

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 75 (Private): Mason Clinic

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 23 September 2022.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 75 (Private): Mason Clinic					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
1	1.1	The Ministry of Housing And Urban Development Attn: Francelle Lupis	francelle@greenwoodroche.com	Support the plan change with the amendments requested	Ensure that the Precinct description has an appropriate level of detail and acknowledges role of Precinct provisions in addressing interfaces between Mason Clinic and surrounding activities.
1	1.2	The Ministry of Housing And Urban Development Attn: Francelle Lupis	francelle@greenwoodroche.com	Support the plan change with the amendments requested	Amend proposed activity 53 to provide that additions to existing buildings that would increase the building footprint by more than 20 % or 200m2 GFA (whichever is lesser) that are located within 10m of the eastern boundary are restricted discretionary activities.
2	2.1	Auckland Transport Attn: Chris Freke	chris.freke@at.govt.nz	Support the plan change with the amendments requested	Amend the Plan Change to include: provisions which assess the cumulative impact of trips on Carrington Road and access, using the framework within the MHUD ITA; information requirements to assess additional trips generated from any development in sub-precinct A; provisions that address any upgrades to the Gate 1 or 2 - Carrington Road intersections necessary to support the development enabled by this Plan Change.
2	2.2	Auckland Transport Attn: Chris Freke	chris.freke@at.govt.nz	Support the plan change with the amendments requested	Amend the Plan Change to include provisions that require upgrades on the site frontage with the internal road network to include safe walking facilities and provision for separated cycling facilities prior to or, in conjunction with, development.
2	2.3	Auckland Transport Attn: Chris Freke	chris.freke@at.govt.nz	Support the plan change with the amendments requested	Require more information from the applicant about the accessibility of the site for active modes from Carrington Road based on the current layout and speed environment, and amend the Plan Change appropriately. Amend the Plan Change to include provisions to address any upgrades to the internal roading network necessary to support the development ahead of any MHUD upgrades being delivered. This should include safe walking and cycling routes to the Mason Clinic.
2	2.4	Auckland Transport Attn: Chris Freke	chris.freke@at.govt.nz	Support the plan change with the amendments requested	Amend Wairaka: Precinct Plan 1 to provide for appropriate alternative alignment(s) for any deleted active mode connections to Oakley Creek and the regional cycleway, including one in place of the formerly proposed reserve.

Plan Change 75 (Private): Mason Clinic					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
2	2.5	Auckland Transport Attn: Chris Freke	chris.freke@at.govt.nz	Support the plan change with the amendments requested	Require more information from the applicant regarding the justification for deleting the indicative walking path connection through the open space lot to Farm Road. Amend the Wairaka: Precinct Plan 1 to reinstate the pedestrian connection or provide an appropriate alternative.
3	3.1	Geoffrey John Beresford and Joanna Louise Beresford	joanna.l.beresford@gmail.com	Oppose the plan change	Decline the plan change. Concerns about: definition of activities permitted on site; social impacts (including public safety) due to expansion of forensic psychiatry services, cumulative number of health services in area, possible relocation of other services to the Mason Clinic site; interfaces, planting, building height, noise; consistency with NPS UD; reduction of riparian margins and development in flood plains; adequacy of section 32 analysis; deletion of open space and shared path; controlled activity status and non-notification of certain activities; adequacy of assessment criteria managing public health and safety.

Submissions

GreenwoodRoche

PROJECT LAWYERS

Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

To: Auckland Council
Submission on: Plan Change 75 (Private): Mason Clinic
From: The Ministry of Housing And Urban Development
Date: 27 June 2022

1 INTRODUCTION

- 1.1 This is a submission on behalf of the Land for Housing Programme within Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development (*HUD*) on a change proposed by Waitemata District Health Board (*WDHB*) to the Auckland Unitary Plan (Operative in Part) (*AUP*) that was publicly notified on 26 May 2022 (*Plan Change* or *PC 75*). *WDHB* proposes to rezone 3A and 119A Carrington Road from Business – Mixed Use zone to Special Purpose – Healthcare Facility and Hospital zone, and amend provisions and plans in the Wairaka Precinct, in order to provide for the future expansion of the Mason Clinic.
- 1.2 The Crown owns approximately 29 hectares of land within the Wairaka Precinct, comprising the properties at Carrington Road known as 1-99, 119B and part of 139 Carrington Road, including parts of the former Unitec Institute of Technology (*Unitec*) campus (*Housing Development Land*). *HUD* administers the Housing Development Land for State housing purposes.
- 1.3 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.
- 1.4 *HUD* supports *PC 75*, subject to the relief sought set out in *HUD*'s submission below.
- 1.5 *HUD* could not gain an advantage in trade competition through this submission.

Background to the Wairaka Precinct

- 1.6 The Wairaka Precinct was one of several bespoke precincts created through the Proposed *AUP* process to enable development that would recognise local differences by providing detailed place-based provisions for identified areas.
- 1.7 *Unitec* was the original landowner of the majority of the land, some 53 hectares, within the Wairaka Precinct. *Unitec*, and later its development subsidiary the Wairaka Land Company,

had significant involvement in the development of the Wairaka Precinct through the Proposed AUP process.

- 1.8 The vision for the Wairaka Campus, as promoted through the Proposed AUP process, was to re-shape and transform the Precinct into a high quality educational, commercial, recreational, residential and multipurpose place by providing for a range of activities to occur in harmony and in recognition of the site's strategic location, adjacent to the key transport links of Carrington and Great North Roads, Mt Albert and Pt Chevalier town centres, and public open spaces.
- 1.9 The Precinct provisions were drafted in order to achieve that vision, creating an enabling and supportive planning framework.
- 1.10 When considering the Wairaka Precinct provisions, and any proposed amendments to them, it is important to understand this historic context – and the vision that was ultimately captured in the Precinct description for the Wairaka Precinct to:¹

... provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility, the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities.

2 SUBMISSION

General

- 2.1 As identified in the correspondence from HUD to Council,² the Crown has committed to supporting WDHB's application to rezone the Mason Clinic Land and to support WDHB's request for:
 - (a) the removal of the 'key open space' (private) area from Wairaka Precinct plan 1 (currently 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); and
 - (b) the removal of the 'Shared path' from Wairaka Precinct plan 1 (currently located on the border of the northern boundary of the existing Wairaka sub-precinct).
- 2.2 HUD will propose replacement open space and walking and cycling connections within the Wairaka Precinct.
- 2.3 HUD continues to support the Plan Change.
- 2.4 The purpose of this submission is to ensure those matters agreed between WDHB and HUD during ongoing consultation continue to be reflected in the Plan Change and the Wairaka Precinct provisions.

¹ AUP, I334.1 Wairaka Precinct Description.

² Attached to the PC 75 request as Attachment 14.

Proposed provisions

- 2.5 As identified by WDHB in its request for PC 75, regular consultation has taken place between WDHB and HUD during WDHB's preparation of PC 75. That consultation included discussion on the proposed amendments to the Wairaka Precinct provisions.

Precinct description

- 2.6 PC 75 proposes a number of amendments to the Wairaka Precinct description. This includes a description of the Mason Clinic and the activities it is intended to accommodate.
- 2.7 HUD considers it appropriate to provide recognition of the Mason Clinic in the Precinct description; however, the extent of the description of the Mason Clinic's activities in the Precinct description as proposed by PC 75 creates a corresponding focus on these activities that should remain balanced alongside the other activities enabled within the Precinct provisions.

Activity table

- 2.8 PC 75 proposes a new restricted discretionary activity A53 as follows:

New buildings or additions to existing buildings that increase the building footprint by more than 25 per cent or 250m² GFA (whichever is lesser), that are located within 10m of the eastern boundary.

- 2.9 As identified in the PC 75 request, specific provisions have been proposed relating to the management of effects of future built form at the common boundary with the Housing Development Land and at the street frontage interface at the eastern side of the Mason Clinic.³
- 2.10 The matters of discretion and assessment criteria for buildings at this boundary, as agreed between WDHB and HUD, are concerned with ensuring high quality design and amenity and safety, which are particularly relevant to the interface between the Mason Clinic land and Housing Development Land.
- 2.11 HUD considers these criteria are appropriately triggered for buildings on the eastern boundary where additions to existing buildings would increase the building footprint by more than 20 % or 200m² GFA (whichever is lesser).
- 2.12 The 20 % standard also mirrors that which is provided for in the underlying Special Purpose – Healthcare Facility and Hospital Zone to manage effects of buildings located in proximity to a public road or open space zone.

3 RELIEF SOUGHT

- 3.1 HUD seeks a decision that supports the Plan Change with any modifications considered necessary to give effect to the overall objectives of the Wairaka Precinct, including:
- (a) Ensure that the detail provided on the Mason Clinic and its activities in the Precinct description is commensurate with the variety of activities which the Wairaka Precinct is intended to accommodate and acknowledges the role of the Precinct provisions in ensuring that the effects of the Mason Clinic buildings are appropriately addressed at

1.1

³ PC 75 Request: Assessment of Environmental Effects, section 10.1.

- critical interfaces between the specialist healthcare facility and surrounding housing and other mixed use activity. | 1.1
- (b) Amend proposed activity 53 to provide that additions to existing buildings that would increase the building footprint by more than 20 % or 200m² GFA (whichever is lesser) that are located within 10m of the eastern boundary are restricted discretionary activities. | 1.2
- (c) Such further, alternative or other consequential amendments as may be necessary to fully give effect to the relief sought in this submission.

3.2 HUD wishes to be heard in support of its submission.

DATED this 27th day of June 2022



Francelle Lupis

Counsel for the Ministry of Housing and Urban Development

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Greenwood Roche
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Attention: Francelle Lupis

Email: francelle@greenwoodroche.com

Phone: 021 333 267

27/06/2022

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Elisabeth Laird

Email: unitaryplan@aucklandcouncil.govt.nz

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 75: MASON CLINIC

Please find attached Auckland Transport's submission on Proposed Private Plan Change 75: Mason Clinic to the Auckland Unitary Plan (Operative in Part).

Should you have any queries in relation to this submission, please contact +64 27 466 1119 or at chris.freke@at.govt.nz.

Yours sincerely



Sam McGough
Planner, Land Use Policy and Planning North / West

cc:
Waitematā District Health Board
C/- Bentley & Co Limited
Via email: ablomfield@bentley.co.nz

SUBMISSION BY AUCKLAND TRANSPORT ON PROPOSED PRIVATE PLAN CHANGE 75 – MASON CLINIC

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 75 from the Waitemata District Health Board to amend the provisions of the Auckland Unitary Plan (Operative in part) which apply to the Mason Clinic site located in the Wairaka Precinct.

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 The Waitemata District Health Board ('the applicant') has lodged a Proposed Private Plan Change ('PPC 75' or 'the Plan Change') to the Auckland Unitary Plan: Operative in Part ('AUP(OP)'). The Plan Change seeks to amend the provisions of the AUP(OP) which apply to the Mason Clinic site located in the Wairaka Precinct, Carrington Road, which has been expanded to include recently purchased sites to the north and south of the existing site.
- 1.2 The documents provided with the Plan Change application notes that the Plan Change seeks to rezone the Northern Site and Southern Site to Special Purpose – Healthcare Facility and Hospital Zone and adjust the boundaries of the Wairaka sub-precincts to include the Northern Site and Southern Site within Sub-precinct A. The Plan Change also seeks to adjust the existing Wairaka Precinct provisions to better provide for the expansion of the Mason Clinic.
- 1.3 Auckland Transport is a Council-Controlled Organisation of Auckland Council ('the Council') and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ Auckland Transport is responsible for the planning and funding of most public transport; promoting alternative modes of transport (i.e., alternatives to the private motor vehicle); operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network for the Auckland region.
- 1.4 Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

¹ Local Government (Auckland Council) Act 2009, section 39.



2. Transport Infrastructure

2.1 Auckland Transport has reviewed this Plan Change to ensure it is aligned to the framework that the existing Precinct Plan provides with its intent and identified outcomes. This includes consideration of the Precinct Plan description, objectives, policies, and assessment framework.

2.2 Development of existing urban areas generates transport effects that need to be considered to ensure adverse effects are avoided, remedied and/or mitigated. Cumulative adverse effects on the transport network can also result from multiple developments that may individually have minor effects but in combination with others result in significant effects. This may include the need for investment in transport infrastructure and services to support construction, land use activities and the communities that will utilise these areas. Auckland Transport's submission seeks to ensure that the transport related matters raised by PPC 75 are appropriately considered and addressed as part of achieving a well-functioning urban environment.

2.3 At the regional level, the Wairaka Precinct is currently one of the largest contiguous brownfield developments on the Isthmus, with its own internal transport network and its interface with the external network. The transport effects of PPC 75 should, therefore, be considered in conjunction with the potential effects from other developments being progressed, including in the Wairaka Precinct, in the context of the broader network. Key considerations within the Wairaka Precinct, for example, includes:

- 26.5ha of Crown land held for housing purposes and intended for medium to high density residential development initially targeting 2,500 dwellings.
- 4.4ha of land owned by Ngāti Whātua Ōrākei in the southern and western portion of the Precinct is targeted for medium and high-density residential development with an expected yield, when combined with the Crown land holdings in the South, of around 500 units.
- Unitec Institute of Technology ('Unitec') with their 21ha that is currently used as a tertiary education campus and associated business park. Unitec has a previous Integrated Transport Assessment for their campus consolidation, now in part superseded. It is based on:
 - i. growing the campus to 12,000 FTEs;
 - ii. the construction of two parking buildings; and
 - iii. operational changes to the campus with a key focus on public transport and the spreading of teaching time, to achieve a wider distribution of travel time.

2.4 In reviewing this Plan Change, Auckland Transport has had regard to the Integrated Transport Assessment (ITA) dated June 2020, completed on behalf of the Ministry of Housing and Urban Development ("MHUD") for their proposals associated with the Wairaka Precinct and the Precinct overall, reviewed by the Council at the time. Auckland Transport has also reviewed the ITA dated April 2021, provided in support of this Plan Change proposal. The ITA completed for the Wairaka Precinct identifies the known existing and planned development within the Precinct at its date of issue and includes stated assumptions about other development within the study area. The relevant projects include, but are not limited to, the construction of a new, upgraded,

traffic signal-controlled intersection at or near the vicinity of the current Unitec Gate 2 on Carrington Road and the upgrade of Carrington Road as identified in the Regional Land Transport Plan (2021-2031). The upgrade of Carrington Road includes the provision of intersection improvements, bus lanes and new bus facilities to support the Unitec precinct redevelopment in Mt Albert with the bulk of the funding allocated between 2026 and 2031.

3. Specific parts of the Plan Change that this submission relates to

3.1 The specific parts of the Plan Change that this submission relates to are set out in Attachment 1. In keeping with Auckland Transport's purpose, the matters raised relate to potential effects on the transport network (internal and external) and how the development enabled by the Plan Change will integrate with transport infrastructure and facilities.

3.2 Auckland Transport has no opposition to the Plan Change in principle however there are a number of outstanding transport issues needing to be addressed. This position is subject to:

- The potential transport effects of the Plan Change are appropriately assessed and mitigated.
- Auckland Transport's concerns as outlined in this submission, including in Attachment 1, are resolved. To align with submission requirements, these have been identified as matters Auckland Transport is opposing.

3.3 Auckland Transport is available and willing to work through the matters raised in this submission with the applicant.

4. Decisions sought by Auckland Transport

4.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.

4.2 In all cases where amendments to the Plan Change are proposed, Auckland Transport would consider alternative wording or amendments which address the reason for Auckland Transport's submission. Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

5. Appearance at the hearing:

- 5.1 Auckland Transport wishes to be heard in support of this submission at a hearing.
- 5.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

Name: Auckland Transport

Signature:



Christina Robertson
Group Manager, Growth and Urban Planning Integration

Date: 27 June 2022

Contact person: Chris Freke,
Principal Planner, Growth & Urban Planning Integration Unit

Sam McGough
Planner, Growth & Urban Planning Integration Unit

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: +64 27 466 1119

Email: Chris.Freke@at.govt.nz

Attachment 1

Topic	Support / Oppose	Reason for submission	Decision requested
Plan Change as a whole	Support in part	Auckland Transport supports the purpose of the Plan Change to provide for the expansion of the Mason Clinic through adjustments to the current sub precinct boundaries and changes to the Wairaka precinct provisions. However, the submission seeks a number of transport related amendments to the proposed provisions.	Approve the Plan Change subject to the matters set out in this submission being addressed and resolved to Auckland Transport's satisfaction.
Vehicle Access	Oppose	<p>The Integrated Transport Assessment (June 2020) completed by the Ministry of Housing and Development ('MHUD ITA') for the wider Wairaka Precinct identifies the need to signalise at least one intersection on Carrington Road. The traffic modelling undertaken for the MHUD development includes the signalisation of Gate 2 (just north of Segar Avenue) and Gate 3 - Farm Road.</p> <p>The MHUD ITA which applies to the whole precinct was certified on the basis that traffic signals be provided on Carrington Road after a certain level of development occurred within the precinct. It assumed that there would be negligible change in demand from the existing Mason Clinic site.</p> <p>The development enabled by this Plan Change will contribute traffic and other transport demand onto Carrington Road beyond that previously assumed. It therefore needs to be subject to the same requirements</p>	<p>Amend the Plan Change to include provisions which assess the cumulative impact of trips on Carrington Road and access, using the framework within the MHUD ITA.</p> <p>Amend the Plan Change to include information requirements to assess additional trips generated from any development in sub-precinct A, to determine whether additional mitigation is required to support the proposed level of development and inclusion of appropriate mechanisms to ensure any such mitigation is provided.</p> <p>Amend the Plan Change to include provisions that address any upgrades to the Gate 1 or 2 - Carrington Road intersections necessary to support the development enabled by this Plan Change. This could include appropriate staging triggers in the precinct provisions.</p>

2.1

Topic	Support / Oppose	Reason for submission	Decision requested
		<p>that apply to other developments within the Precinct which also use the current priority access intersections with Carrington Road.</p> <p>The precinct should include provisions which assess the cumulative impact of trips on access to and from Carrington Road using the framework outlined in Sections 5.8 and 5.11 in the MHUD ITA, to determine if any further mitigation is required to be in place to support the proposed level of development.</p> <p>In addition, the precinct provisions should include information requirements to assess additional trips generated from any development in sub-precinct A and inclusion of appropriate mitigation mechanisms. This is to ensure the Carrington Road entrances for the Precinct will have sufficient capacity and safety to accommodate the forecasted increase of vehicular traffic flows.</p>	
Frontage Upgrade	Oppose	<p>Section 2.3 of the MHUD ITA (June 2020) notes the existing internal roads generally have footpaths, though these are often narrow, only on one side of the road and have no separation buffer between the carriageway and the footpath space. The MHUD ITA proposed to upgrade the internal road network, prioritising walking and cycling networks, including separated cycle facilities on key routes.</p> <p>The applicant is reliant on these transport upgrades to support active mode travel to the Plan Change site. At this stage, there is no certainty the upgrades to the</p>	Amend the Plan Change to include provisions that require upgrades on the site frontage with the internal road network to include safe walking facilities and provision for separated cycling facilities prior to or, in conjunction with, development.

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>internal road network will be delivered as part of the MHUD development proposals. If these measures are not implemented or are deferred to later stages, this is likely to restrict the accessibility of the site for active mode users.</p> <p>Safety and accessibility are particularly important considerations for active mode infrastructure. The precinct provisions should include a requirement to upgrade the site 'frontage' with the internal road network to ensure the site is safe and accessible for all road users, clearly identifying the works required to provide a safe walking and cycling connection to the Plan Change site.</p>	
Active Mode Access	Oppose	<p>The Integrated Transport Assessment (April 2021) completed to support the Plan Change (PPC 75 ITA) is lacking detail on the existing walking and cycling accessibility to the Plan Change site from Carrington Road or the regional cycleway. If the MHUD upgrades on the internal road network are not implemented, the existing network is limited for active mode users. Objective 8 of the Precinct Plan identifies the need to provide cycling and pedestrian linkages from the Precinct to the wider area.</p> <p>The Plan Change should consider the safety and accessibility of the site for pedestrians and cyclists based on the existing layout and speed environment, to determine if any further mitigation is required.</p>	<p>Require more information from the applicant about the accessibility of the site for active modes from Carrington Road based on the current layout and speed environment, to determine whether additional mitigation is required and then amend the Plan Change for inclusion of appropriate mechanisms in the Precinct Plan to ensure any such mitigation is provided. The additional assessment should consider the safety effects for active mode users.</p> <p>Amend the Plan Change to include provisions to address any upgrades to the internal roading network necessary to support the development ahead of any MHUD upgrades being delivered. This should include safe walking and cycling routes to the Mason Clinic.</p>

2.2

2.3

Topic	Support / Oppose	Reason for submission	Decision requested
Active Mode Connection	Oppose	<p>The existing Wairaka: Precinct Plan 1 identifies a shared path and open space running along the northern and southern boundaries of sub-precinct A. The connections provide two important links for active mode users between Carrington Road, Oakley Creek and the regional cycleway. Policies 4(J) and (K) of the Precinct Plan seek to provide for open space access to Oakley Creek and, pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.</p> <p>The applicant’s proposed amendments to the Wairaka: Precinct Plan 1 remove these connections and the remaining connections to Oakley Creek and the regional cycleway are further north and south of sub-precinct A.</p> <p>Attachment 14 of the Plan Change documentation includes correspondence between the applicant and MHUD. The document indicates MHUD’s intention to deliver equivalent open space and shared path proposals either through a separate Plan Change or by way of resource consent. There is no guarantee the transport interventions identified in MHUD’s development proposals will be delivered or be delivered prior to this Plan Change proposal being approved. As such, the Precinct Provisions should be revised to include appropriate alternative alignments to Oakley Creek and the regional cycleway as part of this Plan</p>	Amend Wairaka: Precinct Plan 1 to provide for appropriate alternative alignment(s) for any deleted active mode connections to Oakley Creek and the regional cycleway, including one in place of the formerly proposed reserve.

2.4

Topic	Support / Oppose	Reason for submission	Decision requested
		Change. One of these active mode connections should be in place of the formerly proposed reserve.	
Walking Path connection to Farm Road	Oppose in part	The existing Wairaka: Precinct Plan 1 identifies an indicative internal walking path network that connects through the key open space to Farm Road. The applicant's proposed amendments to the Wairaka: Precinct Plan 1 removes this connection through to Farm Road as the walking path appears to stop at the open space lot. This walking path supports connectivity within the Precinct and provides an important active mode connection from the internal network to Farm Road. Auckland Transport seeks to understand the justification for the apparent removal of this connection and reinstatement of the connection if required.	<p>Require more information from the applicant regarding the justification for deleting the indicative walking path connection through the open space lot to Farm Road.</p> <p>Based upon this information, amend the Wairaka: Precinct Plan 1 to reinstate the pedestrian connection through the open space lot to Farm Road if required or provide an appropriate alternative.</p>

2.4

2.5

RESOURCE MANAGEMENT ACT 1991**SUBMISSION ON PRIVATE PLAN CHANGE 75 (MASON CLINIC) TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART)****Clause 6 of First Schedule, Resource Management Act 1991**

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTERS: **Geoffrey John Beresford and Joanna Louise Beresford** at the address for service set out below.

1. This is a submission on Private Plan Change 75 to the Auckland Unitary Plan (Operative in Part), (**the Change**) requested by the Waitemata District Health Board (**WDHB**). The Change proposes to rezone 3A and 119A Carrington Road from Business – Mixed Use zone to Special Purpose – Healthcare Facility and Hospital zone, and to amend provisions and plans in the Wairaka Precinct to provide for the intensification and expansion of the Mason Clinic. The Change includes proposals to remove requirements for open space and a shared path from the site.
2. The Submitters are trustees of The GJ and JL Beresford Family Trust, which owns residential property at 5 Seaview Terrace, Mt Albert, Auckland.
3. The Submitters could not gain an advantage in trade competition through this submission and in any event are directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
4. This submission opposes the Change in its entirety. | 3.1
5. The reasons for the submission are that the Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (the Act).

- (b) Is inconsistent with objectives, policies and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the Act.
 - (d) Is unnecessary and counterproductive to the sustainable management of Wairaka Precinct.
 - (e) Will generate significant adverse effects on the environment in particular in terms of traffic, noise, social impacts and on the ability to comprehensively redevelop the Wairaka Precinct for high quality residential development.
6. In particular, but without limiting the generality of the above:
- (a) The Change will enable significant adverse effects on the environment including on the social well-being of the existing and proposed residential community.
 - (b) The Plan Change is sought to service anticipated demand in forensic psychiatric services and broaden the services provided at the Mason Clinic in respect of youth services and holistic rehabilitation facilities for non-custodial users. The Change approximately doubles the site area zoned for the Mason Clinic and is intended to enable the expansion of the Mason clinic to a GFA of around 10,000 square metres, nearly double that of the existing facilities. The proposed expansion and broadening of the services changes the public safety risk and requires an overall assessment of the level of security and whether the activity remains appropriate in this location.
 - (c) The Change enables the expansion and intensification of the existing Mason Clinic but fails to assess the cumulative effects on social well-being of expanding the facility given the concentration of other WDHB / Mental Health facilities in the block bounded by Sutherland Road Carrington Road and Segar Avenue and on Seaview Terrace.
 - (d) The Change does not adequately assess or mitigate the Social Impacts of the proposed expansion and cumulative effects of locating the expanded facility in this area. The Mason Clinic is a regional facility providing forensic psychiatric services for the WDHB and the upper North Island. The Plan Change fails to recognise that the burden of the proposed expansion falls disproportionately on the local community or to mitigate those adverse effects. Further, there is nothing in the Change to ensure that other WDHB / Mental Health facilities are not relocated and consolidated to the site
 - (e) The Plan Change seeks to provide for "justice facilities" across the entire site. However, the AUP definition is very broad being a "[f]acility used for judicial, court, or tribunal purposes, and/or activities including collection of fines and reparation, administration and support, together with custodial services as

3.1

part of the operation of New Zealand's justice system." Given the very particular forensic psychiatric activity sought to be enabled by the plan change there needs to be a more specific definition of the activities allowed on the site rather than reliance on the AUP definition.

3.1

- (f) The Change refers to providing a mixture of publicly accessible and secure facilities controlled at different security levels, however, there is nothing to ensure that security and public safety measures on the site are adequate. Rather, the Change expresses a desire to rely on building layout, existing vegetation and to reduce yards and minimise boundary fencing. The Plan Change does not include requirements to retain and maintain existing planting relied on for mitigation and security.
- (g) The section 32 analysis does not adequately assess other reasonably practicable alternatives but instead relies on the WDHB having determined that it will be most efficient to expand and intensify the existing Mason Clinic, rather than relocating the facilities elsewhere, or to develop multiple facilities across separate landholdings. Assessment of options (such as relocation and use of the site for residential purposes) needs to be undertaken in the context of the planned comprehensive urban development of the Precinct.
- (h) The Plan Change, in providing for the expansion of the facility, is inconsistent with the NPS-UD 2020, which seeks to create well-functioning urban environments and provide for more intense residential development close to centres and rapid transit stations.
- (i) The Change proposes delete the open space and shared path components from the Wairaka Precinct Plan 1 that apply to the sites, which are intended to provide important connections when the Wairaka Precinct is comprehensive developed for residential purposes. There is no plan in place for replacing these connections and open space and they ought to remain in place until replacements are secured.
- (j) The Plan Change sets out that the functional and operational needs of the facility will limit the height to two to three stories but fails to limit the height of the buildings accordingly, which will generate significant adverse effects on the surrounding environment.
- (k) The Plan Change provides for development within the flood plain of a large catchment, in which significant urbanisation is enabled via existing planning provisions. There is no basis for reduced riparian margins and there needs to be a requirement that consented stormwater works are implemented in advance of any redevelopment on the site.

- (l) The Plan Change seeks controlled activity status for certain activities and non-notification of restricted discretionary activities. The extent of proposed controlled activity status and the inclusion of the non-notification rule are inappropriate. The Council and community need the ability to respond to proposals as the surrounding environment changes.
- (m) Assessment criteria (for controlled activity status) regarding safety and security, and the functional and operational requirements of the site, do not adequately recognise the risks posed by the special forensic psychiatry function of the facility. If the Change is approved, the assessment criteria and other provisions need to be strengthened to ensure public health and safety and to enable Council consent processing officers to assess whether a future proposal will satisfactorily achieve these outcomes.
7. The Submitters seek that the Change be withdrawn or, if necessary, disallowed unless amendments are made to address the concerns in this submission.
8. The Submitters wishes to be heard in support of their submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at any hearing.

3.1

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