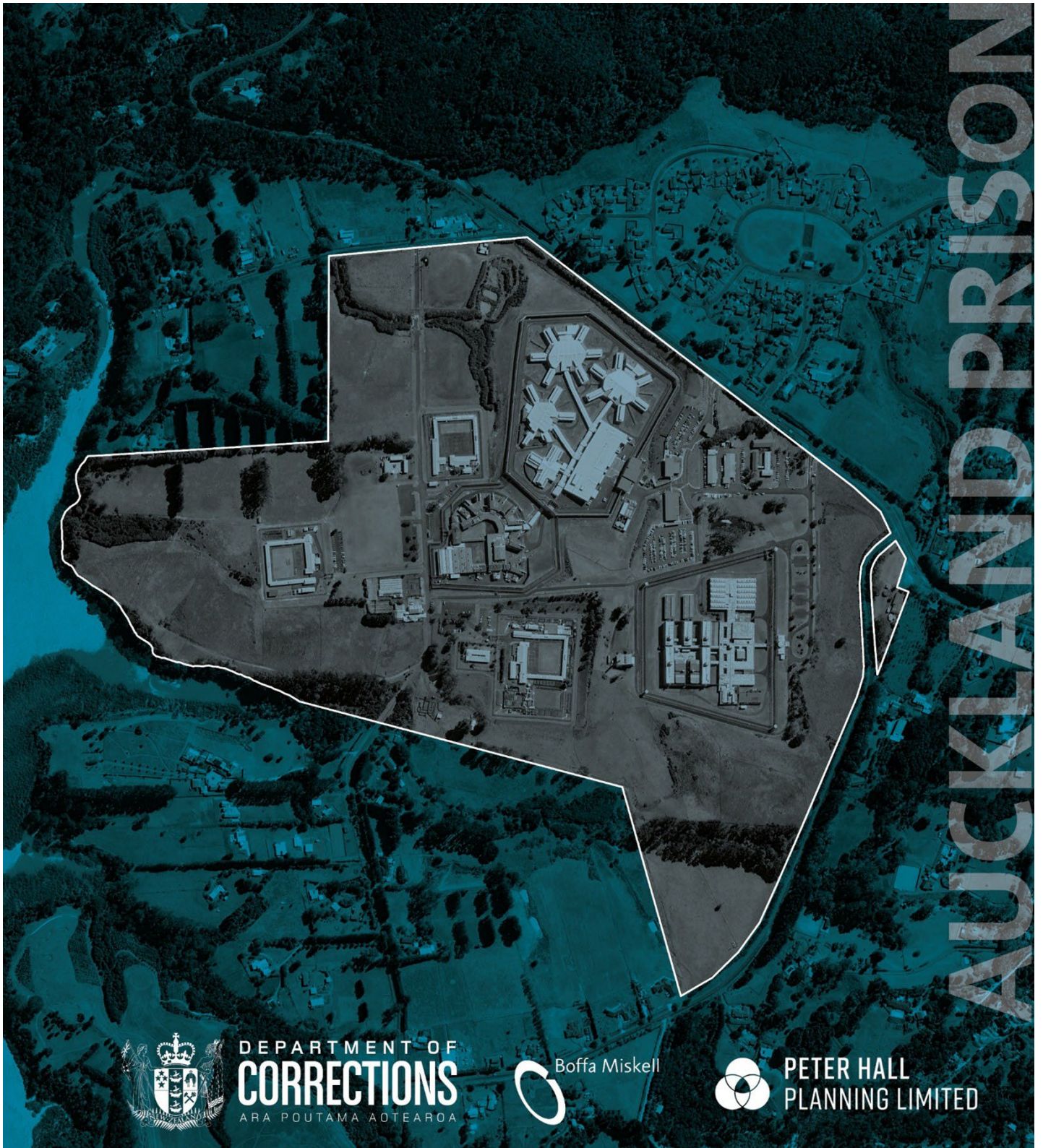


Auckland Prison Capacity Increase

Volume 2 – Appendix 2I
Ecological Effects Assessment



DEPARTMENT OF
CORRECTIONS
ARA POUTAMA AOTEAROA



Boffa Miskell



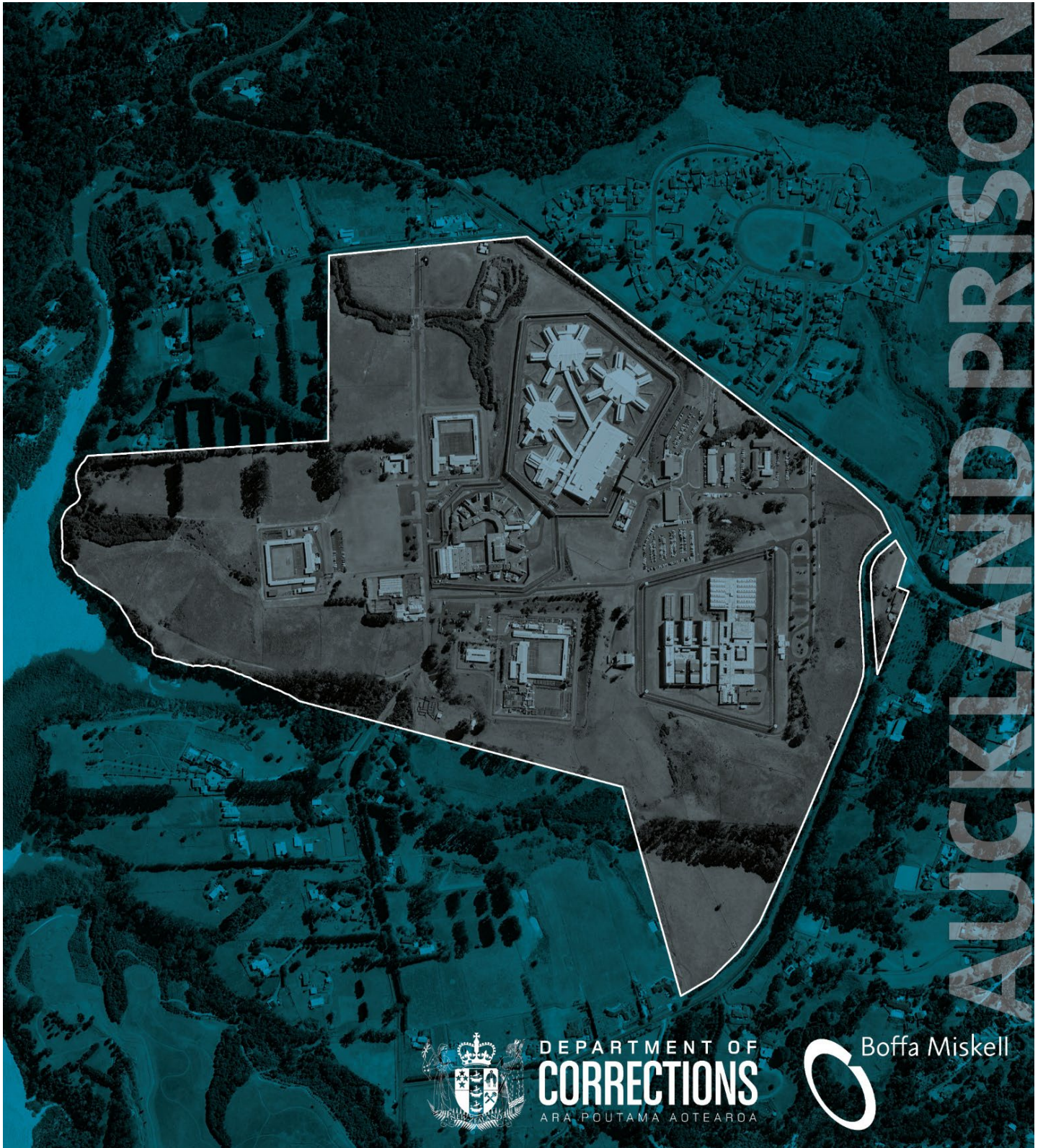
PETER HALL
PLANNING LIMITED

Auckland Prison Capacity Increase

Assessment of Ecological Effects

Prepared for The Department of Corrections – Ara Poutama Aotearoa

26 March 2026





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Executive Summary

The Department of Corrections – Ara Poutama Aotearoa (Corrections) are seeking to alter the existing designation to enable increased capacity at Auckland Prison under the Fast-track Approvals Act 2024 (FTAA). The purpose of the project is to increase the maximum prisoner capacity at Auckland Prison (from 681 to 1,220 prisoners). The alteration to the designation includes a comprehensive new set of designation conditions. This increase in capacity is likely to be delivered in stages and detailed site layout and facility designs will be submitted as part of future Outline Plans of Works (OPW).

This report provides an assessment of the ecological values of the location and the potential and actual effects of the proposed increase in prisoner capacity on these values to support the designation alteration. A separate ecological assessment has been prepared to support the proposed watercourse works (reclamation and piping of watercourses 1 and 2 within the Auckland Prison Site). Because design information for new prison facilities is not currently available, the assessment has relied on a “parameters approach”, available information and site observations to inform the assessment and have undertaken field surveys where relevant RMA policy drivers are more recent and more restrictive.

The Auckland Prison Site is highly modified with buildings, roads, highly managed gardens and vegetation, with extensive stormwater infrastructure; and the site is highly managed. Ecological features across the site are limited, and all features are of low ecological value. The habitat available for indigenous fauna is also limited and the presence of threatened indigenous fauna is highly unlikely.

Ecological offsetting and compensation for the reclamation of any watercourses and the removal of vegetation on the site is planned. A proposed Landscape Mitigation and Ecological Mitigation and Enhancement Plan (LMEEP) has been prepared which, amongst other things, will enhance the natural character and ecological values of the site.

The proposed offset and compensation will provide substantial positive ecological benefits to the Site much greater than those being removed. All of these measures are integrated into a single expansive location at the Site such that the whole enhancement is greater than its component parts.

The proposed Auckland Prison capacity increase, and the proposed designation conditions satisfy the effects management hierarchy for the management of the potential and actual ecological effects of the proposed activities of the Notice of Requirement (NOR).

Glossary of Abbreviations

Term	Meaning
Area A	The area of the Auckland Prison Site identified as Area A on Figure A Designation Areas Plan, comprising some 44.93 hectares, in which Corrections proposes to construct all new secure prison facilities.
Area B	The area of the Auckland Prison Site identified as Area B on Figure A Designation Areas Plan comprising some 3.30 hectares, in which Corrections proposes the development of carparking, a prisoner control point, visitor centre, and associated non-secure facilities.
Area C	The area of the Auckland Prison Site identified as Area C on Figure A Designation Areas Plan comprising some 31.81 hectares in which Corrections proposes to use for balance land (including Landscape revegetation and tree planting, farming, surveillance equipment and lighting, Vehicle accessways, Infrastructure and services (including water, wastewater and stormwater facilities), Cultural buildings, Offender employment activity; and Energy generation and storage facilities).
Area D	The area of the Auckland Prison Site legally described as Section 1 Survey Office Plan 66966 and identified as Area D on Figure A Designation Areas Plan comprising some 0.64 hectares, in which Corrections proposes to continue using for staff training facilities, community facilities, infrastructure and services, carparking and lighting.
CBD	Central Business District
EcMP	Ecological Management Plan
ED	Ecological District
LEEMP	Landscape and Ecological Mitigation and Enhancement Plan
LEIEP	Landscape and Ecology Implementation Plan
NESF	National Environment Regulations Freshwater
NOF	National Objectives Framework
NOR	Notice of Requirement
NPS-FM	National Policy Statement for Freshwater Management
NPS-IB	National Policy Statement for Indigenous Biodiversity
OLFP	Overland Flow Paths
OPW	Outline Plans of Works

Term	Meaning
RMA	Resource Management Act
SEA	Significant Ecological Area

Glossary of Defined Terms

Term	Meaning
Central Business District	The Unitary Plan defines the Central Business District (CBD), also known as the city centre, as the geographical and economic heart of the Auckland metropolitan area. It's a high-density area focused on business, commercial, and some residential development
Designation	Defined in section 166 of the RMA, as “a provision made in a district plan to give effect to a requirement made by a requiring authority under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.”
Ecological District	An ecological district is a local part of New Zealand where the geology, topography, climate, plants and animals interrelate to produce a characteristic landscape and range of ecosystems.
Ecological Feature	A location in the landscape identified as a functioning habitat, species and ecosystems and confirmed using established protocols and criteria.
Ephemeral watercourse	a watercourse that only carries water during and shortly after rainfall events. It is characterised by a bed that is above the water table at all times and only contains water when it's actively raining or immediately after.
Intermittent Stream	<p>Defined in section J1 the Unitary Plan, as stream reaches that cease to flow for periods of the year because the bed is periodically above the water table. This category is defined by those stream reaches that do not meet the definition of permanent river or stream and meet at least three of the following criteria:</p> <ul style="list-style-type: none"> (a) it has natural pools; (b) it has a well-defined channel, such that the bed and banks can be distinguished; (c) it contains surface water more than 48 hours after a rain event which results in stream flow; (d) rooted terrestrial vegetation is not established across the entire cross-sectional width of the channel; (e) organic debris resulting from flood can be seen on the floodplain; <p>or</p> <ul style="list-style-type: none"> (f) there is evidence of substrate sorting process, including scour and deposition.
Overland Flow Path	Defined in section J1 of the Unitary Plan, as a low point in terrain, excluding a permanent watercourse or intermittent river or stream, where surface runoff will flow, with an upstream contributing catchment exceeding 4,000 m ² .

Term	Meaning
Permanent Stream	Permanent river or stream. Defined in section J1 of the Unitary Plan, as the continually flowing reaches of any river or stream.
Sediment Control	Capturing sediment that has been eroded and entrained in overland flow before it enters the receiving environment.
Significant Ecological Area	Terrestrial area identified as significant indigenous vegetation or significant habitats of indigenous fauna located either on land or in freshwater environments (UNITARY PLAN D.9 Significant Ecological Areas Overlay).
Unitary Plan	Auckland Unitary Plan (Operative in Part) 2016
Watercourse	A natural or artificial channel through which water flows.

1.0 Introduction

1.1 Background

1. The Department of Corrections – Ara Poutama Aotearoa (Corrections) are seeking to alter the existing designation to enable increased capacity at Auckland Prison under the Fast-track Approvals Act 2024 (FTAA).
2. The purpose of the project is to increase the maximum prisoner capacity at Auckland Prison (from 681 to 1,220 prisoners) to enable Corrections to respond to projected population growth and build resilience into the network in the region of highest demand. The alteration to the designation includes a comprehensive new set of designation conditions.
3. The increase in capacity would enable the construction of new facilities to accommodate up to 960 prisoners, operating alongside the Maximum Security Facility, which has capacity for 260 prisoners. This increase in capacity is likely to be delivered in stages.
4. Detailed site layout and facility designs will be submitted as part of future Outline Plans of Works (OPW). Over time, the new prison facilities are expected to replace some or all of the existing infrastructure at the Site, with the exception of the Maximum Security Facility, which will remain.

1.2 Purpose of the Report

5. This report, which is one of a series of technical assessment reports, provides an assessment of the ecological values of the location and the potential and actual effects of the proposed increase in prisoner capacity on these values.
6. The report should be read alongside the Ecological Management Plan (EcMP) and the Landscape and Ecology Implementation Management Plan (LEIMP) which form part of the substantive application.

1.3 Qualification and Relevant Experience

7. This report has been prepared by Dr Ian Boothroyd, a certified (CEnvP, CBiol) and experienced ecologist who is a Senior Principal ecologist and partner of Boffa Miskell; and Ashley Flood (CEnvP) who is an Associate Principal ecologist at Boffa Miskell. Their qualifications and experience are outlined in **Appendix 1: Expert Statements** along with confirmation that this report has been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses.

1.4 Approach

8. This application is to secure an alteration to the designation for increased capacity at Auckland Prison. Detailed site layout and facility designs will be submitted as part of future Outline Plans of Works (OPW) and applications for resource consents. Therefore, the approach has been to undertake an assessment of the ecological

constraints and the likely effects of the increase in capacity on the ecological values, based on the proposed development parameters. Because design information is not currently available, the assessment has relied on existing information and site observations to inform our assessment and have undertaken field surveys where relevant RMA policy drivers are more recent and more restrictive.

9. Most noticeably the National Policy Statement for Freshwater Management and the National Environment Standards Freshwater support clear directives and regulations for freshwater wetlands and watercourses (defined as 'rivers'). Accordingly, further surveys of the distribution, location, integrity and values of wetlands and watercourses within the Auckland Prison amended designation 3900 area (referred to as 'the Site') have been undertaken.
10. The current designated site includes the Prison Village on the northern side of Pāremoremo Road, as well as the Pāremoremo Community Hall located at 505 Pāremoremo Road. The proposed alteration will remove the designation from the Prison Village, while retaining it over the Prison Site and over 505 Pāremoremo Road which is occupied by the community hall (as shown in Figure 1). Accordingly, no assessment is carried out in relation to the Prison Village.
11. Our approach has been to inform the development parameters to avoid ecological values as far as practicable, and to inform the designation conditions to ensure that appropriate ecological management measures are in place to manage potential effects on ecological values.

2.0 Location and Ecological Context

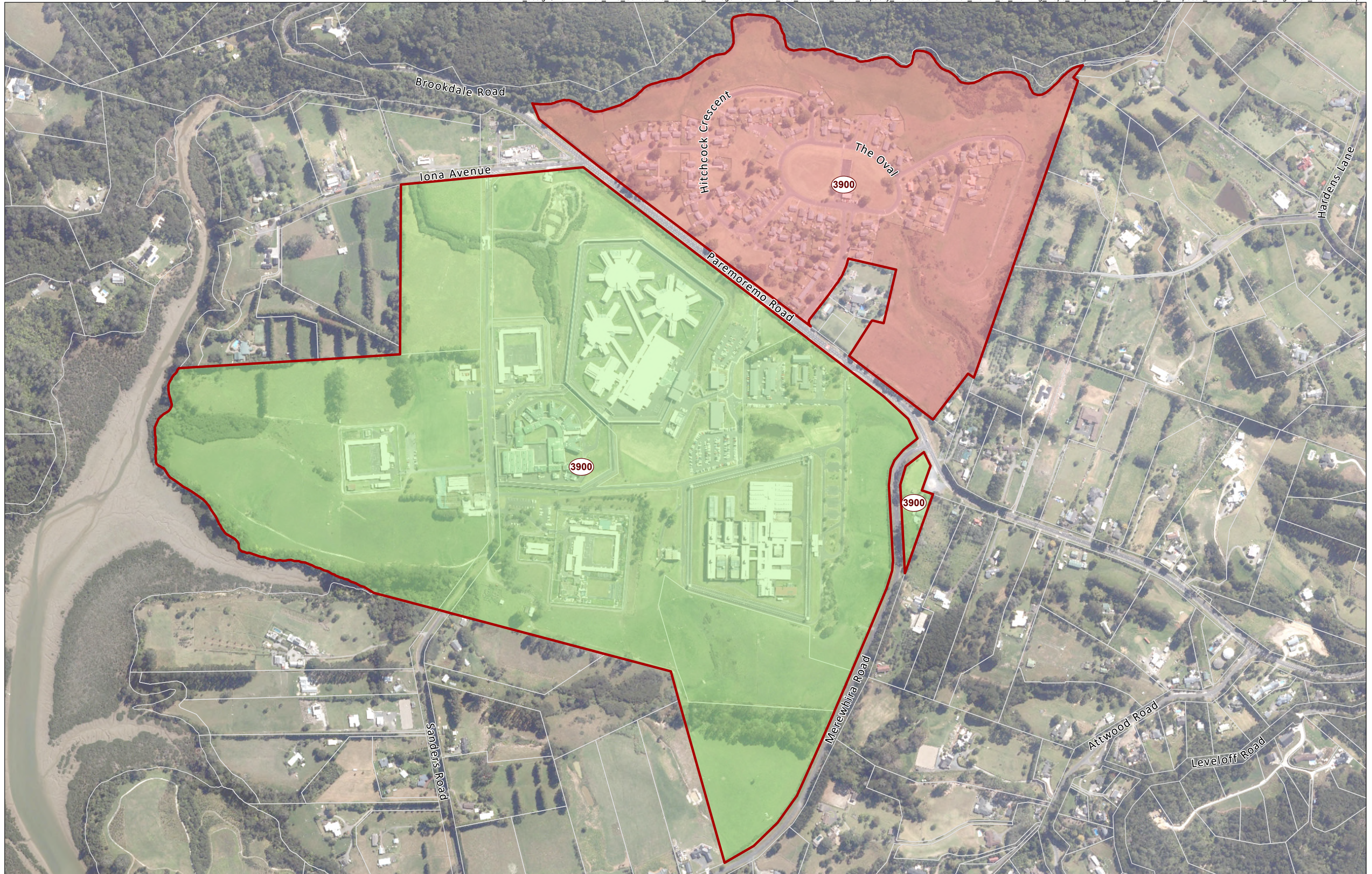
2.1 Location

12. Auckland Prison is located at 530 Pāremoremo Road, Pāremoremo, on Auckland's north shore. The Site is 80-hectares and is located approximately 26 km northwest of Auckland CBD and 8 km to the southwest of Albany.
13. The northern boundary of the Site is defined by Pāremoremo Road and Iona Avenue, with the existing main access via a secure control point within the Site adjacent to Pāremoremo Road. The southwestern boundary follows Pāremoremo Creek, a tidal inlet of the Upper Waitematā Harbour. The northwestern boundary adjoins rural-residential properties along Iona Avenue. The southeastern boundary runs along Merewhira Road, a no-exit route connecting Pāremoremo Road and Sanders Road, where several large lifestyle properties are located. The southern boundary borders rural-residential properties along Merewhira and Sanders Roads, with informal site access from Sanders Road.
14. Pāremoremo Scenic Reserve located approximately 300 m north of the Prison, spans 107 hectares and is one of the largest continuous tracts of native forest on the North Shore. The reserve's steep, south-facing slopes are cloaked in mature conifer-broadleaf forest. The reserve is a popular recreation area with a number of walking tracks.

15. Pāremoremo Creek originates within the scenic reserve, flowing through a narrow floodplain before becoming a tidal estuary west of the Site. The estuary features mangroves, wetlands, and native vegetation and holds high ecological and visual value. It is designated as a Significant Ecological Area (SEA-M2-57b) and a Natural Stream Management Area under the Auckland Unitary Plan (Unitary Plan), recognising its natural character and ecological function (Figure 1). The Pāremoremo reserve and creek is identified as an outstanding natural landscape overlay (Pāremoremo Escarpment ONL #52) within the Unitary Plan.

2.2 Site Description

16. The topography of the Site is generally undulating, with the highest points located in the northeastern corner near Merewhira Road, reaching 30–55 metres above sea level (masl), and along the southern boundary near Sanders Road, where elevations are up to 30 masl. The land gradually slopes down towards the southwest, forming a gully system that drains into Pāremoremo Creek. The central part of the Site consists of flatter terrain, mostly around 20-25 masl. An artificial bund is located near the northern Sanders Road access from Iona Avenue, constructed alongside the Maximum Security Facility and stormwater pond.



17. Vegetation across the Site is a mix of native and exotic species. The riparian and estuarine margins feature mangroves and recently established native plantings, while the central areas are predominately mown grass and open lawn, especially around buildings and recreation fields. Native planting was introduced along the edges of Pāremoremo Road and Merewhira Road during the development of the Maximum Security Facility, though some gaps have developed in this buffer. Large exotic trees, such as oak, eucalyptus, pine, and macrocarpa, are found around Prison facilities and along Site boundaries, particularly on the western and southern edges. Shelterbelt plantings also exist along the boundary often within adjoining rural-residential properties along Iona Avenue.

2.3 Ecological Context

2.3.1 Ecological District

18. The Department of Conservation describes the Tāmaki Ecological District (ED) as being original forest characteristic northern North Island lowland type with abundant taraire and puriri. Some kauri remnants (with hard beech) occur on the North Shore. Mangroves line parts of Waitematā Harbour and Tāmaki River. The district includes major wetland habitats of the Tāmaki Estuary and Waitematā Harbour and with large areas of tidal flats. The district contains mainland populations of moko skink (*Leiopisma moco*) near Auckland city.
19. No terrestrial significant ecological areas (SEAs) occur within then proposed designation but Significant Ecological Areas¹ (SEAs) occur in close proximity to the site (Figure 5). Schedule 3 of the Auckland Unitary Plan (Operative in part) (Unitary Plan) lists the factors applied to assessing SEA status, and these factors are repeated in **Appendix 2**. The factors attributable to the SEAs in the vicinity of Auckland Prison, Pāremoremo are summarised in **Table 1**.
20. None of the SEAs listed meet all five factors, but all meet at least two, and all three SEAs in the vicinity meet the criterion for threat status and rarity (i.e., indigenous vegetation, habitat for at risk species or is locally rare, land environment < 20% remains and vegetation or habitat that occurs within an indigenous wetland or dune ecosystem).

¹ Significant Ecological Areas – Terrestrial are identified areas of significant indigenous vegetation or significant habitats of indigenous fauna located either on land or in freshwater environments (UNITARY PLAN D.9 Significant Ecological Areas Overlay).

Table 1: List of SEAs (and their attributes) in the vicinity of Auckland Prison, Pāremoremo.
 ✓ = meets criterion.

Factors for assessing ecological value (Schedule 3 (Unitary Plan))					
SEA	Representativeness	Threat status and rarity	Diversity	Stepping stones, migration pathways and buffers	Uniqueness or distinctiveness
SEA-T-8330		✓			
SEA-T-6745		✓		✓	
SEA-T-8135	✓	✓	✓		

21. We describe and comment further on the SEA-M2-57b Pāremoremo Creek SEA in our section on marine ecological values below.

3.0 Proposal

3.1 Background

22. As outlined above, the Department propose to alter the designation at Auckland Prison, Pāremoremo, to enable capacity to be increased from the current designation maximum of from 681 to 1,220 prisoners. The increase in capacity is likely to be built in stages. The new facilities will ultimately replace some or all of the existing facilities at the site, apart from the Maximum Security Facility.
23. A specific site layout and design for the proposed facility or facilities will be provided with future Outline Plans of Works.

3.2 Consultation

24. Commencing in July 2025 Corrections consulted with key stakeholders, neighbouring landowners and the local community. Ecology effects were a key topic during meetings with local community groups. Some community groups suggested that pest management should integrate with wider community-led initiatives.
25. In response to the feedback received, Corrections has initiated the preparation of a Pest Animal Management Plan (PAMP) for the proposal, to work in with wider community initiatives. The objectives of the PAMP are:

- To protect any lizards relocated to the Lizard Release Site from predation.
 - To protect new plants from browsing pest animals during establishment of the enhancement planting.
26. Further details on consultation outcomes are provided in the Consultation Report prepared by Boffa Miskell (**Volume 1, Appendix 1G** to the Substantive Application).

3.3 Parameters Approach

27. Because the purpose of the designation is to increase prisoner capacity and meet demand, there is no design information currently available. A set of development parameters have been developed to provide maximum flexibility and as much certainty as practicable, to provide the basis for the assessment of the effects on the environment. The parameters provide for the maximum anticipated “envelope” of built form and operational characteristics (i.e. prescribed maximum limits), that form the proposal. The approach has been to inform the development parameters to avoid ecological effects as far as practicable and to inform the designation condition to ensure appropriate ecological mitigation measures are in place to manage any identified potential effects.
28. The parameters that are relevant to this assessment (including the rationale and methodology to develop the parameter, as relevant to this assessment) are summarised in Table 2 below.

3.4 Proposed Designation Areas

29. Four proposed designation areas have been identified (Figure 2):
- Area A covers 44.93 hectares is located centrally within the Site, set back 30 metres from the western boundary and about 200 metres from the coastal edge. The area avoids elevated terrain to the south and east and already contains several existing buildings. On balance most of the land within Area A is already used for existing Prison facilities with hard surfaces associated with buildings such as yards, access roads and carparking. The open space is currently open sports fields, gardens, a constructed pond and mown grass/lawn areas.
 - Area B is 3.30 hectares in size and located in the northern part of the Site, adjacent to Iona Avenue. It includes open grassed land on either side of the northern Sanders Road access, situated north of the existing stream and stormwater pond. A prominent feature of this area is a large manmade mound, constructed as part of the stormwater system for the Maximum Security Facility. There are no trees or other vegetation within this area.
 - Area C, the balance land beyond Areas A and B, 31.81 hectares in size, mostly open grassland and pasture with some existing vegetation, buildings, stormwater facilities, watercourses and natural inland wetlands.
 - Area D, approximately 0.64 hectares in size, is an area of land to the east of the main Prison Site, which is utilised for staff training facilities, community facilities, infrastructure/services, carparking and lighting.

30. Not all land within Areas A and B will be developed for buildings. Area C will largely be planted in vegetation.

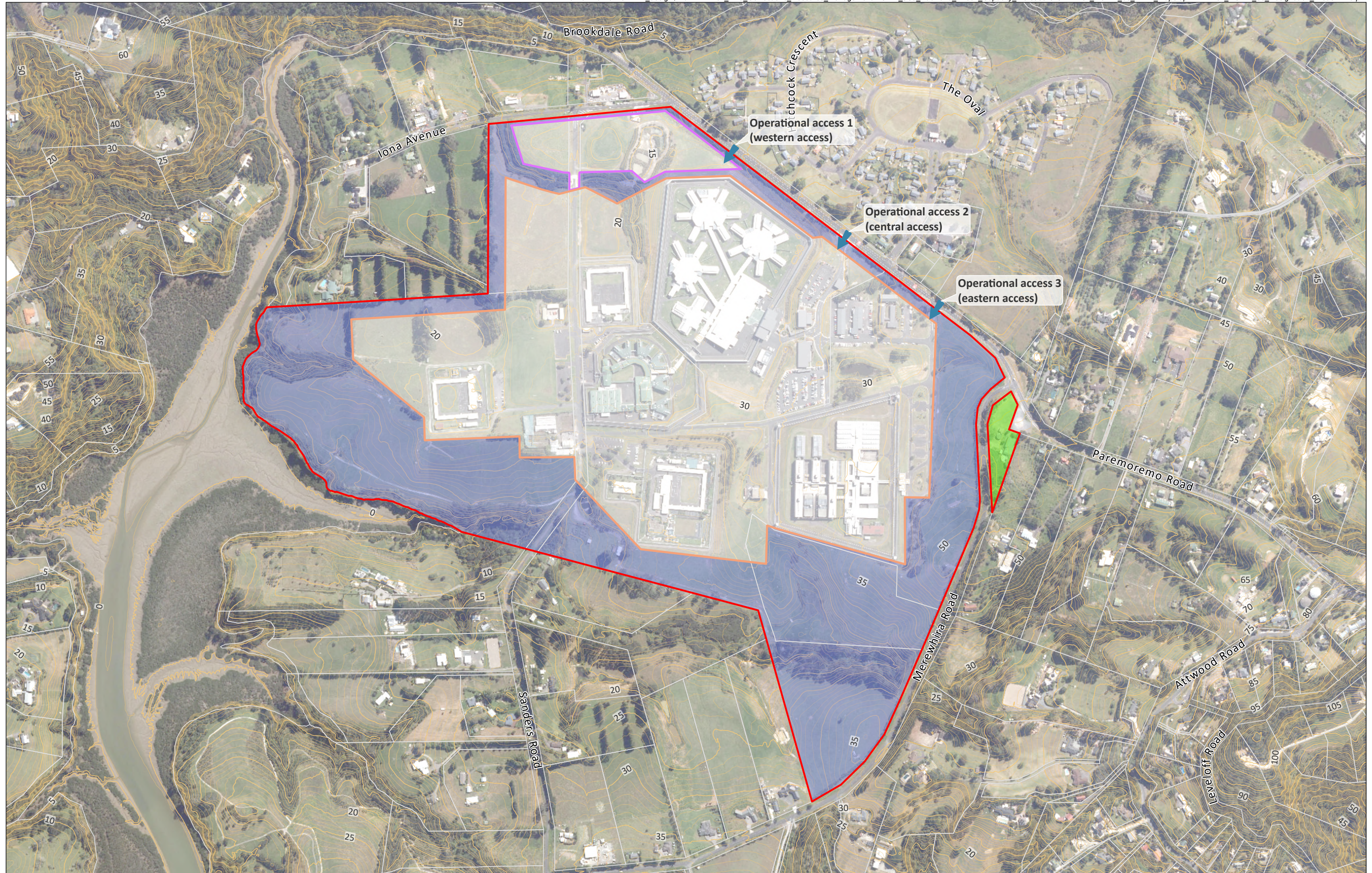


Table 2: Parameters for the Auckland Prison Capacity Increase relevant to the ecological assessment.

Parameter	Purpose	Methodology (how the parameter was developed with input from ecologists)	How the parameter has informed the assessment
<p>Area A</p> <p>New secure facilities must be located in Area A. Non-secure facilities may also be located within Area A.</p>	<ul style="list-style-type: none"> To provide sufficient developable land area, to accommodate the demand for prisoner places (new facilities for up to 960 prisoners). To provide certainty as to the extent of the site occupied by the secure perimeter and the secure facilities within that perimeter. To provide appropriate buffers from boundaries for the secure perimeter and secure facilities, to manage potential effects arising from secure facilities. To avoid known site constraints such as the coastal edge, steep terrain, wetlands and other aquatic features. 	<p>Site Opportunities and Constraints – Mapping and analysis of the site to identify constraints such as: coastal environment (with associated natural character and existing native vegetation natural inland wetlands and aquatic features. The extent of Area A was defined based on the area necessary to accommodate the new secure facilities, avoiding the location of wetlands and watercourses as far as practicable, and in areas already highly modified with a low number of trees. It is noted that Watercourse 1, 2 and 4 are located within Area A but other watercourses are avoided. Areas free from these constraints were considered more suitable for development.</p>	<p>Parameter provides certainty around development location and focuses the assessment. Defining this parameter ensures assessment can avoid wetlands and minimise impacts.</p> <p>Buffer and Setback Assumptions - The parameter ensures 10 m setbacks from wetlands to meet NESF regulations</p> <p>Avoidance of natural inland wetlands, the assessment avoids significant impacts on these areas.</p> <p>By excluding wetlands, coastal edges, and steep slopes from Areas A and B, the assessment avoids significant impacts on these areas, narrowing effects to modified or less sensitive parts of the site.</p> <p>Clarity for mitigation measures - Clearly defining the development area allows for areas targeted mitigation, including placement of ecological planting in Area C.</p>

Parameter	Purpose	Methodology (how the parameter was developed with input from ecologists)	How the parameter has informed the assessment
	<ul style="list-style-type: none"> To provide certainty of the activities that will occur on the site. 		
<p>Area B</p> <p>New non-secure facilities may be located in Area B (or Area A as above)</p>	<ul style="list-style-type: none"> To identify an area where secure facilities will not be located, while enabling the development of carparking, visitor centre, and associated non-secure facilities within an identified area. To avoid known site constraints including streams. To provide certainty of the activities that will occur on the site. 	<p>Opportunities and Constraints Mapping: Site analysis identified key constraints, watercourses and riparian vegetation— the extent of Area B was defined based on an existing modified area to protect the lower reaches of existing watercourse 1 and the riparian vegetation as far as practicable. Less constrained areas were prioritised for built development.</p>	<p>Avoidance of natural inland wetlands, the assessment avoids significant impacts on these areas.</p> <p>Clarity for mitigation measures - Clearly defining the development area allows for areas targeted for mitigation.</p>
<p>Area C</p> <p>Balance land activities including the following non-secure facilities can be located within Area C, including:</p> <ul style="list-style-type: none"> Landscaping revegetation and tree planting Farming 	<ul style="list-style-type: none"> To provide for a “balance area” area (Area C), where secure facilities will not be located, while enabling the continued use of the designated land for the designated purpose (and provision for supporting 	<p>Opportunities and Constraints Mapping: Area C contains several watercourses and natural inland wetlands so was prioritised as an area for proposed planting and ecological enhancement, enabling Corrections to concentrate new facilities in parts of the site (Areas A and B) that are already highlight modified.</p>	<p>An understanding that proposed new prison facilities will not result in reclamation or drainage of natural inland wetlands or watercourses within Area C (except a portion of Watercourse 2 that is described in Volume 3).</p> <p>Targeted areas for mitigation and enhancement planting, used to inform the proposed LMEEP</p>

Parameter	Purpose	Methodology (how the parameter was developed with input from ecologists)	How the parameter has informed the assessment
<ul style="list-style-type: none"> • Surveillance equipment and lighting; • Vehicle accessways; • Infrastructure and services (including water, wastewater and stormwater facilities); • Cultural buildings; • Offender employment activity; and • Energy generation and storage facilities. 	<p>infrastructure and planting etc).</p> <ul style="list-style-type: none"> • To provide certainty of the activities that will occur on the Site. • Enable identified areas for certain activities to assist with mitigation (e.g. retention of vegetation, creation of lizard release site within Area C). 		
<p>Area D</p> <p>Certain types of non-secure facilities may occur within Area D including staff training facilities, community facilities, infrastructure and services, carparking, and lighting.</p>	<ul style="list-style-type: none"> • To provide for the continued use of facilities at 505 Pāremoremo Road (Area D) (for community facilities and prison administrative purposes, such staff training) and infrastructure. 	<p>Opportunities and Constraints Mapping : Area D was not found to contain any significant ecological features, watercourses or natural inland wetlands. Area D requires its own 'Area' within the parameters to recognise its location separate to the remainder of the Auckland Prison site and to provide for the continued operation of existing activities and facilities.</p>	<p>An understanding that Area D will remain part of the designation and will continue to be used for non-secure facilities such as staff training activities, community facilities, associated carparking, infrastructure and services. I understand that activities in Area D are not expected to change appreciably.</p>

Parameter	Purpose	Methodology (how the parameter was developed with input from ecologists)	How the parameter has informed the assessment
	<ul style="list-style-type: none"> To provide certainty of the activities that will occur on the Site. 		
<p>Road Access</p> <p>Use of existing primary vehicle access points at Pāremoremo Road with option for a new access point (Operational Access 1) to Pāremoremo Road</p>	<ul style="list-style-type: none"> Proximity to Area A and B (carparking) Make efficient use of existing access where possible To enable safe and efficient operation of the internal and external road networks. Limiting the number of access points to maintain traffic safety. Identify the areas of the site that will be experience vehicle movements. 	<p>Use of Existing Infrastructure where possible: Preference given to existing road access points to reduce the need for new roading infrastructure, earthworks, and to minimise ecological disruption.</p> <p>Minimising Ecological Effects: Focus was to locate access points near the primary development areas (A and B), to contain vehicle activity within the more developed portions of the site, avoiding unnecessary potential intrusion into balance area and potential disturbance to ecological features.</p>	<p>Defined Key Areas of Activity: By confirming access via Pāremoremo Road, the assessment could focus on these areas for minimising ecological effects related to road upgrades and stormwater management.</p> <p>Avoidance of wetlands, the assessment avoids significant impacts on these areas.</p>

4.0 Planning Context

4.1 Overview

31. This section considers the relevant definitions to be applied to ecological features of the Site and the criteria to be applied in assessing the effects of the proposed increase in capacity at Auckland Prison. This section is not a statutory assessment, rather it provides a framework for the matters to be considered in our ecological assessment. This section refers to:
- Auckland Unitary Plan (Operative in Part)
 - National Policy Statement for Freshwater Management (NPS-FM).
 - National Environment Standards for Freshwater (NESF)
 - National Policy Statement for Indigenous Biodiversity (NPS-IB).
 - New Zealand Coastal Policy Statement (NZCPS).
32. Relevant matters are summarised below and provided in more detail.

4.2 Auckland Unitary Plan

4.2.1 The Identification and Delineation of Watercourses

33. The Unitary Plan Chapter J1 (Definitions) specifies the criteria for the classification of watercourses as either permeant, intermittent or ephemeral. These definitions are listed below. The definition of the watercourse has implications under the relevant objectives and policies in the Unitary Plan and affects the activity status of any proposed works within watercourses under the regional rules of the Unitary Plan. These have been applied these criteria in our assessment of watercourses described below.

River or Stream

34. A continually or intermittently flowing body of fresh water, excluding ephemeral streams, and includes a stream or modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal except where it is a modified element of a natural drainage system).

Permanent river or stream

35. The continually flowing reaches of any river or stream.

Intermittent stream

36. Stream reaches that cease to flow for periods of the year because the bed is periodically above the water table. This category is defined by those stream reaches

that do not meet the definition of permanent river or stream and meet at least three of the following criteria:

- it has natural pools;
- it has a well-defined channel, such that the bed and banks can be distinguished;
- it contains surface water more than 48 hours after a rain event which results in stream flow;
- rooted terrestrial vegetation is not established across the entire cross-sectional width of the channel;
- organic debris resulting from flood can be seen on the floodplain; or
- there is evidence of substrate sorting process, including scour and deposition

Ephemeral stream

37. Stream reaches with a bed above the water table at all times, with water only flowing during and shortly after rain events. This category is defined as those stream reaches that do not meet the definition of permanent river or stream or intermittent stream.

Overland Flow Path

38. Low point in terrain, excluding a permanent watercourse or intermittent river or stream, where surface runoff will flow, with an upstream contributing catchment exceeding 4,000 m².

4.3 National Policy Statement for Freshwater Management

39. The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out the objectives and policies for freshwater management under the RMA. It came into effect on 3 September 2020 (as Amended October 2024).
40. The NPS-FM applies to all freshwater (including groundwater) and, to the extent they are affected by freshwater, to receiving environments.

4.4 National Policy Statement for Indigenous Biodiversity

41. The objective of the National Policy Statement for Indigenous Biodiversity (NPS-IB) (amended October 2024) provides local authorities with direction on how they should manage indigenous biodiversity under the Resource Management Act 1991 ('RMA'), including introducing a variety of policies or modifications to policies, as well as setting out specific tasks to be undertaken. The NPS-IB also directs that local authorities must identify Significant Ecological Areas (SNAs) within specified timeframes.
42. The NPS-IB excludes land covered by water, water bodies and freshwater ecosystems (as those terms are used in the National Policy Statement for Freshwater Management 2020) and the coastal marine area.
43. SNAs have not yet been identified in the Auckland region in accordance with the methods set out in the NPS-IB, and accordingly none are identified on the Site.

5.0 Ecological Values of the Site

5.1 Terrestrial Ecology

5.1.1 Methods

44. Terrestrial ecological values were assessed using a mix of on-site observations and desktop surveys of available information, including online databases.

5.1.2 Vegetation

45. Vegetation within the Site includes a mix of mature and semi-mature exotic and evergreen trees, especially around the buildings, along with well-maintained lawn areas and gardens, plus open grassed areas of nearby fields. The grassed fields within the Site but outside of the built area are actively used for grazing stock (cattle and sheep).
46. The most significant vegetation is located along stream corridors (planted riparian margins) and at Site boundaries (Figure 3).

5.1.3 Herpetofauna

47. The Department of Conservation Bioweb database and the Auckland Council herpetofauna database were searched for records within the Tāmaki ED.
48. A review of indigenous herpetofauna records from the Department of Conservation's Bioweb database² and the Auckland Council herpetofauna database³ within 20 km of the Site has been undertaken. A list of potential herpetofauna species recorded within 20 years and in a 20 km range of the proposed build boundary, and their threat classification is provided below in Table 3.
49. A desktop review was also undertaken to identify any areas of vegetation that may be suitable for herpetofauna inhabitation. Where sites are highly maintained and disturbed through activities such as mowed and cared-for lawns and grassed areas, driveways, roadside swales and gardens, or are actively grazed by stock, the likelihood of indigenous lizards being present is very low. As operational prisons are typically highly maintained, a Wildlife Permit is being sought that will include surveys for Herpetofauna. Even though there has been skinks and geckos identified nearby, the Auckland Prison Site (used as an operational prison or grazing) does not provide suitable habitat for skinks or geckos.

² Department of Conservation Bioweb database accessed 2025

³ Auckland Council herpetofauna database accessed 2025

Table 3: Herpetofauna recorded within 20 km of the Auckland Prison site.

Common Name	Scientific Name	Threat Class (Hitchmough et al., 2021)	Regional threat class (Melzer at al. 2022)	Nearest Record within 20 km	Preferred habitats
Forest gecko	<i>Mokopirirakau granulatus</i>	At Risk - Declining	Regionally Declining	Greenhithe, 3.3 km.	Seral scrubland and forest
Elegant gecko	<i>Naultinus elegans</i>	At Risk - Declining	Regionally Declining	Greenhithe, 4.7 km.	Seral scrubland and forest
Pacific gecko	<i>Dactylocnemis pacificus</i>	Not Threatened	Regionally Declining	Pāremoremo Scenic Reserve, 0.8 km.	Seral scrubland and forest
Moko skink	<i>Oligosoma moco</i>	At Risk – Relict	Regionally Relict	Wainoni, 6.7 km	Leaf litter, grasslands and forest.
Ornate skink	<i>Oligosoma ornatum</i>	At Risk - Declining	Regionally Declining	Greenhithe, 4.1 km.	Forest, scrub and complex grassland.
Copper skink	<i>Oligosoma aeneum</i>	At Risk - Declining	Regionally Declining	Pāremoremo Scenic Reserve, 1.5 km.	Leaf litter, grasslands and forest.

5.1.4 Avifauna

50. A search of bird records was undertaken on the Ornithological Society of New Zealand Bird Atlas (Robertson et al. 2007), which includes observations of birds within the ecological district. Records were searched within a 5 km radius of the Auckland Prison. Aerial imagery and observations during site visits were also used to assess trees as suitable habitat for bird roosting or nesting. Birds observed during site walkovers were recorded. No formal surveys for avifauna were undertaken.
51. Native birds sighted during the site walkovers include pīwakawaka, welcome swallow, swamp harrier, kingfisher, pūkeko and spur-winged plover (all Not Threatened) (Robertson et al., 2021). All these bird species are highly mobile and likely to forage over the site and the surrounding rural land. Due to the lack of suitable vegetation cover and the disturbance of a highly maintained and utilised site, roosting and nesting sites are limited for most species. Introduced birds sighted included ring-necked pheasant, goldfinch, pilgrim geese, Indian myna, house sparrow, and Australian magpie.
52. Records of native birds previously recorded in the vicinity (within 5 km) of the site are listed in Table 4. Forty-five native avifauna species have been recorded, of which 26

have an At Risk or Threatened conservation status. Because the site is located close to the coast (estuary/ harbour), many coastal bird species are recorded (accounting for 77% of the At Risk/ Threatened species). Although these coastal species are unlikely to use the site for foraging/ breeding, they may still intermittently use the open paddock areas within the site for resting and/or dispersing.

53. For all native bird species, the most sensitive time of the year (regarding disturbance) is the nesting season, and where possible, all vegetation clearance should occur with appropriate tree felling protocols, as outlined in section 7.

Table 4: List of native avifauna recorded within 5 km of the proposed build zones.

Common Name	Scientific Name	Preferred habitats
Not Threatened		
Pūkeko	<i>Porphyrio melanotus</i>	Generalist
Sacred Kingfisher	<i>Todiramphus sanctus</i>	Generalist
Silvereye	<i>Zosterops lateralis</i>	Generalist
Swamp Harrier	<i>Circus approximans</i>	Generalist
Tomtit	<i>Petroica macrocephala</i>	Forest and shrub
Tui	<i>Prothemadera novaeseelandiae</i>	Forest and scrub
Welcome Swallow	<i>Hirundo neoxena</i>	Generalist
Gray Warbler	<i>Gerygone igata</i>	Generalist
Kelp Gull	<i>Larus dominicanus</i>	Estuaries and harbours
Gray Teal	<i>Anas gracilis</i>	Lakes, lagoons and swamps
Bellbird	<i>Anthornis melanura</i>	Forest, scrub, shelter belts
Kererū	<i>Hemiphaga novaeseelandiae</i>	Forests
NZ Scaup	<i>Aythya novaeseelandiae</i>	Lakes
Spur-winged Plover	<i>Vanellus miles</i>	Generalist
Morepork	<i>Ninox novaeseelandiae</i>	Native and exotic forests
Shining Cuckoo	<i>Chrysococcyx lucidus</i>	Generalists
Pied Stilt	<i>Himantopus himantopus</i>	Wetlands
White-faced Heron	<i>Egretta novaehollandiae</i>	Coastal, pasture
Paradise Shelduck	<i>Tadorna variegata</i>	Lakes and pasture
At Risk - Recovering		
NZ Falcon	<i>Falco novaeseelandiae</i>	Forest
Kākā	<i>Nestor meridionalis</i>	Native forest
Pied Shag	<i>Phalacrocorax varius</i>	Coastal
NZ Dotterel	<i>Anarhynchus obscurus</i>	Coastal and pasture
Variable Oystercatcher	<i>Haematopus unicolor</i>	Estuaries and harbours

Common Name	Scientific Name	Preferred habitats
At Risk - Declining		
Bar-tailed Godwit	<i>Limosa lapponica</i>	Estuaries and harbours
Black-billed Gull	<i>Chroicocephalus bulleri</i>	Estuaries and riverbanks
Buff-banded Rail	<i>Hypotaenidia philippensis</i>	Mangroves and saltmarshes
Banded Dotterel	<i>Anarhynchus bicinctus</i>	Estuaries, harbours and pasture
Red-billed Gull	<i>Chroicocephalus novaehollandiae</i>	Coastal
South Island Oystercatcher	<i>Haematopus finschi</i>	Estuaries and harbours
White-fronted Tern	<i>Sterna striata</i>	Coastal
At Risk – Naturally Uncommon		
NZ Pipit	<i>Anthus novaeseelandiae</i>	Pasture and open shrublands
Little Black Shag	<i>Phalacrocorax sulcirostris</i>	Harbours and lakes
Royal Spoonbill	<i>Platalea regia</i>	Estuaries
At Risk - Relict		
Black Shag	<i>Phalacrocorax carbo</i>	Coastal
Little Shag	<i>Microcarbo melanoleucos</i>	Coastal and freshwater habitats
Kākāriki	<i>Cyanoramphus novaezelandiae</i>	Native forests
Threatened – Naturally increasing		
NZ Grebe	<i>Poliiocephalus rufopectus</i>	Lakes and ponds
Wrybill	<i>Anarhynchus frontalis</i>	Estuaries and harbours
Threatened – Nationally Vulnerable		
Grey Duck	<i>Anas superciliosa</i>	Lakes
Caspian Tern	<i>Hydroprogne caspia</i>	Estuaries and harbours
Spotted Shag	<i>Phalacrocorax punctatus</i>	Coastal
Threatened – Naturally Endangered		
Black-fronted Tern	<i>Chlidonias albostratus</i>	Estuaries and harbours
Reef-Heron	<i>Egretta sacra</i>	Coastal
Threatened – Nationally Critical		
White Heron	<i>Ardea alba</i>	Estuaries and harbours

5.1.5 Bats

54. A desktop review was also undertaken to identify local records⁴ of the presence of bats in and surrounding the site. In addition, the presence of potential bat roost trees was observed during site visits.
55. The Department of Conservation bat database shows one bat (*Chalinolobus tuberculatus*) record from 2012 located within the Riverhead Forest, approximately 4.2 km west of the proposed build zone. The closest potential bat habitat to the Site included Pāremoremo Scenic Reserve; however, several surveys completed in 2011 and 2012 showed no evidence of bat activity at that location.
56. Notwithstanding the unlikelihood of bat activity on the Site, potential bat habitat is evident at the exotic tree line shelter belts in the NW of the Site. These trees are planted along the boundary of the Site but extend in part into the Site itself. Appropriate tree felling protocols are recommended, as outlined in Section 7.

5.2 Wetland delineation and ecological values

5.2.1 Methods

5.2.1.1 Wetland Definitions

57. The Resource Management Act 1991 (RMA) definition of a wetland is "*permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions*". Rules pertaining to wetlands in the Unitary Plan use this definition.
58. The National Policy Statement for Freshwater Management (NPS-FM), which sets out the policy framework for the NES-F, uses the RMA definition for a "natural inland wetland", but excludes features that are:
 - (a) in the coastal marine area; or
 - (b) a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or
 - (c) a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or
 - (d) a geothermal wetland; or
 - (e) a wetland that:
 - (i) is within an area of pasture⁵ used for grazing; and
 - (ii) has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology (see clause 1.8)); unless

⁴ Department of Conservation and Auckland Council

⁵ Exclusion (e) is referred to as the "pasture exclusion" (MfE 2022b).

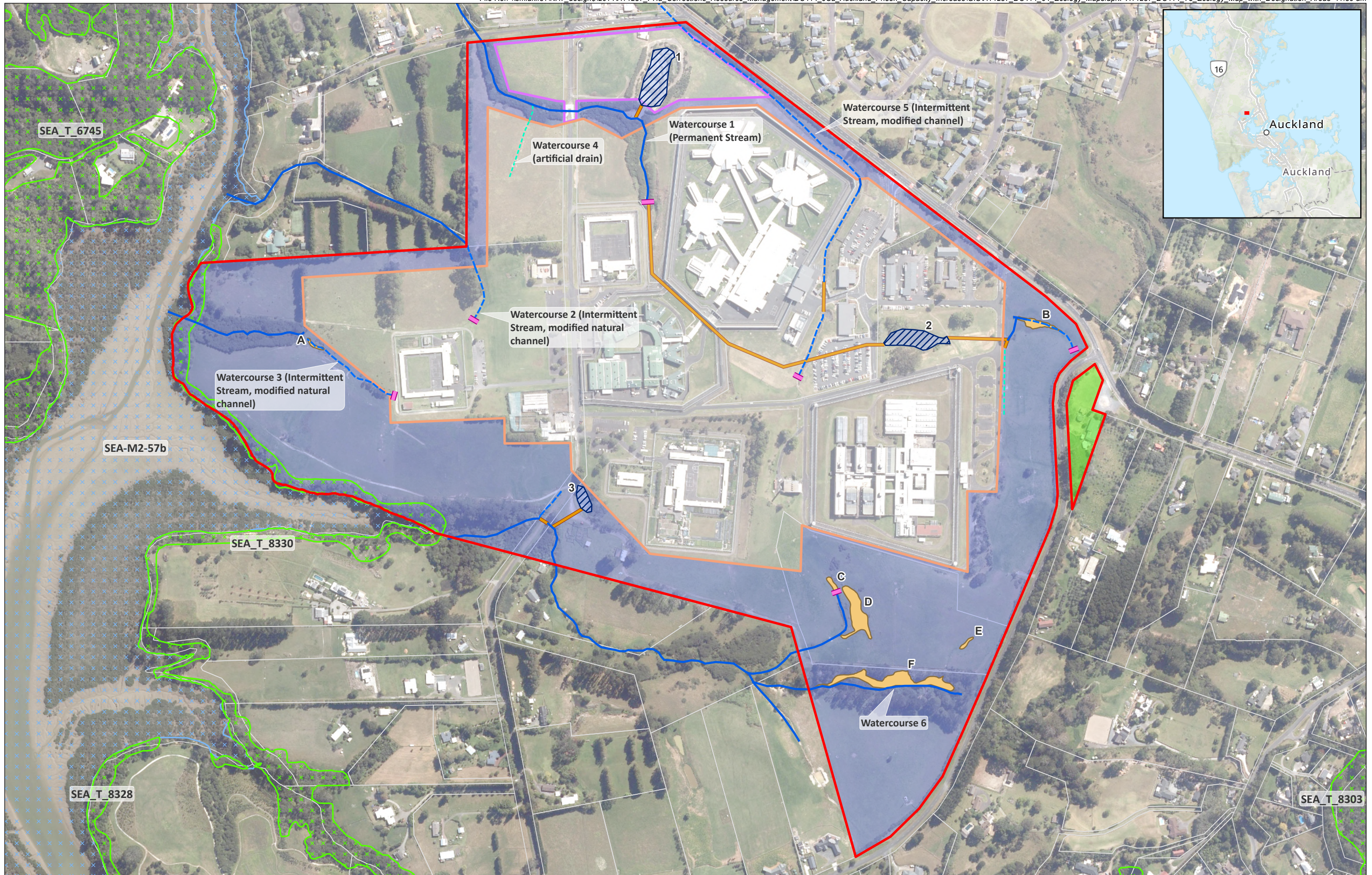
- (iii) the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply.

5.2.1.2 Wetland Delineation Protocols

- 59. A desktop analysis of aerial imagery, modelled flow paths and flood-prone areas (Auckland Council GIS data) was undertaken to identify prospective wetlands that required field assessment.
- 60. A site investigation was undertaken by Boffa Miskell ecologists on 5 March 2025. At the time of our investigation there had been little rain, and the classification of the wetland features may change under different climatic conditions. At the time of the site visit, the land was being actively grazed.
- 61. Potential wetland areas were identified and then delineated using the criteria and definitions in the NPS-FM (**Appendix 2**). The areas assessed specifically included flow paths and flood-prone areas identified by hydrological modelling (Auckland Council GIS data), areas of low contour and potential wetland vegetation evident in aerial photography.

5.2.1.3 Wetland Features

- 62. The features that meet the NPS-FM definition of Natural Inland Wetlands (NIW) are mapped in Figure 3. The site contains constructed stormwater ponds (labelled 1-3 on Figure 3). Pond 2 may have been constructed in an existing but modified watercourse channel.
- 63. No NIW were identified within the proposed build zone Area A or Area B. Five NIW were identified and delineated within the property boundary (Wetlands A-F) outside of Area A and Area B (as discussed above in section 3.2 above, the spatial extent of Area A and Area B have been determined through input from the report authors to avoid the NIW).



5.2.1.4 Wetland A

64. Wetland A (99 m²/ 0.01 ha) extent is restricted to a depression associated with an intermittent modified stream draining to the north into Pāremoremo Creek (Figure 4). This feature met the criteria of a NIW, passing the Rapid test as it was dominated by exotic mercer grass (*Paspalum distichum*). No surface water was observed within the feature; however, pugging and hydric soils were present (5/2 Munsell Soil-Colour chart) (Figure 4). Vegetation within the outer extent of the feature was dominated by exotic mercer grass with patches of exotic creeping buttercup (*Ranunculus repens*) and native giant umbrella sedge (*Cyperus ustulatus*).



Figure 4: Wetland A - Exotic mercer grass dominated wetland with hydric soils present.

5.2.1.5 Wetland B

65. Wetland B (459.4 m²/ 0.05 ha) is located to the west within the existing designation. Wetland B extent is restricted to the channel and margins of an intermittent stream, which enters the Site via a culvert from Marewhira Road. Thus, the wetland is fed largely by intermittent stormwater events fed from upstream. This feature met the criteria of a NIW, passing the Rapid test as it was dominated by *Isolepis prolifera* and jointed rush (*Juncus articulatus*). The outer extents of the feature were dominated by fan-flowered rush (*Juncus sarophorus*) and Mercer grass with a mix of pasture grasses (*Paspalum dilatatum* and *Lotus pedunculatus*). Surface water, extensive pugging and low-chroma soils (6/1 Munsell Soil-Colour chart) were observed within the feature (Figure 5).



Figure 5: Wetland B – dominated by *Isolepis prolifera* and low-chroma hydric soils

5.2.1.6 Wetland C

66. Wetland C (138.1 m²/ 0.01 ha) is located within the southern slopes of the Site and is part of a shallow gully that joins a watercourse south of the Site. There is a stormwater outlet within the same shallow gully feature (Figure 3). The wetland feature is likely of an intermittent nature, and wetland vegetation was largely restricted to an ephemeral overland flow path (OLFP). Vegetation consisted of mercer grass and fan-flowered rush, passing the Rapid test for NIW (Figure 6, Table 5). At the time of the site visit, there was no surface water, and the top 15 cm of the soil profile was crumbly. However, the feature was heavily pugged, and saturated hydric soils (6/1 Munsell Soil-Colour chart) were observed below 15 cm depth (Figure 6).



Figure 6: Wetland C – Fan-flowered rush and hydric soils present within the feature.

5.2.1.7 Wetland D

67. Wetland D (1,342.2 m²/ 0.13 ha) is also on the southern slopes of the designation, at the toe of a hill slope that drains into the same permanent stream as Wetland C (Figure 3). As for Wetland C, there is a stormwater outlet within the same shallow gully feature (Figure 3). This feature was dominated by fan-flowered rush and mercer grass with low-chroma hydric soils with reddish redox mottles, passing the Rapid test for a natural inland wetland (Figure 7). There were patches of pasture species within the feature, indicative of the current land use.



Figure 7: Wetland D, Fan-flowered rush and hydric soils present within the feature.

5.2.1.8 Wetland E

68. Wetland E (87.7 m²/ 0.01 ha) was restricted to a depression associated with an ephemeral OLFP draining to the south of the Site (Figure 3). No surface water was observed within or downslope of the feature; however, significant pugging and hydric soils were present (Figure 8). This feature is likely intermittent with a mix of pasture and wet-tolerant species, resulting in borderline prevalence index scores (2.7 – 2.8; Table 5). The outer extent of the feature had an encroachment of pasture species such as kikuyu, lotus and paspalum.



Figure 8: Wetland E, Fan-flowered rush and hydric soils present within the feature.

5.2.2 Wetland F

69. Wetland F (2,109 m²/ 0.21 ha) is located within a steep-sided gully within the floodplain of a permanent stream (Figure 3). This feature was largely dominated by exotic water pepper (*Persicaria hydropiper*) within the wettest areas with the outer margins containing a mix of exotic mercer grass, native umbrella sedge, exotic creeping bent (*Agrostis stolonifera*), exotic blackberry (*Rubus fruticosus*) and exotic creeping buttercup (Figure 9). The wetland feature is actively grazed with significant pugging damage.



Figure 9: Wetland F, wetland feature within low lying floodplain and saturated soils within the feature.

Table 5: Summary of wetland delineation results, Auckland Prison, Pāremoremo. See **Appendix 2** for description of attributes

Wetland delineation attributes							
Plot	Rapid Test	Dominance	PI	Pasture %	Dominant Vegetation	Hydric Soils/ Wetland Hydrology	Inland Natural Wetland
Wetland A							
21	Pass	Pass	2.0	0	Mercer Grass	Pass	Yes
22	Fail	Pass	2.4	12	Mercer Grass	Pass	Yes
23	Fail	Fail	3.2	55	Kikuyu; Paspalum; Mercer Grass	Pass	No
Wetland B							
1	Pass	Pass	1.5	10	<i>Isolepis prolifera</i>	Pass	Yes
2	Fail	Fail	3.3	65	Paspalum	Pass	No
3	Fail	Fail	3.6	90	Kikuyu	Pass	No
4	Fail	Pass	3.1	70	Paspalum	Pass	No
5	Fail	Pass	2.3	25	Fan-flowered Rush	Pass	Yes
6	Fail	Pass	2.4	30	Mercer grass	Pass	Yes
7	Pass	Pass	1.8	10	Jointed Rush; <i>Isolepis prolifera</i>	Pass	Yes
Wetland C							
19	Pass	Pass	2.5	25	Mercer Grass	Pass	Yes
20	Pass	Pass	2.7	40	Mercer Grass	Pass	Yes
Wetland D							
12	Fail	Fail	3.8	85	Kikuyu	Fail	No
13	Fail	Pass	2.7	40	Fan-Flowered Rush	Pass	Yes

Wetland delineation attributes							
Plot	Rapid Test	Dominance	PI	Pasture %	Dominant Vegetation	Hydric Soils/ Wetland Hydrology	Inland Natural Wetland
14	Pass	Pass	2.5	25	Fan-Flowered Rush	Pass	Yes
15	Pass	Pass	2.9	35	Fan-Flowered Rush	Pass	Yes
16	Pass	Pass	2.3	15	Mercer Grass	Pass	Yes
17	Pass	Pass	2.1	10	Mercer Grass	Pass	Yes
18	Pass	Pass	2.2	15	Mercer Grass	Pass	Yes
Wetland E							
8	Fail	Fail	3.3	55	White Clover	Pass	No
9	Fail	Pass	2.7	33	Fan-Flowered Rush	Pass	Yes
10	Fail	Pass	2.8	40	Fan-Flowered Rush; Paspalum	Pass	Yes
11	Fail	Fail	3.5	75	Paspalum; Kikuyu	Pass	No
Wetland F							
24	Fail	Pass	2.5	5	Waterpepper	Pass	Yes
25	Fail	Pass	2.2	10	Creeping Buttercup	Pass	Yes
26	Fail	Pass	2.3	0	Creeping bent	Pass	Yes
27	Pass	Pass	2.0	0	Waterpepper	Pass	Yes

5.2.3 Wetland ecological values

70. Prior to the clearance of native forest for farming, the water interception and evapotranspiration would have been higher, and the water table likely lower than under present land use, sedimentation rates would have been lower with less deposition in the channel, and canopy shade would have inhibited growth of many wetland species. The current wetlands are not an indigenous vegetation feature but

rather a community adapted to current land use and environmental conditions, including cattle grazing and pasture maintenance.

71. The identified wetland features are distinguished by a slightly higher cover of wet-tolerant, non-pasture grasses and herbs (primarily Mercer grass), but these are common exotic pasture weeds and do not confer any higher biodiversity value than the surrounding pasture. Small pastoral seepage wetlands are common features on farmland in New Zealand. However, where stock have unrestricted access, they reduce vegetation biomass, change plant composition, and deposit excrement directly into water. Stock trampling can mobilise fluxes of sediment, nutrients and faecal bacteria that then discharge to streams.
72. The condition of grazed seepage features within the Site is such that their current contribution to the condition of the receiving environment is likely to be neutral or negative rather than beneficial. Recovery of ecological functions, habitat conditions or biodiversity values of these features would require stock exclusion.
73. A summary of the extent, location and values of the natural inland wetlands is provided in Table 6.

Table 6: Summary of Natural Inland Wetlands identified at Auckland Prison site.

Natural Inland Wetland	Zone	Wetland Area (ha)	Ecological Values
A	Outside of Areas A and B	0.0099	Low
B	Outside of Areas A and B	0.0459	Low
C	Outside of Areas A and B	0.0138	Low
D	Outside of Areas A and B	0.1342	Low
E	Outside of Areas A and B	0.0087	Low
F	Outside of Areas A and B	0.2109	Low

5.3 Freshwater Ecological Values

5.3.1 Methods

73. A site visit was undertaken to inform a classification of the watercourses. For more details, please refer to Boffa Miskell (2026)⁶. A summary of watercourse classification and values are described below.

5.3.2 Classification of Watercourses

74. Auckland Council produces an Overland Flow Paths Layer (OLFP) that is publicly available through Geomaps. The layer is based on Auckland Council's latest LiDAR data, which was flown in 2016⁷. This data set displays the predicted natural flow path of water over the ground when the stormwater network is overloaded. Each segment displayed is classified by its upstream catchment area. The layer is widely used as an indication of where natural watercourses may be present. For this assessment it provides a guide, alongside aerial imagery, for further potential field investigations.
75. Where aerial imagery and modelled data indicated a potential OLFP a site visit was undertaken to assess the permanence and ecological value. Watercourse and flow paths were assessed for their permanence as per the Unitary Plan Chapter J1 (Table 7).

Table 7: Unitary Plan criteria for permanent intermittent rivers and streams and ephemeral streams.

Criterion	Definition
Permanent river or stream	
1	Evidence of continuous flow
Intermittent river or stream, or ephemeral stream	
Ceases to flow when bed is above water table. To be intermittent, a river must exhibit at least 3 of the following	
1	Evidence of natural pools
2	Well defined channel. Banks and bed can be distinguished
3	Surface water present (more than 48hrs after a rain event)
4	Rooted terrestrial vegetation not present across the entire cross-sectional width of channel
5	Organic debris present in floodplain

⁶ Boffa Miskell (2026). Assessment of Ecological Effects: Reclamation of Watercourses and Riparian Vegetation Clearance. Prepared for The Department of Corrections – Ara Poutama Aotearoa

⁷Auckland Council (2024). https://data-aucklandcouncil.opendata.arcgis.com/datasets/8217a19b1079402bbd026f5a869e8eed_0/about

Criterion	Definition
6	Evidence of substrate sorting processes, including scour and deposition
Ephemeral stream	
1	Stream bed above the water table at all times.
2	Water present only during and shortly after rain fall

76. Identified watercourses within and nearby the amended designation boundary can be found within Figure 3. Watercourse 1 and 6 show evidence of continuous flows and are permanent streams. Watercourses 2, 3 and 5 had an intermittent nature meeting three of the Unitary Plan criteria, which include:

- Presence of natural pools;
- Evidence of a well-defined channel, such that the bed and banks can be distinguished; and
- Evidence of substrate sorting process, including scour and deposition

77. Watercourse 4 was assessed as ephemeral as it had a defined steam bed but lacked any of the other criteria.

5.3.3 Instream Ecological Values

78. Across the site, four watercourses were assessed for ecological condition, revealing ecological values ranging from very low to low–moderate. Watercourses 1 and 2, both influenced by piped catchments and lacking effective riparian shading, showed degraded habitat quality, pollution-tolerant macroinvertebrate communities, and limited fish presence, resulting in low (Watercourse 1) and very low (Watercourse 2) ecological values (Table 8). Watercourse 3, an intermittently flowing pasture stream heavily impacted by stock pugging and reduced to minor wetland pockets downstream, also holds very low ecological value (Table 8). Watercourse 6 exhibited somewhat better habitat diversity and supported several native fish species, including At Risk longfin eel, but still showed limited riparian function, severe fish passage constraints, and moderate water quality, giving it an overall low to moderate ecological value (Table 8).

Table 8: Summary table of watercourse values (refer to Boffa Miskell (2026)⁶ for more information)

Watercourse	Flow Regime	Physical Characteristics	Biological Findings	SEV Score	Ecological Value
Watercourse 1	Permanent	Incised channel; limited shade; cobble–silt substrate	Shortfin eel; pollution-tolerant invertebrates; no EPT	0.461	Low
Watercourse 2	Intermittent	Silt/sand substrate; abundant macrophytes; very low shade	Shortfin eel (historic); ostracods; no EPT	0.382	Very Low
Watercourse 3	Intermittent	Stock-damaged, narrow, partly dry; small wetland areas	No sampling; degraded habitat	N/A	Very Low
Watercourse 6	Permanent	Incised; mix of silt/sand & bedrock; very low shade	Redfin bully, banded kokopu, shortfin & longfin eel, gambusia; some EPT	0.486	Low–Moderate

5.4 Marine Ecological Values

5.4.1 Methods

79. A desktop review was undertaken to identify any marine ecological features in the vicinity of the Auckland Prison. As the features are identified by Auckland Council and is outside of the proposed NOR boundary, no formal sampling was undertaken within the CMA.

5.4.2 Description of SEAs

80. SEA-M2-57b Pāremoremo Creek is part of the much larger ‘Herald Creek to Lucas Creek’ SEA, and its main attributes are listed in Schedule 4 Significant Ecological Areas – Marine Schedule of the Unitary Plan. The SEA designation reflects the muddy mangrove-lined inlets of the inner (and upper) Waitematā Harbour, and the description refers to the Pāremoremo Creek. Pāremoremo Creek is not listed as a significant area for wading birds. The SEA description is repeated below:

This area is the best example of the muddy, mangrove-lined inlets of the inner Waitematā Harbour. The diversity and productivity of the flora and fauna is generally large with extensive beds of shellfish and abundances of birds and fish. Gradations between the marine environment and either natural freshwater or natural terrestrial systems are a major characteristic of the ramifying arms of the system. These arms are also important as pathways for migration by native freshwater fish. The mangroves and saline vegetation is an important habitat for threatened secretive coastal fringe birds, particularly where it abuts terrestrial vegetation, which provides roosts and potential nest sites for birds.

Brighams, Rangitopuni, Pāremoremo, Lucas and Hellyers creeks in the upper reaches of the Waitematā Harbour offer largely un-spoilt tidal inlets with hill sides of regenerating native forest in the area of Lucas and Pāremoremo Creeks. The forest cover here consists of kauri on the ridges with puriri and kahikatea dominant on the slopes and in the gullies. The coastal forest is comprised of pohutukawa, kowhai and karaka. The extensive sheltered intertidal areas retain large quantities of soft sediment derived from the watershed. The mangroves and salt marshes are important as wildlife habitats.

Birds which can be found in the area include black shag, kingfisher and white-fronted tern (see s. 5.1.3 above). A large area of regenerating kauri/tanekaha-broadleaved forest occurs on the northern Lucas Creek escarpment. It forms part of the largest block of continuous forest in the Tāmaki Ecological District. Pohutukawa line the coastal edge of Pāremoremo Creek mouth, and significant remnants of coastal forest grade into mangroves.

5.5 Summary Ecological Values

81. The Auckland Prison Site is highly modified with buildings, roads, highly managed gardens and vegetation, and extensive stormwater infrastructure. Ecological features across the Site are limited, and all features are of low ecological value. The habitat available for indigenous fauna is also limited and the presence of threatened indigenous fauna is highly unlikely. The Site sits proximal to the CMA, and the SEA-M2-57b Pāremoremo Creek. Although this area is not listed as significant for wading birds, erosion and sediment management is recommended to prevent excessive sediment entering the estuary (see section 6.5).

6.0 Effects on Ecological Values

6.1 Terrestrial Ecology

6.1.1 Vegetation

82. Development of the land within area A and B will result in the removal of a number of individual and small clusters of mature and semi-mature exotic and evergreen trees. The existing planted vegetation within Area A and Area B is likely to be removed. No vegetation of ecological or conservation significance was identified within vegetation that will potentially be cleared within area A and B.
83. Planted riparian vegetation of the northern permanent stream within Area A is likely to be removed and is considered in the freshwater section below.
84. Outside of Areas A and B, apart from the exotic trees that are becoming over-mature (trees that have outgrown their natural lifespan or structural integrity), it is recommended that the existing mature vegetation be retained wherever practicable. As set out below in section 7, and in the Landscape Mitigation and Ecology Enhancement Plan (LMEEP), further vegetation enhancement is proposed within the balance of the Site (outside of Areas A and B) to enhance the ecological values and to help integrate the development with the surrounding landscape character.

6.1.2 Fauna

6.1.2.1 Lizards

85. As detailed above, most of the land within Area A is already used for existing Prison facilities with open space maintained as open sports fields, gardens, a constructed pond and mown grass/lawn areas. As the area is highly managed and disturbed, the effects of land disturbance and construction on lizards will be negligible.
86. The extent of land within Area A and B that sits outside of the existing Prison facilities is mostly grazed but as detailed above retains habitats with the potential for the presence of lizards. Accordingly, without sufficient mitigation in place, there is the potential for the loss and /or disturbance to lizard habitat outside of the existing Prison facilities, and that may leave lizards susceptible to injury and mortality. However, given the more extensive similar and sometimes more complex habitat within the surrounding landscape (outside of Area A and B) (noting that some disturbance to land outside of Area A and Area B may occur), loss or disturbance to populations of lizards is not expected from the proposed activities.
87. An Ecological Management Plan (EcMP) is provided with the Substantive Application. The EcMP provides for the management of lizards and their habitats and include management protocols for lizards including recommendations for best practice methods to capture and relocate indigenous lizard species to a suitable relocation site.
88. The requirements for the EcMP are set out in section 10 below.

6.1.2.2 Avifauna

89. The proposed activities will result in the removal of several individual and small clusters of mature and semi-mature exotic and evergreen trees, that provide potential foraging and nesting habitat for a range of indigenous and introduced avifauna. As detailed above, the area within these Prison facilities is highly managed and disturbed, and given the extent of available habitat in the surrounding landscape (outside of Areas A and B), the loss of vegetation within Areas A and B will not have impact on avifauna populations. Similarly, Areas A and B do not contain natural corridors or essential elements for connectivity within or across the landscape for birds, and the effects of the proposed activities on avifauna will be minimal.
90. The tree lines are associated with the NW boundary of Area A, and where these extend into Area A, these mature trees retain the greater potential for nesting birds during the breeding season. Accordingly, the EcMP provides for tree felling protocols that follow standard procedures for the removal of trees prior to the bird breeding season and/or the identification and management of trees where native birds are observed to be nesting. In order to avoid or minimise impacts on avifauna, tree felling protocols include:
- Avoidance of tree felling during bird breeding/nesting season if practicable.
 - If breeding/nesting season cannot be avoided, then nest searches for breeding threatened indigenous species should be undertaken and if located tree felling ceases until the juvenile birds have left the nest.

6.1.2.3 Bats

91. As the current records suggest an unlikely presence of bats in the nearby landscape, and the level of disturbance from the current Prison operations, the likelihood of bats being present or occurring within Area A and B are very low. For the most part the existing vegetation is generally not suitable for foraging or roosting, the Site is already disturbed through human activities and lighting, and the effects of the proposed Prison expansion on bats is likely to be negligible. The boundary shelter belt extensions in the NW section of Area A are the most likely potential habitat for bats and their movements (tree lines, Figure 3).
92. Accordingly, the inclusion of tree felling protocols in the EcMP for potential bat movements and casual roosting at these tree lines prior to any removal is recommended. In order to avoid or minimise impacts on bats, the tree felling protocols include provisions for pre-felling checks for the presence of bats within the tree lines to be felled.

6.2 Wetlands

93. No natural inland wetlands exist within Areas A and B, and loss of any wetlands is avoided. No wetlands occur within 10 m of the boundary of Areas A and B (Figure 3). Wetlands A to F do occur within 100 m of Area A (i.e., within Area C), and are therefore subject to regulations of the NES-F.
94. Wetlands A to F are fed, at least in part, by existing piped stormwater outlets, are highly modified and with low ecological values. This means that these wetlands are subject to intermittent flows of varying quantity and quality.

95. The proposed stormwater management condition for the Site will ensure a continuation of contribution of stormwater to these wetlands (see below), including for the management of peak flows, whilst incorporating features for potential ecological enhancement.
96. Accordingly, the construction and operation of the proposed Auckland Prison capacity increase will not result in any complete or partial drainage of all or part of a natural wetland.

6.3 Effects of Lighting on Nocturnal Fauna

97. As outlined above the Auckland Prison Site is highly modified, has limited habitat features and the presence of threatened indigenous fauna is highly unlikely. The existing operation at the Site is extensive, such that wildlife and birdlife will have already habituated (including avoiding) to the ambient light in the area. As outlined by Kern Consultants (2025), any new lighting will be downward facing which is preferred as it minimises adverse effects on nocturnal fauna.

6.4 Freshwater Ecology

98. The proposed Prison expansion will result in the permanent loss of 124 m of a permanent watercourse (Watercourse 1) and 114 m of an intermittent watercourse (Watercourse 2) (see volume 3 of Substantive Application). All the watercourses are fed by stormwater, and they are mostly modified and/or diverted from their original channels. By way of its water source (stormwater ponds 1 and 2, Figure 3), Watercourse 1 has a greater functionality, but in keeping with similar modified channelised watercourses has low ecological values.
99. As the reclamation and loss of the watercourses is unavoidable, offset enhancement of the nearby southern gully watercourse through improvements to its headwaters and riparian planting along its length has been provided.
100. A EcMP and LMP have been provided in accordance with condition DES43A and DES43B of the proposed designation alteration. Further detail of the LMEEP is set out in Section 8 of our report. Details of proposed planting areas are provided in the LEIMP submitted with the Substantive Application,

6.5 Stormwater Management

101. A possible indicative stormwater management layout is provided in Figure 9. The stormwater management approach is likely to continue the system of stormwater ponds and connecting pipes utilising the existing utilities, with potential additional infrastructure as required (e.g., the stormwater pond in the south west of the Site (Figure 10). Sediment and stormwater management and discharges will adhere to the relevant Auckland Council standards for sediment management (Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, GD05) and stormwater (Stormwater management devices: Design guidelines manual, TP010).

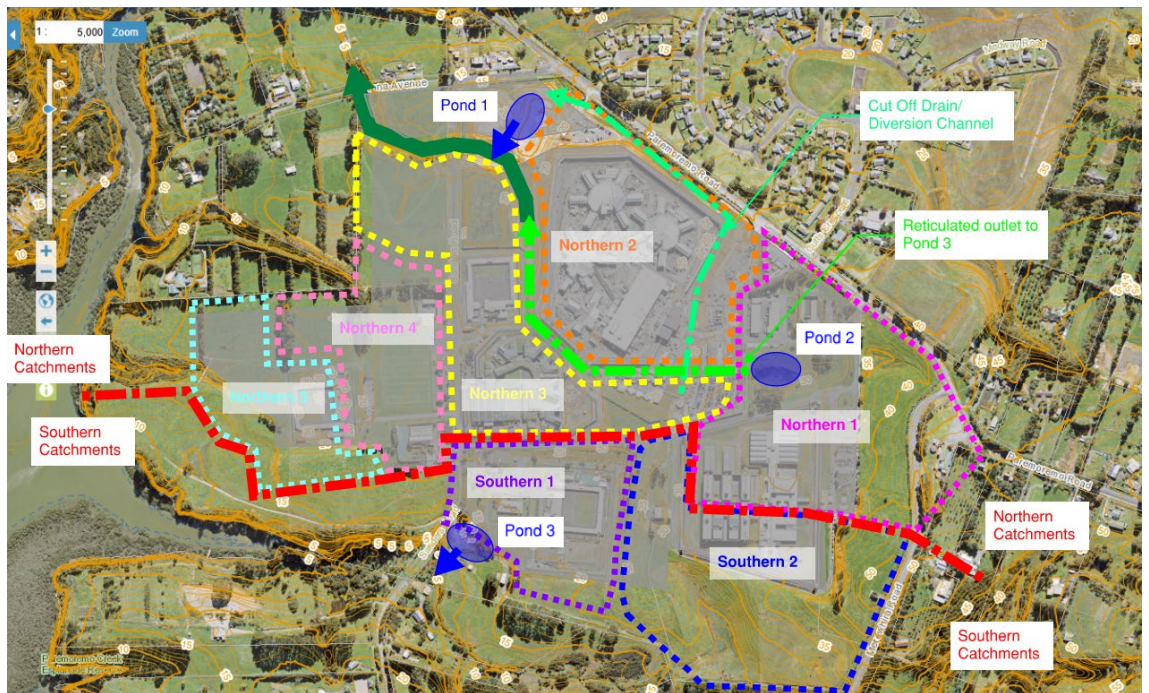


Figure 10: Indicative stormwater management layout for Auckland Prison expansion.

6.6 Marine Ecology

102. No activities are proposed to occur within the marine area or within the general coastal marine area (Figure 11). Potential effects on the coastal marine area derive from the discharge of stormwater during construction, should excessive discharge and sedimentation occur, and the potential loss of roosting areas by coastal birds.
103. Sediment and stormwater management will meet the Auckland Council standards and therefore any risk to the environment is acceptable and any effects are likely to be minimal.
104. Pāremoremo Creek is not identified as significant for wading birds and is more importantly described as unspoilt tidal inlets with hill sides of regenerating native forest. The SEA identifies the mangroves and salt marshes as important wildlife habitats, and these remain unaffected by the proposed Auckland Prison capacity increase. The local terrestrial habitats are less suitable for roosts for wading birds (largely mangroves and forested SEAs), the proposed increase in prisoner capacity will not affect the potential or actual roosts for birds and the effects of the proposal to amend the designation on the coastal marine environment will be minimal.



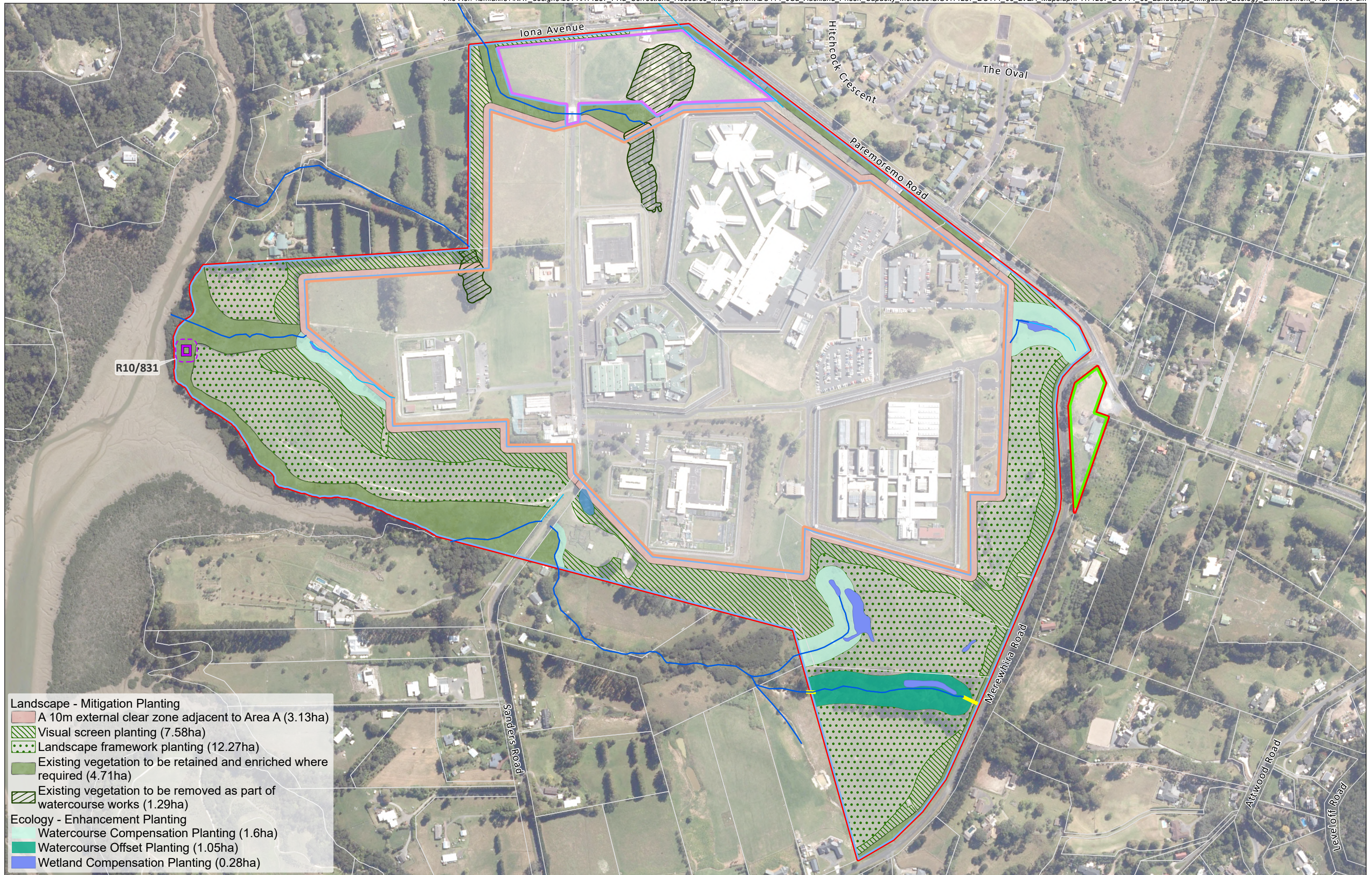
7.0 Proposed Mitigation and Enhancement

7.1.1 Overview

105. Appropriate compensation for the loss of Watercourse 1 and 2 is planned for the Site. A proposed Landscape Mitigation and Ecological Enhancement Plan (LMEEP) has been prepared (Figure 12) with components designed to mitigate for the loss of permanent and intermittent stream length and to enhance the ecological values of the Site. Details of the development of the LMEEP as they relate to landscape, natural character and visual effects are included in the Assessment of Landscape, Natural Character and Visual Effects (Boffa Miskell 2025).
106. The overall objective of the LMEEP is to:
- Soften the visual effects of built development through planting;
 - Enhance the natural character and ecological values of the Site;
 - Integrate the development with the surrounding landscape character; and
 - Provide visual screening and ecological enhancement within and around the Site.

7.2 Key components of the LMEEP

107. The key components of the proposed LMEEP are as follows:
- Enhancing and restoring the Site's existing natural values;
 - Providing an overview of proposed revegetation areas, including indicative planting locations and quantities;
 - Aligning ecological and landscape plantings to achieve connectivity and a cohesive pattern of restoration;
 - Implementing comprehensive pest (plant and animal) management prior to planting;
 - Including a diverse selection of native species, with larger specimen trees interspersed among riparian plantings to enhance habitat diversity;
 - Using non-native species where appropriate to strengthen visual screening and amenity outcomes;
 - Establishing a long-term monitoring and maintenance programme to ensure restoration objectives are met;
 - Developing a clear implementation plan detailing responsibilities for guidance, planting, and maintenance;
 - Ensuring all plant material is locally eco-sourced where possible; and
 - Defining a clear implementation timeline for all landscape and ecological planting works



- Landscape - Mitigation Planting**
- A 10m external clear zone adjacent to Area A (3.13ha)
 - Visual screen planting (7.58ha)
 - Landscape framework planting (12.27ha)
 - Existing vegetation to be retained and enriched where required (4.71ha)
 - Existing vegetation to be removed as part of watercourse works (1.29ha)
- Ecology - Enhancement Planting**
- Watercourse Compensation Planting (1.6ha)
 - Watercourse Offset Planting (1.05ha)
 - Wetland Compensation Planting (0.28ha)

108. These mitigation measures, including the LMEEP will be incorporated into designation conditions, ensuring that visual and ecological effects are appropriately addressed as part of any future development within the designated areas.
109. In accordance with designation condition DES45 a Landscape and Ecology Implementation and Management Plan (LEIMP) has been prepared by Corrections and is provided with the Substantive Application.

7.3 Landscape and Ecology Implementation and Management Plan (LEIMP)

110. Details of the LEIMP are set out in the Assessment of Landscape, Natural Character and Visual Effects. The objective of the LEIMP is to provide detailed information regarding planting and maintenance of planted areas, protection and enhancement of existing ecological features (including wetlands, watercourses, and areas of indigenous vegetation), and to ensure that proposed land use and planting activities are consistent with the objectives of the Landscape Mitigation and Ecology Enhancement Plan (LMEEP).
111. The LEIMP will include the following:
- A planting schedule identifying species (botanical and common names), plant numbers, locations, spacings, grades at time of planting, and timing for planting implementation;
 - Identification of existing vegetation to be retained and augmented where required;
 - Details of timing, site preparation and planting methodology;
 - Planting for riparian enhancement of streams and coastal margins;
 - Promotion of the use of eco-sourced native species;
 - Details of proposed fencing and pest animal and plant control measures;
 - A plan for the ongoing maintenance and monitoring of planting, including success criteria and a process for replacement planting if required;
 - Confirmation that low flammability planting species will be used within 20 metres of the external clear zone (as shown on the LMEEP).
 - An explanation of how cultural input has been incorporated; and
 - An explanation of how the LEIMP integrates with the EcMP.

7.4 Connectivity

112. The potential for the proposed enhancement planting to enhance the linkages with existing ecological features and thus improve the ecological connections within the landscape is strong. Whilst it is noted that the designation and the Unitary Plan allow for the clearance of the limited exotic vegetation within Areas A and B, the existing ecological connectivity across the Site is poor, and the proposed enhancement planting covers a much larger area creating much stronger connections.

113. As a result of the comprehensive planting proposed, connectivity would be noticeably enhanced east-west as well as bordering the marine areas and provide a more wholesome connection across Pāremoremo Creek to the Pāremoremo Scenic Reserve and vegetation to the west of the Site. The benefits include a greater ability for mobile species (especially forest birds, lizards and invertebrates) to move across the landscape. The connectivity with the coastal area remains intact and is enhanced with the proposed planting.

8.0 Effects Management Hierarchy

114. Here a summary of how the proposed Auckland Prison, and proposed designation conditions satisfy the effects management hierarchy for the management of the potential and actual ecological effects of the proposed activities of the NOR (Table 6) is provided.

Table 9: Summary of application of the effects management hierarchy for the proposed capacity increase at Auckland Prison. N/A = Not Applicable.

Effects management Ecological Features							
	Wetlands	Watercourses	Terrestrial vegetation	Herpetofauna (lizards)	Avifauna	Bats	Coastal Marine Areas
Feature characteristics	No natural inland wetlands within Areas A and B.	Ephemeral and intermittent modified watercourses fed by stormwater pipe outlets. Permanent watercourse fed by constructed stormwater pond.	Predominantly mature and semi-mature exotic and evergreen trees.	Potential habitat is non-indigenous habitat and/or associated with built structures or farm infrastructure. Predator control negligible.	Potential habitat is non-indigenous mature vegetation. Presence of threatened birds is highly unlikely. Predator control negligible.	Potential but unlikely habitat is non-indigenous mature vegetation. Most potential is within the NW tree lines within Area A. Presence of bats within the site is highly unlikely. High levels of disturbance within site. Predator control negligible.	Site is adjacent to marine SNAs.
Ecological values	Very Low	Very Low	Very Low	Very Low	Very Low	Very Low	Moderate
Avoid	Natural inland wetlands avoided. Works within wetlands avoided. Works within 10 m of wetlands avoided. The complete or partial drainage of	Loss of Watercourses 1 and 2 is unavoidable for reasons set out in the Volume 3 application report.	Potential for removal of all or some predominantly exotic vegetation.	Potential for removal of all or some non-indigenous vegetation habitat or built structures as habitat.	Unable to avoid removal of potential habitat. Avoid disturbance to indigenous bird nests during bird breeding season.	Unable to avoid removal of tree lines in Area A but trees unlikely used as bat habitat.	Works in CMA avoided. Adverse effects on CMA avoided.

Effects management Ecological Features							
	Wetlands	Watercourses	Terrestrial vegetation	Herpetofauna (lizards)	Avifauna	Bats	Coastal Marine Areas
	all or part of any identified natural inland wetland is avoided.						
Minimise	Adverse effects of works within 100 m of wetlands are minimised.	Loss of Watercourse 1 within Area A will be minimised as much as possible.	The loss of predominantly exotic vegetation will be minimised as much as possible.	The loss and disturbance to potential habitat will be minimised as much as possible.	Minimise disturbance during bird breeding season. Application of pre-felling bird nest checks.		Stormwater management standards applied. Stormwater quantity and quality discharging to the marine area is managed to minimise adverse effects to marine life and ecosystems.
Remedy	Stormwater management standards applied. Proposed discharge of stormwater to wetlands is managed so as to prevent adverse	N/A	Ecological enhancement planting to provide more extensive indigenous habitat as set out in the LMEEP.	Remedy with application of management protocols as set out in EMP. Ecological enhancement planting to provide more extensive	Remedy with application of management protocols as set out in EMP. Ecological enhancement planting to provide more	Remedy with application of management protocols as set out in EMP.	N/A

Effects management Ecological Features							
	Wetlands	Watercourses	Terrestrial vegetation	Herpetofauna (lizards)	Avifauna	Bats	Coastal Marine Areas
	effects on the wetland ecological values.			indigenous habitat with predator control as set out in the LMEEP.	extensive indigenous habitat with predator control as set out in the LMEEP.		
Offset	N/A	Loss of any intermittent and permanent watercourses will be compensated through stream enhancement planting as set out in LMEEP.	N/A	N/A	N/A		N/A
Compensation	N/A	N/A	N/A	N/A	N/A		N/A

9.0 Recommended Designation Conditions

9.1 Overview

115. The recommended conditions for the designation detailed here are drawn from the proposed mitigation and enhancement (section 8) and the effects management (section 8). The objective of the conditions is to manage the potential and actual effects on ecological values during construction works for new Prison facilities. The proposed conditions require the development of management plans that set out the actions and the responses for resource consent applications for any staged earthworks and construction of the new Prison facilities. Accordingly, the essential requirements of each plan are set out in the condition.

9.2 Ecological Management Plan (EcMP)

9.2.1 Proposed Condition DES43A

Ecological Management Plan (EcMP)

116. The requiring authority shall undertake construction works, demolition and/or removal works in accordance with the Ecological Management Plan (EcMP) prepared by Boffa Miskell, dated 26 March 2026 or any subsequent updated management plan(s) prepared by a suitably qualified and experienced ecologist(s)), and certified by Auckland Council in accordance with the process set out in conditions DES33 to DES37:
117. The objective of the EcMP is to manage potential effects on ecological values during Construction Works, demolition and/or removal works for New Prison Facilities and includes the following:
- (a) Management protocols for the avoidance of bird nesting season, or the methods to confirm there are no nesting threatened indigenous birds nesting within the tree lines.
 - (b) Management and tree felling protocols for the detection and avoidance of bat usage at the time of tree felling.
 - (c) Methods for the salvage and relocation of native fish from the length of any intermittent or permanent watercourse reclaimed as part of the project works.

9.3 Lizard Management Plan (LMP)

9.3.1 Proposed Condition DES43B

Lizard Management Plan (LMP)

118. The requiring authority shall undertake construction works, demolition and/or removal works in accordance with the Lizard Management Plan (LMP) prepared by Boffa Miskell, dated 26 March 2026 or any subsequent updated management plans prepared by a suitably qualified and experienced ecologist(s)), and certified by Department of Conservation.

The objective of the LMP is address the potential effects on lizards within the Auckland Prison site that may be impacted during construction works.

The LMP includes best practice methods to capture and relocate indigenous lizard species to a suitable lizard release site, provided the lizard release site has been subject to predator control measures for at least 6 months prior to the first transfer and will receive ongoing predator control for three years after the last transfer.

Advice Note:

- *Department of Conservation, as the administering agency for the Wildlife Authority, has the authority to certify any updated LMP.*

9.4 Landscape Mitigation and Ecology Enhancement Plan (LMEEP)

9.4.1 Proposed Condition DES44

Landscape and Ecological Planting

119. The requiring authority shall implement and maintain landscape and ecological planting in accordance with Figure C: Landscape Mitigation and Ecology Enhancement Plan (LMEEP). The objectives of the LMEEP are to:
- (a) Soften the visual effects of built development through planting;
 - (b) Enhance the natural character and ecological values of the site;
 - (c) Integrate the development with the surrounding landscape character; and
 - (d) Provide visual screening and ecological enhancement within and around the site.

The landscape and ecological planting shall be implemented in accordance with the following timeframes:

- (a) Visual screen planting (as identified on the LMEEP) shall be implemented within the first two planting seasons from [date the designation alteration is confirmed]

- (b) Watercourse offset planting, Watercourse compensation planting and Wetland compensation planting (as identified on the LMEEP) shall be implemented prior to the loss of any intermittent or permanent watercourse.
- (c) The balance of the planting (required under the LMEEP) shall be implemented progressively and shall be completed no later than ten years after [date the designation alteration is confirmed].
- (d) Existing planting within 3 metres of site boundaries at [date the designation alteration is confirmed] shall be maintained until such time as the new planting is completed.

Except that (with the exception of the Watercourse offset planting, Watercourse compensation planting and wetland compensation areas):

- (e) Area C can include balance land activities as set out in Condition DES04. Within Area C, those areas used for cultural buildings, infrastructure and services, energy generation and storage facilities need not be planted provided that these activities do not compromise the objectives of the LMEEP.
- (f) Within planting areas:
 - (i) limited access tracks can be provided.
 - (ii) stormwater management devices can be provided (and need not be planted).
 - (iii) the visual screen planting over the carriageway of Iona Avenue access point can be removed and reinstated as necessary for construction traffic access.

In visual screen planting areas, these activities shall not compromise the purpose of the visual screen planting.

- (g) Existing planting may be removed to facilitate construction of operational access 1 (western access) where necessary.
- (h) Where planting is required to be removed for construction works or earthworks it shall be replanted upon the completion of the work.

9.5 Landscape and Ecology Implementation and Management Plan (LEIMP)

9.5.1 Proposed Condition DES45

Landscape and Ecology Implementation and Management Plan (LEIMP)

120. The requiring authority shall undertake planting and maintenance of planted areas in accordance with the Landscape and Ecology Implementation and Management Plan (LEIMP) prepared by Boffa Miskell, dated 26 March 2026 (or any subsequent updated LEIMP prepared by a suitably qualified and experienced landscape or ecology professional(s), and certified by Auckland Council in accordance with the process set out in conditions DES33 to DES37).

The objective of the LEIMP is to provide detailed information regarding planting and maintenance of planted areas, protection and enhancement of existing ecological features (including wetlands, watercourses, and areas of indigenous vegetation), and to ensure that proposed land use and planting activities are consistent with the objectives of the LMEEP.

The LEIMP includes the following:

- (a) A planting schedule identifying species (botanical and common names), plant numbers, locations, spacings, grades at time of planting, and timing for planting implementation;
- (b) Identification of existing vegetation to be retained and augmented where required;
- (c) Details of timing, site preparation and planting methodology;
- (d) Planting for riparian enhancement of streams, wetlands and coastal margins;
- (e) Promotion of the use of eco-sourced native species;
- (f) Details of proposed fencing and pest animal and pest plant control measures;
- (g) A plan for the ongoing maintenance and monitoring of planting, including success criteria and a process for replacement planting if required;
- (h) Confirmation that low flammability planting species¹ will be used within 20 metres of the external clear zone (as shown on the LMEEP);
- (i) An explanation of how cultural input and advice has been incorporated (including opportunity for tangata whenua to provide feedback on plant species and details); and
- (j) An explanation of how the LEIMP integrates with the EcMP (including pest management measures).

10.0 Assessment against statutory context

10.1 Assessment against the NPS-IB

121. As outlined above the purpose of the NPS-IB requires the maintenance of indigenous biodiversity with no overall loss. By following the management recommendations outlined above, the provisions for the maintenance of indigenous biodiversity as set out in the NPS-IB are met (Table 9).

Table 10: Proposed effects management and the maintenance of indigenous biodiversity (IB) following application of effects management.

Indigenous biodiversity maintenance	Vegetation	Herpetology	Avifauna
Ecological feature	Predominantly mature and semi-mature exotic and evergreen trees.	Low value habitat for lizards.	Low value habitat for avifauna.
Ecological values	Very low.	Very low.	Very low.
Population size	Increase in Indigenous Biodiversity after planting and restoration measures implemented.	Minimal effect on district lizard population. Salvage and relocation methods implemented only if required. Population size improved	No reduction after seasonal avoidance and/or bird nest check protocols applied (effects management). No fatalities to breeding population of indigenous birds.
Occupancy	Occupancy of native plants will not be impacted.	Occupancy of native lizards will not be impacted after planting and restoration measures implemented.	Occupancy of native avifauna will not be impacted after planting and restoration measures implemented.
Ecosystem function	Improved ecosystem functioning after planting and restoration measures implemented as well as pest and weed management.	Enhanced lizard habitat and populations after planting and restoration measures, and implementation of pest management measures. The function of habitats for native lizards is expected to improve.	No reduction in function of avifauna habitats. After planting and restoration measures, and implementation of pest management measures, function of habitats for native avifauna is expected to improve.
Range and extent	Increase in range and extent of native terrestrial vegetation.	No reduction. Range and extent of native lizard movement maintained and enhanced.	No reduction. Range and extent of native avifauna movement maintained and enhanced.
Connectivity	Increase in vegetation connectivity once planting area established.	Increase in extent and habitat connectivity once planting area established.	Increase in extent and habitat connectivity once planting area established.

Indigenous biodiversity maintenance	Vegetation	Herpetology	Avifauna
Resilience and adaptability	Increase in resilience and adaptability after planting and restoration measures implemented. Resilience improved through implementation of pest and weed management.	Increase in resilience and adaptability after planting and restoration measures implemented. Resilience improved through implementation of pest management.	Increase in resilience and adaptability after planting and restoration measures implemented. Resilience improved through implementation of pest management.
Summary	IB is maintained and enhanced.	IB is maintained and enhanced.	IB is maintained and enhanced.

10.2 Assessment against the NPS-FM

122. By following the management recommendations set out above, the provisions of the NPS-FM are met (Table 10).

Table 11: Proposed effects management and the NPS-FM following the application of effects management.

Indigenous biodiversity maintenance	Wetlands	Watercourses
Ecological feature	No natural inland wetlands occur within Areas A and B. All natural inland wetlands are of low ecological value.	Permanent (fed by stormwater pond) and intermittent (fed by piped stormwater outlets) occur within Area A.
Ecological values	Very low.	Very low.
Loss of extent of watercourse	N/A	Any loss of watercourse offset through implementation of stream enhancement as documented in LMEEP. Effects management hierarchy is satisfied.
Loss of wetland	Loss of natural inland wetlands is avoided.	N/A
Fish passage	N/A	Fish passage is maintained for watercourses retained. No new culvert road crossings.
NOF water quality	N/A	The compulsory values of the NOF are met through retention of watercourses and/or enhancements to offset watercourse.
Summary	NPS-FM requirements are met.	NPS-FM requirements are met.

11.0 Conclusion

123. The Department seeks to alter the existing designation to enable increased capacity at Auckland Prison. Two areas are proposed for new Prison facilities (Areas A and B), with the balance of the Site (Area C) mostly set aside for revegetation through the LMEEP. Most of the land within Area A is already used for existing prison facilities with open space maintained as open sports fields, gardens, a constructed pond and mown grass/lawn areas. As the area is highly managed and disturbed, terrestrial ecological values are very low. The effects of land disturbance and construction works

associated with the new Prison facilities on indigenous flora and fauna will be negligible.

124. Because there is no design information currently available, a set of development parameters have been developed to provide maximum flexibility and as much certainty as practicable, to provide the basis for the assessment of the ecological effects. The parameters provide for the maximum anticipated “envelope” of built form and operational characteristics (i.e. prescribed maximum limits), that form the proposal. The approach has been to inform the development parameters to avoid ecological effects as far as practicable and to inform the designation condition to ensure appropriate ecological mitigation measures are in place to manage any identified potential effects.
125. An evaluation of ecological constraints revealed the presence of natural inland wetlands as well as modified and permanent watercourses within the Site boundaries. Almost all of these features are fed from the Site stormwater system and likely to have very low ecological values. The wetlands areas are avoided, and other effects are minimised or remedied, and potential on-site offsetting and compensation is provided for any watercourses are reclaimed, and indigenous vegetation felled.
126. The proposed offset and compensation, will provide substantial positive ecological benefits to the Site much greater than those being removed. In addition, the planting of largely native plants over an extensive and connected area over Area C also enhances potential linkages with natural environments in the landscape. This planting in combination provides habitat for indigenous fauna and pest management will ensure the viability of populations that colonise and use the Site. Stream environments and wetlands will be enhanced and the removal of fish barriers extend the range for migratory fish (as described in Volume 3). All of these measures are integrated into a single expansive location at the Site (28 hectares of land within Area C) such that the whole enhancement is greater than its component parts and will provide substantial positive ecological benefits.
127. In summary, the Auckland Prison Site is highly modified with buildings, roads, highly managed gardens and vegetation, and extensive stormwater infrastructure. Ecological features across the Site are limited, and all features are of low ecological value. The habitat available for indigenous fauna is also limited and the presence of threatened indigenous fauna is highly unlikely. The Site is proximate to the CMA, and the SEA-M2-57b over Pāremoremo Creek. Erosion and sediment management is recommended to prevent excessive sediment entering the estuary.
128. Extensive planting is proposed across Area C, which combined with other measures in the EcMP relating to pest and predator control, will contribute positive ecological outcomes. The construction, demolition or removal works will be undertaken in accordance with the EcMP and LMP to minimise disturbance to the potential presence of bats, birds, lizards and native fish. In addition, the proposal will implement best-practice stormwater management principles in accordance with Designation Condition DES23. Overall, subject to the implementation of the designation conditions, the ecological effects associated with the proposed designation alteration will be less than minor.

12.0 References

Kern Consultants (2025). Auckland Prison Capacity Increase: External Lighting Assessment. Report prepared by Kern Consultants Limited for Department of Corrections, dated May 2025.

Appendix 1: Expert Statements

Dr Ian Boothroyd: Statement of Qualifications & Experience

I am a Senior Principal Ecologist at Boffa Miskell Limited. Boffa Miskell is a multi-disciplinary environmental consultancy specialising in planning, urban design, landscape design, ecology, biosecurity and engagement. I have been employed at Boffa Miskell since June 2014.

I hold the qualifications of BSc (Hons) Manchester University 1977), MSc Applied Hydrobiology (University of Wales, 1980) and DPhil (Waikato University, 1988). I am an appointed Fellow of both the Royal Society of Biology (FRSB) and the Environment Institute of Australia and New Zealand (FEIANZ), a life member of the New Zealand Freshwater Sciences Society, and a member of the Resource Management Law Association. I am a Certified Environmental Practitioner (CEnvP, Ecology).

I have 40 years of professional experience in the field of resource management, including roles as Manager Environmental Monitoring and Compliance (Hawke's Bay Regional Council), Research Director (NIWA), Senior Lecturer (University of Auckland, and as a consultant environmental practitioner for 25 years. I am also an experienced independent environmental commissioner and appointed as a Freshwater Commissioner by the New Zealand government. My experience includes environmental assessment and management and decision-making in the New Zealand environment, and I am familiar with environmental protocols, criteria and performance standards. I have led multidisciplinary teams for large and often complex projects.

My experience extends to large land management and subdivision projects, designations, renewable energy, roading, mining, quarrying, water treatment, biodiversity management and offsets, multi-criteria assessments through to investigations and assessments, consent conditions, fast track applications and presentation of expert evidence at hearings, Environment Court and Boards of Inquiry.

I confirm that, in my capacity as reviewer of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Ian Boothroyd, July 2025

Dr Ashley Flood: Statement of Qualifications & Experience

I am a Senior Ecologist at Boffa Miskell Limited. Boffa Miskell is a multi-disciplinary environmental consultancy specialising in planning, urban design, landscape design, ecology, biosecurity and engagement. I have been employed at Boffa Miskell since September 2021. I hold the qualifications of BSc Double Major in Biological Sciences and Marine Science (University of Auckland, 2014), PGDipSci in Marine Sciences (Distinction, University of Auckland, 2015), MSc in Marine Science (Hons 1st, University of Auckland, 2017) and a PhD in Marine Sciences (University of Auckland, 2021). I am a Certified Environmental Practitioner (CEnvP). My consultancy experience includes assessing ecological values and providing advice on a range of projects in the marine, freshwater, and terrestrial ecology disciplines.

I confirm that, in my capacity as reviewer of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Ashley Flood, July 2025

Appendix 2: Significant Ecological Areas – Terrestrial Schedule

Schedule 3 Significant Ecological Areas – Terrestrial Schedule

Factors for assessing ecological value [rps]

An area shall be considered to have significant ecological value if it meets one or more the sub-factors 1 to 5 below. These factors are also referred to in B7.2.2(1).

These factors have been used to determine the areas included in Schedule 3 Significant Ecological Areas – Terrestrial Schedule, and will be used to assess proposed future additions to the schedule.

Factors:

REPRESENTATIVENESS

Sub-factor:

- (a) It is an example of an indigenous ecosystem (including both mature and successional stages), that contributes to the inclusion of at least 10% of the natural extent of each of Auckland's original ecosystem types in each ecological district of Auckland (starting with the largest, most natural and intact, most geographically spread) and reflecting the environmental gradients of the region, and is characteristic or typical of the natural ecosystem diversity of the ecological district and/or Auckland

THREAT STATUS AND RARITY

Sub-factors:

- (a) It is an indigenous habitat, community or ecosystem that occurs naturally in Auckland and has been assessed (using the IUCN threat classification system) to be threatened, based on evidence and expert advice (including Holdaway et al. Status assessment of NZ naturally uncommon ecosystems).
- (b) It is a habitat that supports occurrences of a plant, animal or fungi that has been assessed by the Department of Conservation and determined to have a national conservation status of threatened or at risk; or
 - (b) it is assessed as having a regional threatened conservation status including Regionally Critical, Endangered and Vulnerable and Serious and Gradual Decline.
- (c) It is indigenous vegetation that occurs in Land Environments New Zealand Category IV where less than 20% remains.

- (d) It is any indigenous vegetation or habitat of indigenous fauna that occurs within an indigenous wetland or dune ecosystem.
- (e) It is a habitat that supports an occurrence of a plant, animal or fungi that is locally rare; or
 - (e) it has been assessed by the Department of Conservation and determined to have a national conservation status of Naturally Uncommon, Range Restricted or Relict.

DIVERSITY

Sub-factors:

- (f) It is any indigenous vegetation that extends across at least one environmental gradient resulting in a sequence that supports more than one indigenous habitat, community or ecosystem type e.g., an indigenous estuary to an indigenous freshwater wetland.
- (g) It supports the expected indigenous ecosystem diversity for the habitat(s).
- (h) It is an indigenous habitat type that supports a typical species richness or species assemblage for its type.

STEPPING-STONES, MIGRATION PATHWAYS AND BUFFERS

Sub-factors:

- (i) It is an example of an indigenous ecosystem, or habitat of indigenous fauna that is used by any native species permanently or intermittently for an essential part of their life cycle (e.g. known to facilitate the movement of indigenous species across the landscape, haul-out site for marine mammals) and therefore makes an important contribution to the resilience and ecological integrity of surrounding areas.
- (j) It is an example of an ecosystem, indigenous vegetation or habitat of indigenous fauna, that is immediately adjacent to, and provides protection for, indigenous biodiversity in an existing protected natural area (established for the purposes of biodiversity protection); or
 - (j) it is an area identified as significant under the 'threat status and rarity' or 'uniqueness' criteria. This includes areas of vegetation (that may be native or exotic) that buffer a known significant site. It does not include buffers to the buffers.
- (k) It is part of a network of sites that cumulatively provide important habitat for indigenous fauna or when aggregated make an important contribution to the provision of a particular ecosystem in the landscape.
- (l) It is a site which makes an important contribution to the resilience and ecological integrity of surrounding areas.

UNIQUENESS OR DISTINCTIVENESS

Sub-factors:

- (m) It is habitat for a plant, animal or fungi that is endemic to the Auckland region (i.e. not found anywhere else).
- (n) It is an indigenous ecosystem that is endemic to the Auckland region or supports ecological assemblages, structural forms or unusual combinations of species that are endemic to the Auckland region.
- (o) It is an indigenous ecosystem or a habitat that supports occurrences of a plant, animal or fungi that are near-endemic (i.e., where the only other occurrence(s) is within 100km of the council boundary).
- (p) It is a habitat that supports occurrences of a plant, animal or fungi that is the type locality for that taxon.
- (q) It is important as an intact sequence or outstanding condition in the region.
- (r) It is a habitat that supports occurrences of a plant, animal or fungi that is the largest specimen or largest population of the indigenous species in Auckland or New Zealand.
- (s) It is a habitat that supports occurrences of a plant, animal or fungi that are at (or near) their national distributional limit.

Appendix 3: Wetland Delineation Protocols

This protocol uses vegetation, soil and hydrology indicators and references a schedule of hydrophytic plants. "Hydrophytes" (hydrophytic vegetation) are defined in the Wetland Delineation Protocols as "plant species capable of growing in soils that are often or constantly saturated with water during the growing season".

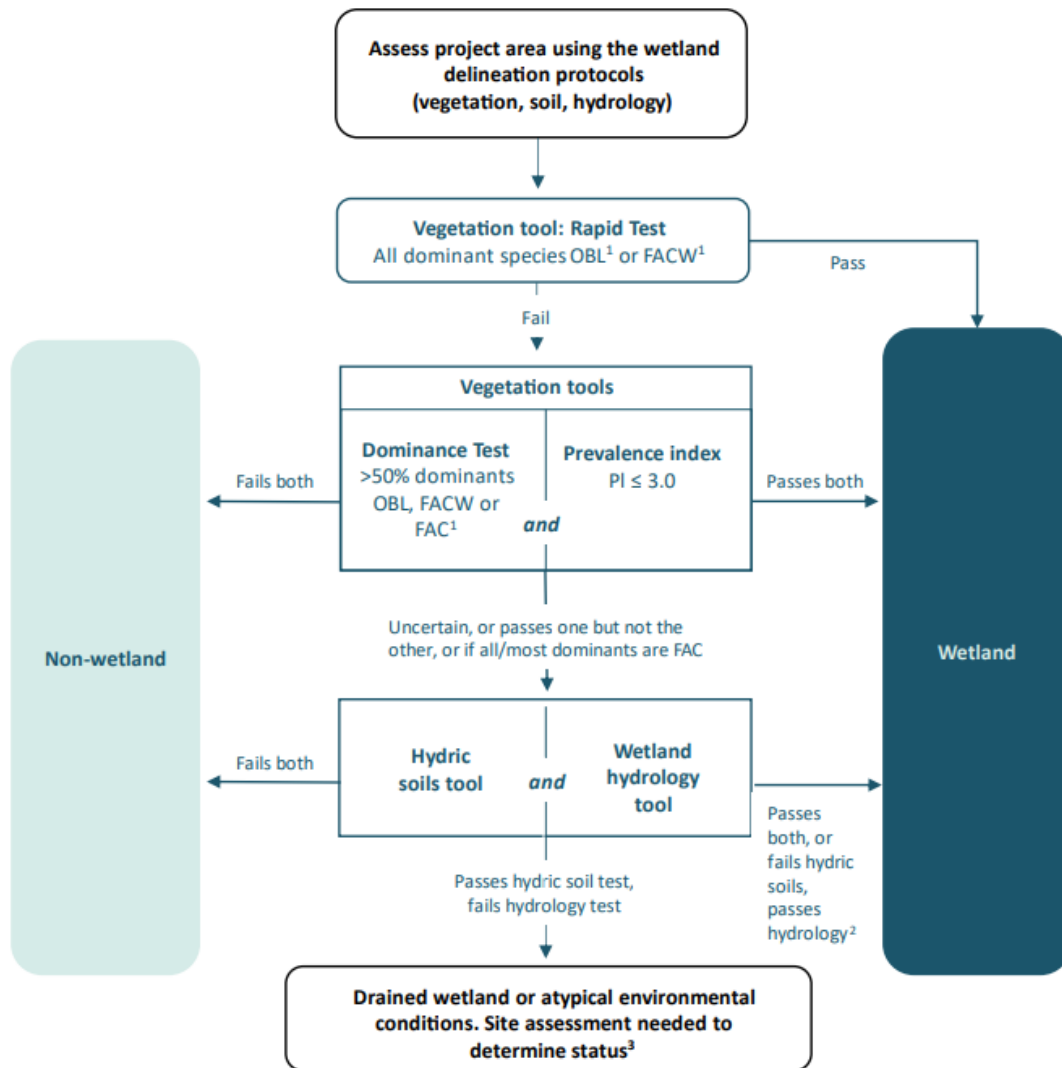
The hydrophyte categories (wetland indicator status ratings: Clarkson et al., 2013 and subsequent updates) are:

- Obligate (OBL): occurs almost always in wetlands (estimated probability >99 per cent in wetlands)
- Facultative wetland (FACW): occurs usually in wetlands (67–99 per cent)
- Facultative (FAC): equally likely to occur in wetlands or non-wetlands (34–66 per cent)
- Facultative upland (FACU): occurs occasionally in wetlands (1–33 per cent)
- Upland (UPL): rarely occurs in wetlands (< 1 per cent), almost always in 'uplands' (non-wetlands).

The vegetation, soil and hydrology tools are applied following a hierarchical sequence of tests, each requiring an increasing level of detail shown by the wetland delineation flow chart provided in Figure 2. The Rapid Test is used first, in which if all dominant species⁸ have a wetland indicator status of OBL or FACW, the feature is a wetland.

Identified wetland features were delineated on-site by walking its margin using ESRI fieldmaps and the inbuilt GPS on an iPad. This boundary was mapped using a combination of this field delineation and the visual extent in recent satellite imagery.

⁸ Dominant species = The most abundant plant species (when ranked in descending order of abundance, eg, in a plot, and cumulatively totalled) that immediately exceed 50 per cent of the total cover for the stratum, plus any additional species comprising 20 per cent or more of the total cover for the stratum. This is known as the 50/20 rule, and is calculated for each stratum (tree, sapling/shrub and herb).



Footnotes:

¹ Wetland indicator status abbreviations: FAC = facultative, FACW = facultative wetland, OBL = obligate wetland.

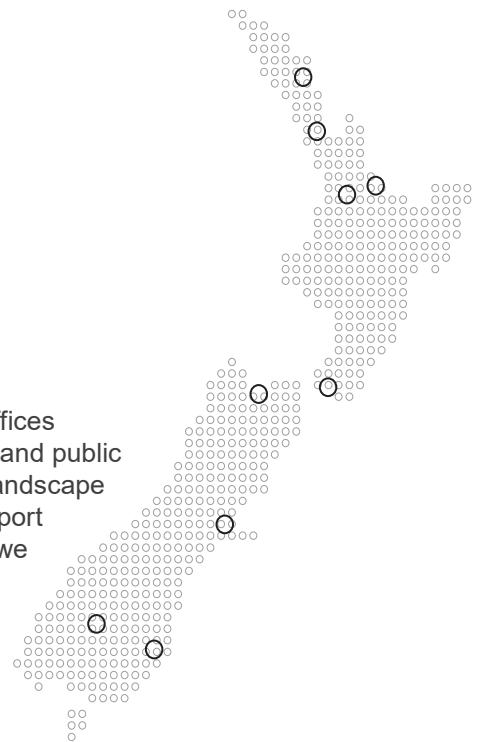
² For example, recent wetland.

³ The US procedures for atypical or problematic situations are recommended.

Key steps in NPS-FM Wetland Delineation Protocols.

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Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



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