attachment 1**, and have been reflected in the proposed amendments to the Wairaka Precinct provisions of the Auckland Unitary Plan. A copy of the proposed amendments to the Wairaka Precinct Chapter can be provided to you separately, on request.

The WDHB are also proposing that the length of the currently culverted section of the Wairaka Puna within the Mason Clinic land be daylighted in the future. This is intended to occur in conjunction with any works undertaken by the neighbouring land owners to the south (as the existing culvert spans the property boundary). The plan change will not specifically incorporate controls to daylight the stream, with these works being subject to other agreements and processes.

Other aspects of development, including the management of earthworks, accidental discovery protocols, and stormwater discharges, will remain unchanged by the proposal, and will continue to be subject to the current provisions of the Auckland Unitary Plan.

### **Feedback**

As part of the preparation of the plan change application, WDHB would like to seek your views of the proposal, and whether there are mana whenua matters that you would like to review, relative to the scope of the plan change proposal, noting that no physical works are proposed to the land.

We would be pleased to discuss the proposal in further detail with yourself or other representatives, as required. In the first instance, I am happy to answer any queries you may have with a phone call, if that is convenient.

Please do not hesitate to contact myself to discuss this project further.

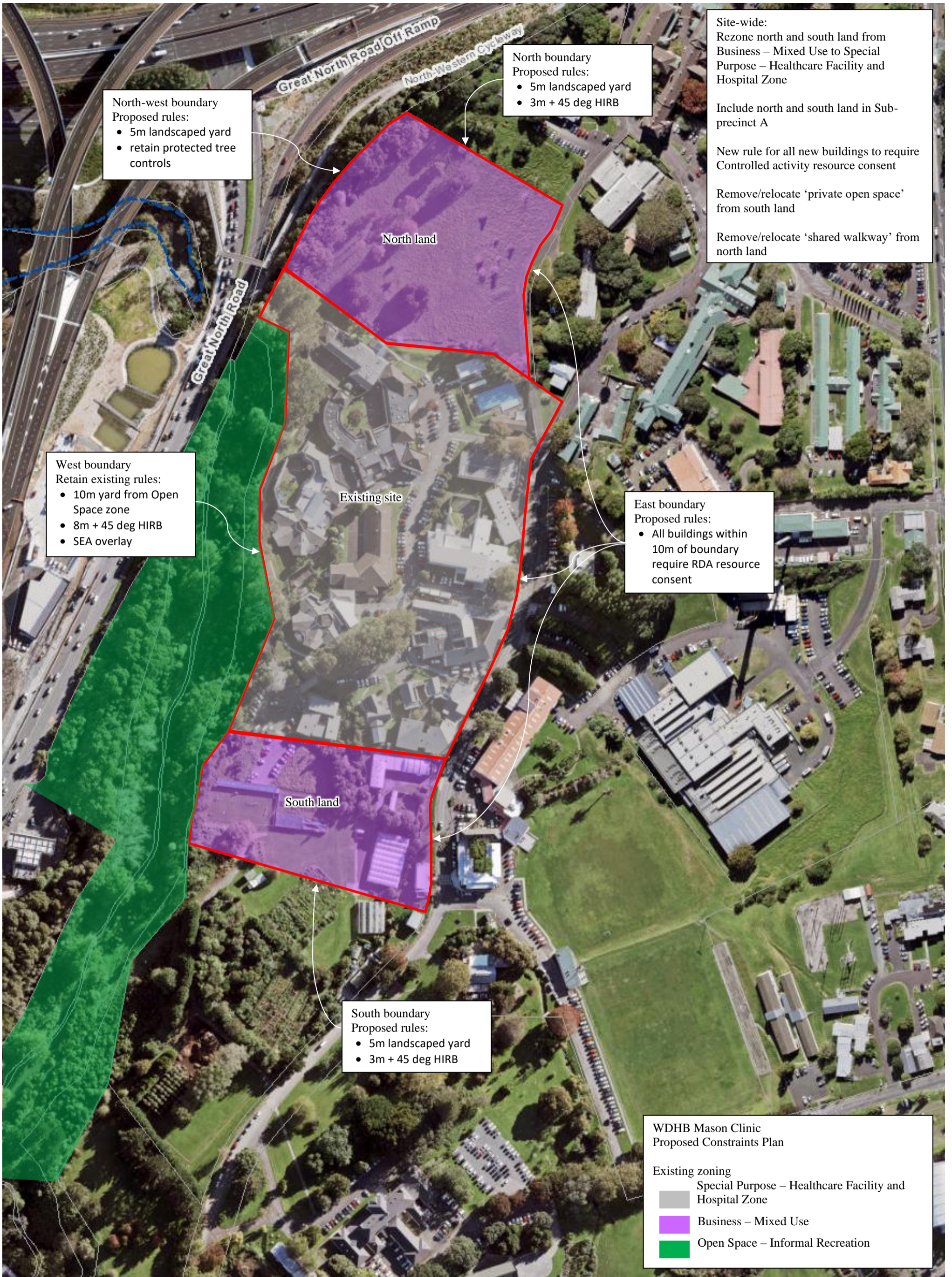
Yours faithfully,  
**BENTLEY & CO. LTD**



**Anthony Blomfield**  
**Resource Management Planner**

BENTLEY & Co

**ATTACHMENT 1**



North-west boundary  
Proposed rules:

- 5m landscaped yard
- retain protected tree controls

North boundary  
Proposed rules:

- 5m landscaped yard
- 3m + 45 deg HIRB

Site-wide:  
Rezone north and south land from Business – Mixed Use to Special Purpose – Healthcare Facility and Hospital Zone

Include north and south land in Sub-precinct A

New rule for all new buildings to require Controlled activity resource consent

Remove/relocate ‘private open space’ from south land

Remove/relocate ‘shared walkway’ from north land

West boundary  
Retain existing rules:

- 10m yard from Open Space zone
- 8m + 45 deg HIRB
- SEA overlay

East boundary  
Proposed rules:

- All buildings within 10m of boundary require RDA resource consent

South boundary  
Proposed rules:

- 5m landscaped yard
- 3m + 45 deg HIRB

WDHB Mason Clinic  
Proposed Constraints Plan

Existing zoning

- Special Purpose – Healthcare Facility and Hospital Zone
- Business – Mixed Use
- Open Space – Informal Recreation