

Auckland Prison Capacity Increase

Substantive Application

Volume 2 – Appendix 2F Statutory Assessment

Prepared for the Department of Corrections

1 April 2026



AUCKLAND PRISON

Table 1: National Policy Statements and whether they are applicable to the proposed designation alteration

National Policy Statement	Applicable to the proposed works?	Comment
New Zealand Coastal Policy Statement 2010 (Amended 2025)	Yes	A portion of the Site, as identified in the Landscape and Visual Effects Assessment (Appendix 2H) is located in the coastal environment.
National Policy Statement for Infrastructure 2025	Yes	The proposal is an infrastructure project. 'Additional infrastructure' is defined to include correction facilities operated by the Department of Corrections to meet its obligations under the Corrections Act 2004. 'Additional infrastructure' is included within the definition of 'infrastructure'.
National Policy Statement for Urban Development 2020	Yes	The site is outside the rural-urban boundary therefore the NPS-UD is not directly relevant, but for completeness, and because this will be the largest prison in Auckland (NZ's largest urban area) an assessment has been provided below.
National Policy Statement for Freshwater Management 2020 (Amended 2025)	Yes	The proposed prison expansion will result in the reclamation of watercourses 1 and 2 to extend existing pipes to beyond the edge of Area A to provide for an area of
National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)	Yes	The proposal involves removal of indigenous riparian vegetation (Volume 3) and lizard salvage and relocation (Volume 4), and proposed planting of 28 hectares of vegetation across Area C.
National Policy Statement for Natural Hazards 2025	Yes	Plan Change 120 introduces new flood hazard overlay areas that cover some areas of the Auckland Prison site (refer to Appendix 2A, Figure 5). Areas within northern parts of the Auckland Prison Site surrounding watercourse 1 and pond 2 are identified as "Flood sensitive area", "flood prone area" or "low flood hazard" areas with the exception of the channel for Watercourse 1, part of which is proposed to be reclaimed and piped as described in detail in Volume 2 to the Substantive application. The NPS-NH is relevant.
National Policy Statement for Highly Productive Land 2022 (Amended 2025)	Yes	The subject site is identified as Land Use Capability (LUC) Class 2 and 3 under the Auckland Unitary Plan. The site is subject to Designation 3900 for use by the Department of Corrections as a prison facility and areas of the site has already been developed for this use.
National Policy Statement for Renewable Electricity Generation 2011 (Amended 2025)	No	The proposal does not involve Renewable Electricity Generation.

National Policy Statement	Applicable to the proposed works?	Comment
National Policy Statement for Electricity Networks 2008 (Amended 2025)	No	The proposal does not involve electricity transmission or distribution.
National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	No	The proposal does not involve Industrial Process Heat.

1 New Zealand Coastal Policy Statement 2010 (Amended 2025)

New Zealand Coastal Policy Statement 2010 (Amended 2025)		
Objectives and Policies		Comment
Objective 1	<p><i>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</i></p> <ul style="list-style-type: none"> <i>maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;</i> <i>protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and</i> <i>maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.</i> 	<p>The proposal will safeguard the integrity, form, functioning and resilience of the coastal environment as the proposal aims to enhance the coastal environment through the environmental improvement of existing native vegetation areas, wetlands, riparian margins, and coastal edges.</p> <p>Area A where majority of the development will occur is set back from the coastal edge and buildings, and support structures for lighting and lighting poles will be set back a minimum of 20 metres from the boundary of the Auckland Prison Site (DES09).</p> <p>The existing vegetation within the Significant Ecological Area (SEA-M2-57b) along the Pāremoremo Creek will be retained and augmented where required, contributing to protecting significant natural ecosystems.</p> <p>The proposal will maintain the coastal water quality by ensuring development occurs in accordance with stormwater management principles contained in Condition DES23.</p>

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Objectives and Policies		Comment
<i>Objective 2</i>	<p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> <i>recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> <i>identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and</i> <i>encouraging restoration of the coastal environment.</i> 	<p>The proposal will protect the natural landscape present on the site by recognising the characteristics and qualities, identifying those areas where development is inappropriate and encouraging restoration.</p> <p>The small area of Outstanding Natural Landscape (ONL) present within the site, adjacent to the Coastal Marine Area (CMA), falls outside both Area A and Area B. Therefore, there will be no development within the ONL.</p> <p>Restoration will be provided for through indigenous revegetation planting and integration planting within the ONL which will enhance the coastal environment.</p> <p>The site is not identified as having high or outstanding natural character.</p>
<i>Objective 3</i>	<p><i>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> <i>recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> <i>promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> <i>incorporating mātauranga Māori into sustainable management practices; and</i> <i>recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i> 	<p>Tangata whenua has been consulted with throughout the formation of the proposal.</p> <p>The Pāremoremo Creek is a significant waterbody for Ngāi Tai ki Tāmaki and Te Kawerau ā Maki and a number of archaeological sites are present along the foreshore. The proposal aims to recognise and protect these archaeological sites of importance to tangata whenua. The recorded archaeological site within the Auckland Prison Site (R10/831) will be protected from development as no land disturbance shall occur within 10 metres of the archaeological site (proposed designation condition DES21).</p>
<i>Objective 5</i>	<p><i>To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> <i>Locating new development away from areas prone to such risks;</i> 	<p>The proposal takes into account coastal hazard risks and Area A and Area B have been located away from areas prone to coastal hazard risk. New development in Area A and Area B is elevated 11.6 m above the estimated 1 in 200 year extreme sea level and given the likely ground</p>

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	<ul style="list-style-type: none"> • <i>Considering responses, including managed retreat, for existing development in this situation; and</i> • <i>Protecting or restoring natural defences to coastal hazards.</i> <p>levels, coastal inundation or Tsunamis are unlikely to affect the proposed new prison facilities.</p> <p>Designation condition DES25 requires that no new buildings (except for minor structures such as fences and stormwater facilities) shall be located within 40 metres of Mean High Water Springs.</p> <p>The proposal is not inconsistent with Objective 5 of the NZCPS.</p>
<p><i>Objective 6</i></p>	<p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</i></p> <ul style="list-style-type: none"> • <i>the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i> • <i>some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i> • <i>functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> • <i>the coastal environment contains renewable energy resources of significant value;</i> • <i>the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> • <i>the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> • <i>the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an</i> <p>Parts of Area A and B are included within the coastal environment. Development is required in these areas to provide for additional capacity at Auckland Prison. The location of Area A and B have been defined to avoid known site constraints and will not compromise the coastal marine area. As noted above new buildings will be set back 40 metres from the Mean High Water Springs. Therefore, buildings will be appropriately set back from the coastal marine area to avoid adverse effects.</p> <p>The recorded archaeological site (R10/831) on the Site will be avoided, and no land disturbance (other than planting by hand) shall occur within 10 metres of the archaeological site (DES21). A precautionary Archaeological Authority is sought across the site if any sensitive material is discovered during construction works (Volume 5).</p>

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	Objectives and Policies	Comment
	<p><i>important means by which the natural resources of the coastal marine area can be protected; and</i></p> <ul style="list-style-type: none"> <i>historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i> 	
<p><i>Policy 2 – The Treaty of Waitangi, tangata whenua and Māori heritage</i></p>	<p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <p><i>(a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i></p> <p><i>(b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</i></p> <p><i>(c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</i></p> <p><i>(d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;</i></p> <p><i>(e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content</i></p>	<p>Whetū Consultancy Group has prepared Māori Consultation and Cultural Values Assessment Report (Volume 1, Appendix 1F). The report covers the Iwi/Mana Whenua and Māori engagement and consultation approach for the Auckland Prison Capacity Increase proposal.</p> <p>Shared values and interests were identified across the relevant Treaty settlement legislation, Deeds of Settlement, and available IEMP documents that were reviewed, as well as information drawn from consultation discussions with Iwi/Mana Whenua, including the cultural values assessment reports prepared by, and received from, Ngaati Whanaunga and Te Rūnanga o Ngāti Whātua.</p> <p>The shared values and interests identified include: Rangatiratanga / mana, Kaitiakitanga, Protection of archaeological/cultural sites, Restoration and protection of waterways; and Enhance and protect native flora and fauna (terrestrial biodiversity). Corrections have activity considered the values, interests and recommendations identified in the Cultural Assessment report (including including the Ngaati Whanaunga report and the draft report prepared by Te Rūnanga o Ngāti Whātua), and where appropriate and relevant, have sought to provide for them in the proposal as explained in Section 7.3 of this report, Section 9.3 of Volume 1 including, importantly, Table 5 of Volume 1. In summary, the following is proposed:</p>

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Objectives and Policies	Comment
<p><i>has a bearing on resource management issues in the region or district; and</i></p> <p><i>(i) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</i></p> <p><i>(ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</i></p> <p><i>(f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</i></p> <p><i>(i) bringing cultural understanding to monitoring of natural resources;</i></p> <p><i>(ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;</i></p> <p><i>(iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and</i></p> <p><i>(g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</i></p> <p><i>(i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</i></p> <p><i>(ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and</i></p>	<ul style="list-style-type: none"> • Facilitating and ongoing relationship the four identified iwi, Te Kawerau ā Maki, Ngāti Whātua o Kaipara, Te Rūnanga o Ngāti Whātua, and Ngaati Whanaunga • Protocols for cultural practices are provided, including karakia before works, iwi notification and tikanga processes for discovery of sensitive materials (conditions DES21–DES22), and site visits to archaeological feature R10/831. • Iwi will receive monitoring and compliance reports for key management plans, to provide transparency across archaeological, ecological, lizard, landscape, and pest management activities. • Extensive ecological restoration (28 ha) at Auckland Prison site will be delivered by experienced contractors, with iwi input on draft plans and detailed planting plans, and all planting eco-sourced in accordance with LEIMP requirements. • Landscape and design measures (conditions DES04, DES05, DES07, DES10, DES28, DES30) minimise effects on cultural landscapes through siting, screening, colour controls, lighting standards, and protection of archaeological sites. • Engagement with mana whenua will continue through construction and beyond, with stormwater best-practice, minimised reclamation, and offset/compensation measures (LUC14–LUC16) supporting kaitiakitanga and cultural landscape values.

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	Objectives and Policies	Comment
	<p><i>predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</i></p>	
<p><i>Policy 6 – Activities in the coastal environment</i></p>	<p><i>(1) In relation to the coastal environment:</i></p> <p><i>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</i></p> <p><i>(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;</i></p> <p><i>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and</i></p> <p><i>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</i></p>	<p>New Zealand's prison population is expected to increase by 36 percent over the next decade. Corrections must have sufficient capacity to meet both current and future demand. Increasing the capacity at Auckland Prison, which is public infrastructure, enables efficient use and development of existing land and assets held for prison purposes within a region of high demand (Policy 6(b)).</p> <p>There will be additional built form in the coastal environment outside the Coastal Marine Area, however, this is considered acceptable as the site is already highly modified and is not identified as having high or outstanding natural character (Policy 6(f)). Additionally, the planting along the Pāremoremo Creek will be enhanced with further indigenous planting.</p> <p>Area A is set back approximately 100 m from the closest point of the Coastal Marine Area (CMA) (Policy 6(j)).</p> <p>Significant Ecological Area (SEA-M2-57b) is located along the Pāremoremo Creek and acts as a buffer between the CMA and Area A and Area B. The proposed planting will also contribute towards providing a buffer (Policy 6(i)).</p>
<p><i>Policy 11 – Indigenous biological diversity</i></p>	<p><i>To protect indigenous biological diversity in the coastal environment:</i></p> <p><i>(a) avoid adverse effects of activities on:</i></p> <p><i>(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</i></p> <p><i>(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</i></p>	<p>The proposal does not propose to remove any indigenous vegetation present within the coastal environment. The proposal will enhance the existing indigenous vegetation along the boundary of Pāremoremo Creek with enrichment planting to protect the indigenous biological diversity in the coastal environment. Further planting will be provided between the already established planting on the coastal edge and the boundary of Area A. The proposal will avoid significant adverse effects on indigenous vegetation identified as threatened or rare.</p>

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<ul style="list-style-type: none"> (iii) <i>indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</i> (iv) <i>habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</i> (v) <i>areas containing nationally significant examples of indigenous community types; and</i> (vi) <i>areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</i> (b) <i>avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</i> <ul style="list-style-type: none"> (i) <i>areas of predominantly indigenous vegetation in the coastal environment;</i> (ii) <i>habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</i> (iii) <i>indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</i> (iv) <i>habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;</i> (v) <i>habitats, including areas and routes, important to migratory species; and</i> (vi) <i>ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</i> 	<p>There are two significant ecological areas (SEA) present on the coastal edge of the site (SEA-M2-57b and SEA_T_8330. The proposal will avoid these SEAs. Additionally, no vegetation removal is proposed within the SEAs.</p>
<p><i>Policy 13 - Preservation of natural character</i></p> <ul style="list-style-type: none"> (1) <i>To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i> <ul style="list-style-type: none"> (a) <i>avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> 	<p>While a portion of Area A and Area B is located within the coastal environment, no part of the Site is identified as having high or outstanding natural character.</p>

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Objectives and Policies		Comment
	<p><i>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;</i></p> <p><i>including by:</i></p> <p><i>(c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</i></p> <p><i>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i></p> <p><i>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i></p> <p><i>(a) natural elements, processes and patterns;</i></p> <p><i>(b) biophysical, ecological, geological and geomorphological aspects;</i></p> <p><i>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i></p> <p><i>(d) the natural movement of water and sediment;</i></p> <p><i>(e) the natural darkness of the night sky;</i></p> <p><i>(f) places or areas that are wild or scenic;</i></p> <p><i>(g) a range of natural character from pristine to modified; and</i></p> <p><i>(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.</i></p>	<p>The natural character of the site is already highly modified by past clearance, farming, and existing prison facilities. The existing natural character will be preserved and protected from inappropriate development. Significant adverse effects will be avoided and the natural character of the Site will be enhanced through landscape and ecological restoration.</p> <p>Across Area C 28 hectares of planting is proposed which will enhance existing vegetation and provide substantive ecological benefits. This planting will support biodiversity, improve landscape patterns, and reinforce natural ecological processes. The Landscape Mitigation and Ecology Enhancement Plan (LMEEP) (Appendix 2B) identifies the areas of opportunity for restoration and rehabilitation. The planting on the site is required by proposed designation conditions DES44 and DES45.</p> <p>Overall, the project once fully implemented is anticipated to enhance existing low levels of natural character.</p>
<p><i>Policy 14 – Restoration of natural character</i></p>	<p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</i></p> <p><i>(a) identifying areas and opportunities for restoration or rehabilitation;</i></p> <p><i>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i></p>	

New Zealand Coastal Policy Statement 2010 (Amended 2025)

New Zealand Coastal Policy Statement 2010 (Amended 2025)	
Objectives and Policies	Comment
<p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <ul style="list-style-type: none"> (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or (iii) creating or enhancing habitat for indigenous species; or (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or (v) restoring and protecting riparian and intertidal margins; or (vi) reducing or eliminating discharges of contaminants; or (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or (viii) restoring cultural landscape features; or (ix) redesign of structures that interfere with ecosystem processes; or (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area. 	
<p><i>Policy 15 - Natural features</i></p>	<p><i>To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</i></p>
	<p>The proposal will protect the natural landscape of the coastal environment from inappropriate development. A small area of Outstanding Natural Landscape (ONL) is present within the site, adjacent to the Coastal Marine Area (CMA), but it falls outside both Area A and</p>

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Objectives and Policies	Comment
<p><i>and natural landscapes</i></p> <p>(a) <i>avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and</i></p> <p>(b) <i>avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:</i></p> <p>(c) <i>identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:</i></p> <ul style="list-style-type: none"> (i) <i>natural science factors, including geological, topographical, ecological and dynamic components;</i> (ii) <i>the presence of water including in seas, lakes, rivers and streams;</i> (iii) <i>legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;</i> (iv) <i>aesthetic values including memorability and naturalness;</i> (v) <i>vegetation (native and exotic);</i> (vi) <i>transient values, including presence of wildlife or other values at certain times of the day or year;</i> (vii) <i>whether the values are shared and recognised;</i> (viii) <i>cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;</i> (ix) <i>historical and heritage associations; and</i> (x) <i>wild or scenic values;</i> 	<p>Area B. The proposal will not compromise the values of the ONL, the area will remain vegetated and no new buildings will be constructed within it. No indigenous vegetation is proposed to be removed, and no works are planned within the stream or coastal margins. Furthermore, future buildings and structures within Area A, which is closest to the ONL (110m at its closest point) will be subject to a 12-metre height limit (DES05).</p> <p>The proposal and proposed parameters, including the proposed enhancement planting across the site seek to avoid adverse effects on the natural landscape in the coastal environment.</p>
<p><i>Policy 17 – Historic heritage</i></p>	<p><i>Protect historic heritage in the coastal environment from inappropriate subdivision, use, and development by:</i></p> <p>There is one recorded archaeological site within the Site along the coastal edge of Pāremoremo Creek (R10/831). Proposed designation condition DES21 requires that no land disturbance (other than planting by hand) is undertaken within 10m of this archaeological site. Minor hand</p>

New Zealand Coastal Policy Statement 2010 (Amended 2025)		
Objectives and Policies		Comment
identification and protection	<p>(a) identification, assessment and recording of historic heritage, including archaeological sites;</p> <p>(b) providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki;</p> <p>(c) initiating assessment and management of historic heritage in the context of historic landscapes;</p> <p>(d) recognising that heritage to be protected may need conservation;</p> <p>(e) facilitating and integrating management of historic heritage that spans the line of mean high water springs;</p> <p>(f) including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans;</p> <p>(g) imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;</p> <p>(h) requiring, where practicable, conservation conditions; and</p> <p>(i) considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.</p>	<p>digging may be required to enhance the vegetation along the creek. The archaeological site is subsurface.</p> <p>The Iwi and Māori Consultation Report & Cultural Values Report (Appendix 1F) provides recommendations including the participation in the protection of the recorded archaeological site.</p> <p>The proposed designation conditions will protect the recorded archaeological site from inappropriate use and development.</p>

2 National Policy Statement for Infrastructure 2025

National Policy Statement for Infrastructure 2025		
Objectives and Policies		Comment
Objective 1	<p>The objective of this National Policy Statement is to:</p> <p>a) ensure the national, regional and local benefits of infrastructure are provided for;</p>	<p>The National Policy Statement for Infrastructure 2025 (NPS-I) requires decision-makers to recognise infrastructure as nationally significant under the RMA and provides national direction to support its development, maintenance and upgrades while still addressing adverse impacts. The NPS-I applies to all decisions under the RMA affecting the operation,</p>

National Policy Statement for Infrastructure 2025

Objectives and Policies	Comment
<p>b) <i>enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;</i></p> <p>c) <i>enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;</i></p> <p>d) <i>ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and</i></p> <p>e) <i>ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.</i></p>	<p>maintenance, renewal, and upgrade of existing infrastructure, as well as new infrastructure development.</p> <p>Correction Facilities are considered 'Additional infrastructure', which is incorporated in the definition of infrastructure. This proposal is an infrastructure proposal that is consistent with and supports the purpose of the National Policy Statement for Infrastructure 2025.</p> <p>The capacity increase at Auckland Prison (increase from 681 to 1,220 prisoners) will give rise to significant national and regional benefits to the corrections system, thereby improving public safety and contributing to the maintenance of a just society. In particular:</p> <ol style="list-style-type: none"> 1. Providing sufficient prisoner places with the appropriate security classification in the geographical area of need as is proposed, responds to increases in the capacity of the whole prison network, and enables Corrections to provide for the projected increase in prisoner numbers. 2. This also ensures the prison has the capacity to respond to unexpected events and changing conditions, including operational resilience and disaster reserves and flexibility for future design, operational efficiencies and innovation. 3. Enabling the development of quality and modern fit-for-purpose prison facilities to support the safety of staff and prisoners and enable better delivery of rehabilitation and reintegration programmes. This allows Corrections to reduce reoffending through effective rehabilitation in modern fit for purpose facilities. 4. Enabling the efficient use and development of land held for prison purposes and associated assets. This avoids the significant cost, time and risk associated with securing and obtaining the necessary approvals for a new site.

National Policy Statement for Infrastructure 2025

National Policy Statement for Infrastructure 2025		
Objectives and Policies		Comment
		<p>The proposal is also central to Corrections statutory obligations under the Corrections Act 2004 and accompanying Corrections Regulations 2005 to deliver and maintain a Corrections system that improves public safety and contributes to the maintenance of a just society.</p> <p>The project will also result in significant public infrastructure investment and will deliver measurable and significant regional and national economic benefits through both the construction and operational phases. Overall, the Economic Assessment (Appendix 2E) estimates that the construction phase alone is expected to generate approximately \$938 million - \$1.07 billion in value added. Which will sustain employment equivalent to around 14,000 job years, predominantly in Auckland. With the value added from operational expenditure to be estimated at \$94.7 million and 2,800 job years.</p>
<p><i>Policy 1: Providing for the benefits of infrastructure</i></p>	<ol style="list-style-type: none"> 1. <i>Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for.</i> 2. <i>Decision-makers must recognise that the benefits of infrastructure include:</i> <ol style="list-style-type: none"> a) <i>providing for the social, cultural and economic wellbeing of present and future generations;</i> b) <i>creating, supporting and enhancing well-functioning urban and rural environments;</i> c) <i>supporting sufficient development capacity to meet demand for housing and business land;</i> d) <i>providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy;</i> e) <i>helping to protect and restore the natural environment;</i> f) <i>supporting New Zealand's emissions reduction targets and mitigating the effects of climate change; and</i> 	<p>Corrections has a core responsibility to ensure it has sufficient appropriate capacity to meet demand to meet its primary responsibilities. The demand for prisoner places is driven by external factors. The 2025 Justice Sector Projection indicates that the prison population will rise significantly (36%) over the next 10 years. There is a need to address the current shortfall in custodial accommodation, to respond to the projected growing population and replacement of end-of-life facilities in accordance with the LTNCP.</p> <p>It is also central to Corrections statutory obligations under the Corrections Act 2004 and accompanying Corrections Regulations 2005 to deliver and maintain a Corrections system that improves public safety and contributes to the maintenance of a just society.</p> <p>Auckland Prison is a strategic node in the national prison network, is located in the region of highest demand (Auckland), and houses Aotearoa New Zealand's only maximum-security facility. There is not enough capacity in the wider Auckland Region to meet current demand and Auckland Prison has a poor-quality 'end of life' and need to be replaced.</p>

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Objectives and Policies	Comment	
<p style="margin-left: 40px;">g) <i>reducing the risks from, and improving resilience to, natural hazards and climate change.</i></p> <p>3. <i>Decision-makers must recognise:</i></p> <p style="margin-left: 40px;">a) <i>the significant risks to, and impacts on, public safety, the wellbeing of people and communities, and the environment that may occur when infrastructure services are compromised; and</i></p> <p style="margin-left: 40px;">b) <i>that infrastructure networks can be both independent and interconnected.</i></p>	<p>The proposal will achieve national, regional or local benefits as it ensures sufficient capacity for prisoner places is provided for in the region of highest demand, which means fewer prisoners remain in the community, especially those awaiting sentencing or deemed high-risk. This contributes to public safety and maintenance of a just society. Additionally, it enables the replacement of outdated infrastructure with safer, more modern, fit for purpose and efficient designed infrastructure. The proposal will also provide for significant investment resulting in economic benefits, including:</p> <ul style="list-style-type: none"> • The construction phase alone is generating approximately \$938 million - \$1.07 billion in value added, sustaining employment equivalent to around 14,000 job years, with only 10 planned or ongoing infrastructure projects in Auckland listed as larger by the Infrastructure Commission. • Once operational, the potential economic value added associated with the project operational expenditure is \$95 million, and 2,800 job years. <p>The proposal, by providing for capacity and resilience in the wider prison network, seeks to ensure that the prison network as an infrastructure service is not compromised, and that Corrections can meet its statutory obligations under the Corrections Act 2004, to deliver and maintain a Corrections system that improves public safety and contributes to the maintenance of a just society.</p>	
<p><i>Policy 2: Operational need or functional need of infrastructure to be in</i></p>	<p>1. <i>Decision-makers must recognise that infrastructure may have an operational need or functional need to operate in, be located in, or traverse particular locations and environments.</i></p> <p>2. <i>Decision-makers must recognise that the operational need or functional need of infrastructure includes, but is not limited to, the need to:</i></p>	<p>Auckland Prison is designated under the Auckland Unitary Plan (Designation 3900) and has been designated since 1973. Expanding Auckland Prison is an efficient solution, making use of existing land and infrastructure in a region with highest demand. There is not enough capacity in the wider Auckland Region prison network to meet current demand. The population is continuing to grow and as a result, prisoners</p>

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Objectives and Policies	Comment
<p><i>particular locations and environments</i></p> <p>a) <i>provide services to people and communities in a timely, effective and efficient manner;</i></p> <p>b) <i>operate effectively and efficiently as linear and/or interconnected infrastructure networks within and across district and regional boundaries;</i></p> <p>c) <i>access or connect to particular natural or physical resources, including other infrastructure;</i></p> <p>d) <i>be accessible so infrastructure activities can be undertaken effectively and efficiently;</i></p> <p>e) <i>locate where the services are required, including in areas at risk to natural hazards, whether the infrastructure has been spatially identified in advance;</i></p> <p>f) <i>and manage risks from natural hazards.</i></p>	<p>are being relocated elsewhere in the network creating operational, economic, and social impacts.</p> <p>Auckland Prison is the only prison site in the Auckland region with suitable land available and where sufficient capacity can be added to meet the existing and predicted demand for prisoner accommodation.</p> <p>Section 5.3.4.2 of Volume 3 sets out the functional need for the proposal to occur at the Auckland Prison Site and for the delineation of Area A (location of secure facilities).</p> <p>The Alternatives Assessment (Appendix 2C) identified Auckland Prison as the optimal site and it is the only site that achieves criterion B; namely, that the option shall be located in the geographical area of highest need and can provide sufficient prisoner places with the appropriate security classification to meet demand across the network.</p> <p>Expanding Auckland Prison is a practical and cost-effective solution because it utilises the existing 80-hectare site and infrastructure, and it's located in the region with the highest demand for prison accommodation. The other prisons in the Auckland region have insufficient land for expansion at the scale needed to meet demand.</p> <p>Additionally, the extent of Area A has been identified with input from the project team technical specialists to:</p> <ul style="list-style-type: none"> • Avoid known site constraints. • Provide sufficient developable land area. • Enable redevelopment of existing prison facilities. • Provide a buffer from site boundaries. <p>There are no other practicable alternative options for locating Area A or secure facilities on other parts of the Auckland Prison site.</p>

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Objectives and Policies	Comment
<p><i>Policy 4: Enabling the efficient and timely operation and delivery of infrastructure activities</i></p>	<p>1. <i>Decision-makers must:</i></p> <ul style="list-style-type: none"> a) <i>enable the efficient and timely delivery of infrastructure activities;</i> b) <i>enable cross-boundary infrastructure networks;</i> c) <i>provide flexibility for infrastructure providers to use new or innovative technologies and methods to improve the delivery of infrastructure services and/or improve environmental outcomes;</i> d) <i>enable opportunities to make more effective use of existing infrastructure;</i> e) <i>consider opportunities for continuous improvement in service delivery and environmental outcomes when renewing or replacing resource consents; and</i> f) <i>enable the upgrading of infrastructure where this will:</i> <ul style="list-style-type: none"> i. <i>improve the resilience of infrastructure to the risks from natural hazards and effects of climate change;</i> ii. <i>maintain or improve its level of infrastructure service, including to meet increasing demand; or</i> iii. <i>improve environmental outcomes.</i> <p>2. <i>Decision-makers must:</i></p> <ul style="list-style-type: none"> a) <i>recognise it is the role of the infrastructure provider to identify the preferred location for the infrastructure activity; and</i> b) <i>have regard to existing information and assessments undertaken by the infrastructure provider, including, but not limited to, information prepared using the Better Business Cases methodology developed by The Treasury New Zealand, infrastructure strategies prepared under the Local Government Act 2002, or the</i>

Increasing the capacity at Auckland Prison will allow for the replacement and upgrading of existing infrastructure with safer, more modern, fit for purpose and efficient design of infrastructure. Majority of future development will be enabled within Areas A and B, these areas have been determined in part by seeking to avoid the coastal edges of the site, and the steeper areas on the site. In addition, proposed designation conditions will ensure that buildings are located at least 40m from the coastal edge, and that a Flood Hazard Assessment is undertaken prior to undertaking any land modifications or developing new buildings within an overland flow path or flood hazard area. Future development will also need to comply with seismic and geotechnical management requirements under the Building Act.

The alteration to the designation and designation conditions intend to enable the efficient and timely delivery of additional capacity at the prison, provide flexibility for future design and operations, make more effective use of the existing Site and its infrastructure and enable upgrading of the Site to meet increasing demand.

Therefore, the proposal complies with Policy 4 of the NPS-I.

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Objectives and Policies		Comment
	<i>Infrastructure Priorities Programme developed by New Zealand Infrastructure Commission Te Waihanga.</i>	
<i>Policy 6: Recognising and providing for Māori interests</i>	<p>1. <i>Decision-makers must recognise and provide for Māori interests in relation to infrastructure activities and infrastructure supporting activities, including by:</i></p> <ul style="list-style-type: none"> a) <i>taking into account the outcome of any engagement with tangata whenua on any relevant resource consent, notice of requirement, or request for a private plan change;</i> b) <i>recognising the opportunities tangata whenua may have in developing and operating their own infrastructure at any scale or in partnership; and</i> c) <i>local authorities:</i> <ul style="list-style-type: none"> i. <i>providing opportunities for tangata whenua involvement where infrastructure and infrastructure supporting activities may affect a site of significance or issue of cultural significance to Māori; and</i> ii. <i>operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.</i> 	<p>Whetū Consultancy Group was engaged by Corrections to support engagement with Māori on the proposal to increase capacity at Auckland Prison. A Māori Consultation and Cultural Values Assessment Report is provided in Volume 1, Appendix 1F of the Substantive Application. That report documents the consultation process with Iwi/Mana Whenua and identified groups, outlines cultural values and interests of Mana Whenua and makes recommendations to respond to those values and interests.</p> <p>The recommendations include continued engagement with four Mana Whenua in the Auckland Prison project, enabling the role of Kaitiaki in management plans and participation in the enhancement and restoration of landscape and terrestrial ecology.</p> <p>Corrections has actively considered the values, interests and recommendations identified in the Cultural Assessment report (including including the Ngaati Whanaunga report and the draft report prepared by Te Rūnanga o Ngāti Whātua), and where appropriate and relevant, have sought to provide for them in the proposal as explained in Section 9.3 of Volume 1 including, importantly, Table 5 of Volume 1.</p>
<i>Policy 7: Assessing and managing the effects of proposed infrastructure activities</i>	<p>1. <i>When assessing and managing the effects of infrastructure activities, decision-makers must:</i></p> <ul style="list-style-type: none"> a) <i>have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work;</i> b) <i>consider the technical and operational requirements and constraints of infrastructure activities;</i> 	<p>Section 7.0 Assessment of Effects in Volume 2 of the Substantive Application provides an assessment of the extent to which adverse effects have been avoided, remedied or mitigated (Policy 7(1)(a)). A comprehensive set of designation consent conditions have been provided in Volume 6, Appendix 6A that aim to mitigate the potential adverse effects of the proposal on the environment.</p>

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<p>c) <i>take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure;</i></p> <p>d) <i>take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and</i></p> <p>e) <i>ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.</i></p>	<p>With respect to Policy 7, the ways in which adverse effects have been avoided, remedied or mitigated through the methods of undertaking the work enabled by the designation are set out in section 7.0 of Volume 2. The technical and operational requirements and constraints of a prison operation (need for a secure perimeter, lighting, certain height limits, staffing etc) have informed the parameters and technical assessments undertaken and are a relevant consideration under this policy. The extent to which the effects of the proposed capacity increase are different in scale, intensity, duration and frequency from the effects of existing activities on the site is addressed in the technical assessment discussed in section 7.0, with the total capacity and its associated effects ultimately relied on as the basis for these assessments. Relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects have all been used in assessing the proposal. As noted in section 7.0, in relation to social effect, these include the internationally recognised International Association for Impact Assessment (IAIA) framework for social effects, the adoption of Unitary Plan standards (which in turn reference applicable NZ Standards) in relation to noise and lighting, the use of current Auckland Council hazard mapping and the use of management plans where design and construction details are at this stage unknown (that being an accepted method in relation to large scale infrastructure and designations in particular). Finally, the mitigation measures and designation conditions are all designed to be proportionate to the scale of adverse effects generated by the proposed activities enabled by the alteration to the designation.</p>	
<p><i>Policy 9: Managing the effects of new infrastructure</i></p>	<p>1. <i>Decision-makers must enable new infrastructure or major upgrades of existing infrastructure activities in all environments.</i></p> <p>2. <i>Where infrastructure activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy</i></p>	<p>The proposal is an upgrade to existing infrastructure at an existing Prison site. The adverse effects where practicable have been avoided, remedied or mitigated as set out in the Section 7.0 of the Volume 2 report. The</p>

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<p><i>and major upgrades</i></p>	<p><i>must be read alongside other relevant national direction, regional policy statements and regional and district plans.</i></p> <p>3. <i>Where (2) does not apply, the adverse effects of new infrastructure and major upgrades must be, where practicable, avoided, remedied or mitigated.</i></p>	<p>proposal has been assessed against all relevant national direction, regional policy statements and the Auckland Unitary Plan (Policy 9(2)).</p>
<p><i>Policy 10: Planning for and managing the interface and compatibility of infrastructure with other activities</i></p>	<p>1. <i>Decision-makers on planning instruments must manage the interface between existing and planned infrastructure and other activities to ensure:</i></p> <ul style="list-style-type: none"> a. <i>infrastructure and other activities are as compatible as practicable;</i> b. <i>the safe, efficient and effective operation, maintenance and minor upgrades, and major upgrades of existing or planned infrastructure are not compromised by the adverse effects of other activities; and</i> c. <i>infrastructure activities that are compatible with each other are co-located, while recognising that some types of infrastructure are not compatible.</i> <p>2. <i>Decision-makers on planning instruments must:</i></p> <ul style="list-style-type: none"> a. <i>engage with infrastructure providers to:</i> <ul style="list-style-type: none"> i. <i>understand their existing and planned infrastructure activities and medium to long-term plans;</i> ii. <i>identify appropriate buffers and other methods to protect existing and planned infrastructure from the adverse effects of new or intensified sensitive and incompatible activities, including direct effects, reverse sensitivity effects, and risks to health and safety;</i> iii. <i>support the strategic integration of infrastructure with land use activities;</i> b. <i>identify:</i> 	<p>Auckland Prison is an existing prison and has been designated for prison purposes since at least 1973 (with the prison being operational since approximately 1968).</p> <p>The prison is as compatible as practicable with the surrounding activities. Auckland Prison has low day to day impact as it does not generate heavy traffic, noise, or pollution compared to industrial or commercial activities. Additionally, the proposal provides for a setback between the secure facilities within Area A and the site boundary, this setback further contains potential adverse effects within the Site (Policy 10(1)). Any adverse effects that could compromise the compatibility will be managed through the designation conditions contained in Volume 6, Appendix 6A.</p>

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	<ul style="list-style-type: none"> i. <i>activities that are particularly sensitive to the effects of infrastructure;</i> ii. <i>activities that are compatible with infrastructure, or potentially compatible with appropriate buffers, design standards or mitigation measures;</i> iii. <i>infrastructure activities that are sensitive to the effects of other infrastructure;</i> c. <i>apply a range of methods, including, where appropriate:</i> <ul style="list-style-type: none"> i. <i>the use of buffers in plans to manage sensitive activities, including new or intensified sensitive activities, and incompatible activities near infrastructure;</i> ii. <i>design standards to manage the effects of infrastructure on other activities;</i> iii. <i>special purpose zoning and other spatial-planning layers; and</i> d. <i>ensure that measures to avoid, remedy or mitigate the effects of other activities on infrastructure are consistent with relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies.</i> 	
<p><i>Policy 11: Assessing and managing the interface between infrastructure and other activities</i></p>	<ul style="list-style-type: none"> 4. <i>When assessing and managing the interface between existing and planned infrastructure with other activities, including new or intensified sensitive activities, through planning instruments, decision-makers must:</i> <ul style="list-style-type: none"> a. <i>recognise that noise, vibration, dust and visual effects are all typical effects associated with infrastructure activities that can be managed where practicable but not completely avoided;</i> b. <i>recognise that:</i> 	<p>Adverse effects during construction of the proposal, particularly noise and vibration will be managed by Management Plans. Designation condition DES32 requires that prior to the commencement of construction works or demolition and/or removal works the following management plans shall be prepared:</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan (Condition DES38) • Construction Noise and Vibration Management Plan (Condition DES39)

National Policy Statement for Infrastructure 2025	
Objectives and Policies	Comment
<p style="margin-left: 40px;">i. <i>amenity values change due to a range of factors;</i></p> <p style="margin-left: 40px;">ii. <i>changes in amenity values from infrastructure activities can be necessary to achieve well-functioning urban and rural environments; and</i></p> <p>c. <i>apply the general principle that the primary responsibility for managing adverse effects is on the new activity (including infrastructure) while allowing flexibility for site- and project-specific circumstances.</i></p>	<ul style="list-style-type: none"> • Construction Lighting Management Plan (Condition DES41) <p>An LMEEP (DES44) has been provided as a designation condition to:</p> <ul style="list-style-type: none"> • 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. <p>The designation conditions will manage the adverse effects of the proposal and reduce the overall level of effects. Overall, the proposal is consistent with Policy 11 of the NPS-I as adverse effects are managed where practicable.</p>

3 National Policy Statement for Urban Development 2020

National Policy Statement for Urban Development 2020	
Objectives and Policies	Comment
<p>Objective 1</p> <p><i>New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p>	<p>The Auckland Prison site is located outside the “urban environment” because it is beyond the rural-urban boundary and located within the Rural - Countryside Living Zone. However, the proposal is consistent with the relevant objectives and policies of the National Policy Statement for Urban Development 2020 (“NPS-UD”) in that it will contribute to well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety as stated in Objective 1. Altering the designation will enable the community to provide for its social wellbeing, and health and safety, and enable the Minister of Corrections to better achieve its objective of maintaining public</p>

National Policy Statement for Urban Development 2020		
Objectives and Policies		Comment
		safety by protecting the community from those who pose a safety risk. It also proposes an efficient use of land.
Objective 4	<i>New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i>	<p>New Zealand's prison population is expected to increase by 36 percent over the next decade. Corrections must have sufficient capacity to meet both current and future demand to meet its statutory obligations. This increase is required to address the current shortfall in custodial accommodation in the Auckland Region, to respond to projected growing prison population and enable appropriate operational resilience of the prison network.</p> <p>Increasing the capacity at Auckland Prison, a public infrastructure, enables efficient use and development of existing land and assets held for prison purposes within a region of high demand (Policy 6(b)). It is also central to Corrections statutory obligations under the Corrections Act 2004 and accompanying Corrections Regulations 2005 to deliver and maintain a Corrections system that improves public safety and contributes to the maintenance of a just society.</p>
Policy 1	<p><i>Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <ul style="list-style-type: none"> <i>(a) have or enable a variety of homes that:</i> <ul style="list-style-type: none"> <i>(i) meet the needs, in terms of type, price, and location, of different households; and</i> <i>(ii) enable Māori to express their cultural traditions and norms; and</i> <i>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i> <i>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i> <i>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i> <i>(e) support reductions in greenhouse gas emissions; and</i> 	<p>Auckland Prison is a regional prison, and a strategic node in the National Prison Network. The proposal contributes to well-functioning urban environment in that it provides for public safety and contributes to the maintenance of a just society.</p> <p>The proposal takes into account the future effects of climate change and Area A and Area B have been located away from areas prone to coastal future risk (Policy 1(f)).</p>

National Policy Statement for Urban Development 2020	
Objectives and Policies	Comment
(f) are resilient to the likely current and future effects of climate change.	

4 National Policy Statement for Freshwater Management 2020 (Amended 2025)

National Policy Statement for Freshwater Management 2020 (Amended 2025)	
Objectives and Policies	Comment
Objective 1 <i>The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</i> <i>(a) first, the health and well-being of water bodies and freshwater ecosystems</i> <i>(b) second, the health needs of people (such as drinking water)</i> <i>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</i>	The extent of Area A and B was defined to avoid the location of wetlands and watercourses as far as practicable, and to incorporate areas already highly modified with a low number of trees. Watercourses 1, 2 and 4 are located in Area A, but other watercourses are avoided. Additionally, the parameter for Area A ensures 10 metre setbacks from wetlands to meet the National Environmental Standards for Freshwater regulations. As demonstrated in section 5.3.4.2 of Volume 3 there is a functional need for the loss of a portion of the extent of watercourses 1 and 2 at the Auckland Prison Site.
Policy 1 <i>Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i>	Te Mana o Te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. With the establishment of Area A and B to avoid known site constraints the proposal aims to protect the mauri of the wai.
Policy 2 <i>Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.</i>	Whetū Consultancy Group was engaged by Corrections to support engagement with Māori on the proposal to increase capacity at Auckland Prison. A Māori Consultation and Cultural Values Assessment report is provided in Volume 1, Appendix 1F of the Substantive Application. That

National Policy Statement for Freshwater Management 2020 (Amended 2025)		
Objectives and Policies		Comment
		<p>report documents the consultation process with Iwi/Mana Whenua and identified groups, outlines cultural values and interests of Mana Whenua and makes recommendations to respond to those values and interests.</p> <p>Tangata whenua have been involved in the proposal and the Māori Consultation and Cultural Values Assessment (Volume 1, Appendix 1F) identifies the values of freshwater.</p>
Policy 6	<i>There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.</i>	<p>The location of Area A and B have been defined to ensure that all site constraints are not located in the development areas, including inland natural wetlands. No natural inland wetlands exist within Areas A and B, and loss of any wetlands is avoided.</p> <p>Additionally, the complete or partial drainage of all or part of any identified natural inland wetland will be avoided.</p>
Policy 7	<i>The loss of river extent and values is avoided to the extent practicable.</i>	<p>As part of the proposal Watercourse 1 and 2 are required to be reclaimed which will result in a loss of river extent (Volume 3). In order to satisfy the policy and regulation, there both has to be a functional need for the activity in that location, and the effects of the activity have to be managed by applying the effects management hierarchy. There is a functional need for the activity in its proposed location and for the reclamation of watercourses that are proposed to be reclaimed in Volume 3, further described in Section 6.3.4.2.</p> <p>The loss of Watercourses 1 and 2 is unavoidable for the reasons set out in the Volume 3 application report. The loss of Watercourse 1 within Area A will be minimised as much as possible. Any loss of intermittent and permanent watercourses will be compensated through stream enhancement planting as set out in LMEEP. A total of 28 hectares of planting is proposed across Area C to restore ecological biodiversity. This includes 1.6 hectares of Watercourse compensation planting, 1.05 hectares of Watercourse offset planting and 0.28 hectares of wetland compensation planting.</p>

National Policy Statement for Freshwater Management 2020 (Amended 2025)		
Objectives and Policies		Comment
		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 substantive positive ecological benefits.
Policy 9	<i>The habitats of indigenous freshwater species are protected.</i>	Designation conditions have been provided to ensure the proposal mitigates adverse effects on freshwater species. Designation condition DES43A requires that an Ecological Management Plan is prepared that includes methods for the salvage and relocation of native fish from the length of intermittent or permanent Watercourses reclaimed as part of the proposal, in accordance with the Native Fish Capture and Relocation Plan. The Native Fish Capture and Relocation Plan will aim to improve the habitat and protect the freshwater species.

5 National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)		
Objectives and Policies		Comment
Objective 1	<i>The objective of this National Policy Statement is:</i>	Development of land within Areas A and B will result in the removal of a number of individual and small clusters of mature and semi-mature exotic

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)

Objectives and Policies	Comment
<p><i>(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and</i></p> <p><i>(b) to achieve this:</i></p> <p><i>(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and</i></p> <p><i>(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and</i></p> <p><i>(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and</i></p> <p><i>(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</i></p>	<p>and evergreen trees. No vegetation of ecological or conservation significance was identified within Area A and B.</p> <p>Vegetation planted along the riparian margin along the northern permanent stream within Area A is likely to be removed to provide for the works sought in Volume 3.</p> <p>The proposal will remove a total of 1.28ha of planting of mostly exotic vegetation. However, 28ha of planting will be implemented across the site in Area C in accordance with the LMEEP (DES44). The planting will enhance the indigenous biodiversity across the Site.</p> <p>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 substantive positive ecological benefits.</p> <p>The following management plans have been prepared to mitigate potential adverse effects on the fauna present on the Site:</p> <ul style="list-style-type: none"> • Ecological Management Plan • Lizard Management Plan • Bat Management Plan • Native Bird Management Plan • Fish Salvage Plan • Pest Animal Management Plan

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)

Objectives and Policies		Comment
		<p>Additionally, the Substantive Application seeks Wildlife Approval for the salvage, relocation and accidental killing of lizards on the Site (Volume 4).</p> <p>Overall, there will be no overall loss in indigenous biodiversity.</p>
Policy 1	<i>Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.</i>	<p>The Iwi and Māori Consultation Report & Cultural Values Report (Appendix 1F) prepared by Whetū Consultancy Group covers the Iwi/Mana Whenua and Māori engagement and consultation approach for the Auckland Prison Capacity Increase proposal. All 20 Iwi/Mana Whenua in Tāmaki Makaurau Auckland that are registered with the Auckland Council were actively contacted and engaged.</p> <p>The proposal takes into account the recommendations as described in Volume 1, Table 5.</p>
Policy 2	<p><i>Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:</i></p> <ul style="list-style-type: none"> (a) <i>managing indigenous biodiversity on their land; and</i> (b) <i>identifying and protecting indigenous species, populations and ecosystems that are taonga; and</i> (c) <i>actively participating in other decision-making about indigenous biodiversity.</i> 	
Policy 3	<i>A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.</i>	<p>A Landscape and Ecology Implementation and Management Plan (LEIMP) has been prepared, as required by designation condition (DES45) 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 (DES44).</p> <p>Overall, the proposal takes a precautionary approach to managing indigenous biodiversity ensuring that planting is undertaken in a way that will enhance the natural environment.</p>
Policy 4	<i>Indigenous biodiversity is managed to promote resilience to the effects of climate change.</i>	Vegetation along the coastal edge will not be removed, promoting resilience to the effects of climate change and ensuring no indigenous biodiversity is lost.

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Objectives and Policies		Comment
Policy 5	<i>Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.</i>	<p>Planting will be integrated with the existing planting present across the site, including the vegetation along the Pāremoremo Creek.</p> <p>The vegetation proposed across the site in Area C will help the new buildings integrate with the surrounding landscape character.</p>
Policy 7	<i>SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.</i>	<p>There are two Significant Ecological Areas (SEA) present along the boundary the Site, adjacent to the Pāremoremo Creek. No vegetation within the SEAs will be removed as part of the proposal. Enrichment planting will be provided for within parts of the SEA to enhance the indigenous biodiversity. The proposal will avoid adverse effects from the proposal on the SEAs.</p> <p>Significant Natural Areas (SNAs) have not been mapped under the Auckland Unitary Plan. However, as the Site is largely modified it is unlikely for a SNA to be present on the Site, apart from the area where the SEAs are present.</p>
Policy 8	<i>The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.</i>	<p>Indigenous biodiversity will be maintained across the Auckland Prison Site. In Area C, 28 hectares of planting is proposed to enhance the ecological values of the Site. The proposal provides for a comprehensive landscaping mitigation, offset and compensation package, which includes:</p> <ul style="list-style-type: none"> • Landscape mitigation planting across Area C and an extensive weed and pest management plan (see the LMEEP (DES44) and the LEIMP (DES45)). • An Ecological Management Plan which addresses the following: <ul style="list-style-type: none"> ○ a Native Bird Management Plan outlining protocols for assessing the presence of native bird nests and tree felling protocols and buffer requirements for when nests are detected; and

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)		
Objectives and Policies		Comment
		<ul style="list-style-type: none"> ○ a Bat Management Plan outlining assessments and protocols regarding bat roost habitats. ● A Lizard Management Plan for the salvage and relocation of lizards, including enhancement works for the onsite relocation site (Volume 4).
Policy 10	<i>Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.</i>	<p>The significant regional and national benefits associated with the proposed Auckland Prison capacity increase are outlined in detail in Volume 1 of the substantive application.</p> <p>The proposal will ensure Corrections can respond to the increasing demand for prisoner places in Auckland which is the region of highest demand. Incarcerating people close to their home offers significant operational, economic, and social benefits. Locating prisoners closer to (i.e. within the same region or near) their communities, culture, and whānau can help reduce recidivism and reduce operational costs such as, transport and improving health outcomes.</p> <p>The construction phase of the proposal is expected to generate approximately \$938m - \$1.07bn in value added providing the employment equivalent to around 14,000 job years. This will result in significant infrastructure investment and economic benefits.</p>
Policy 13	<i>Restoration of indigenous biodiversity is promoted and provided for.</i>	<p>The proposal includes extensive planting of 28 hectares of the site in accordance with the LMEEP and LEIMP which includes enrichment planting, framework planting, visual screen planting and pest management protocols.</p> <p>The proposed offset and compensation planting 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</p>

National Policy Statement for Indigenous Biodiversity 2023 (Amended 2025)		
Objectives and Policies		Comment
		<p>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 substantive positive ecological benefits.</p> <p>The proposed methods will contribute to enhancing and restoring existing indigenous biodiversity values within and around the subject site.</p>
Policy 14	<i>Increased indigenous vegetation cover is promoted in both urban and nonurban environments.</i>	<p>While the proposal involves the total loss of 1.28 hectares of vegetation the proposal will provide approximately 28ha of landscape mitigation planting (which is predominately indigenous, but does contain some exotics where appropriate), and ecological offset and compensation planting.</p> <p>Overall, the proposal increases indigenous vegetation cover across the site.</p>

6 National Policy Statement for Natural Hazards 2025

National Policy Statement for Natural Hazards 2025		
Objectives and Policies		Comment
<i>Objective 1</i>	<i>Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.</i>	<p>Plan Change 120 – Housing Intensification and Resilience (PC120) was notified by Auckland Council 3 November 2025. It is noted that PC120 introduces new flood hazard overlay areas cover some areas of the Auckland Prison site (refer to Appendix 2A, Figure 5 to this report). Areas within northern parts of the Auckland Prison Site surrounding watercourse</p>
<i>Policy 1</i>	<i>When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.</i>	

National Policy Statement for Natural Hazards 2025

Objectives and Policies		Comment
<i>Policy 2</i>	<i>Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.</i>	1 and pond 2 are identified as “Flood sensitive area”, “flood prone area” or “low flood hazard” areas with the exception of the channel for Watercourse 1, part of which is proposed to be reclaimed and piped as described in detail in Volume 2 to the Substantive application.
<i>Policy 3</i>	<i>Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.</i>	In consultation with Auckland Council planners, to avoid a potential “gap” that could result in flood hazard risk, the proposed designation condition (DES23) has been updated to ensure consistency with the definitions and intent of PC120, including that:
<i>Policy 4</i>	<i>Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.</i>	<ul style="list-style-type: none"> • a flood hazard assessment is prepared for building or landform modifications located within an Overland flow path or flood hazard area, to ensure that development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison site; and
<i>Policy 5</i>	<i>Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.</i>	<ul style="list-style-type: none"> • defined terms “Overland Flow Path” and “Flood Hazard Area” in the designation conditions that are consistent with the proposed definitions used in PC120.
<i>Policy 6</i>	<i>The potential impacts of climate change to at least 100 years into the future must be considered.</i>	<p>The natural hazard assessment undertaken by Aurecon (refer Appendix 2M) has identified the natural hazards that have the potential to affect the Auckland Prison site. These are:</p> <ul style="list-style-type: none"> • Flood hazards and overland flow paths. • Tsunami and coastal inundation. • Geotechnical constraints. <p>The existence of natural hazards has informed the location of Areas A and B within the Auckland Prison site and sought to locate these areas away from the steep coastal edges of the site (thereby avoiding risk from coastal inundation, coastal erosion, tsunamis, and steep slopes).</p> <p>Flood risk and overland flow paths are identified within the site, which also contains a network of existing stormwater infrastructure. Proposed</p>

National Policy Statement for Natural Hazards 2025	
Objectives and Policies	Comment
	<p>designation condition DES23 requires that a Flood Hazard Assessment is undertaken for land modification or buildings (with some exceptions) that occur within an overland flow path or a flood hazard area. The Flood Hazard Assessment is required to assess the potential hazard risks and ensure that development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison site.</p> <p>The Aurecon Site Suitability and Infrastructure Assessment report contained in Appendix 2M to Volume 2 confirms that from an engineering perspective, the new hazard mapping associated with PC120 does not change the findings, conclusions or recommendations outlined in that report (and summarised in Section 7.13 of Volume 2). Refer to Section 8.24 of this document for further details in OC120 hazard mapping and relevance to the proposal.</p>

7 National Policy Statement for Highly Productive Land 2022 (Amended 2025)

National Policy Statement for Highly Productive Land 2022 (Amended 2025)	
Objectives and Policies	Comment
<p><i>Objective 1</i></p> <p><i>Highly productive land is protected for use in land-based primary production, both now and for future generations.</i></p>	<p>The site is mapped as LUC Class 2 and 3 land on the Auckland Council Geomaps. LUC Class 2 and 3 soils meet the Unitary Plan definition of 'land containing prime soil', and the definition of Highly Productive Land from the National Policy Statement: Highly Productive Land (NPS-HPL). The restrictions on the use and development of Highly Productive Land do not apply under the NPS-HPL where, as is the case here, it is for an activity by a requiring authority in relation to a designation or notice of requirement (clause 3.9).</p>
<p><i>Policy 1</i></p> <p><i>Highly productive land is recognised as a resource with finite characteristics and longterm values for land-based primary production.</i></p>	
<p><i>Policy 4</i></p> <p><i>The use of highly productive land for land-based primary production is prioritised and supported.</i></p>	

National Policy Statement for Highly Productive Land 2022 (Amended 2025)

Objectives and Policies		Comment
<i>Policy 6</i>	<i>The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.</i>	<p>A use or development of highly productive land is inappropriate except where it is for an activity by a requiring authority in relation to a designation (Policy 8). The site is designated by the Minister of Corrections for prison purposes.</p> <p>The land at Auckland Prison, is not suitable for productive land use because:</p> <ul style="list-style-type: none"> • As stated above, the Site is already subject to Designation 3900 for use by the Department of Corrections as a prison facility, and most of the Site has already been developed for this use. • The Auckland Prison site has been used for prison purposes since 1968 and designated as a “Penal Institution” or “Auckland Prison” since the formation of the Waitemata County District Scheme in 1973. • The site and surrounding properties are zoned Rural – Countryside Living which anticipates a range of rural lifestyle developments, characterised as low density rural lifestyle dwellings on rural land (rather than productive rural land use). • The balance land (Area C) is proposed to be planted with 28 hectares of planting to mitigate visual effects and provide ecological offsetting and compensation, and its size, topography and configuration is not conducive to productive land use.
<i>Policy 8</i>	<i>Highly productive land is protected from inappropriate use and development.</i>	

8 Auckland Unitary Plan

8.1 B2 Urban Growth and Form – B2.2. Urban growth and form

Auckland Unitary Plan		
Objectives and Policies		Comment
B2 Urban Growth and Form – B2.2. Urban growth and form		
B2.2.1(1A) Objective 1A	<i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i>	<p>Altering the designation will enable the community to provide for its social wellbeing, and health and safety, and enable the Minister to better achieve their objective of maintaining public safety by protecting the community from those who pose a safety risk. In turn, this provides for the social, economic and cultural wellbeing and health and safety of people and communities.</p> <p>New prison facilities on-site will provide for the growth of necessary social facilities, while maintaining sufficient development capacity and land supply by avoiding the need to acquire more land to accommodate additional prison facilities. Therefore, the proposal will be an efficient use of land.</p> <p>Building modern, fit-for-purpose prison facilities supports the safety of staff and prisoners and enables better delivery of rehabilitation and reintegration programmes.</p>
B2.2.1(3) Objective 3	<i>Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</i>	
B2.2.2(1) Policy 1	<i>Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.</i>	

8.2 B2 Urban Growth and Form – B2.8 Social Facilities

Auckland Unitary Plan		
Objectives and Policies		Comment
B2 Urban Growth and Form – B2.8 Social Facilities		
B2.8.1(1) Objective 1	<i>Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety and which contribute to a well-functioning urban environment.</i>	<p>The Auckland Unitary Plan describes social facilities at section B2.9 as including public and private facilities which provide for services such as education, health, justice, corrections, community and cultural facilities.</p> <p>The proposed capacity increase at Auckland Prison will help respond to the increasing demand for prisoner places within the Corrections prison network, especially within Auckland which is the region of highest demand. Providing for the demand ensures fewer prisoners remain in the community, especially those awaiting sentencing or deemed high risk.</p> <p>Housing prisoners close to their home offers significant economic and social benefits. Economically, it lowers travel expenses for both the justice system and families, while also enabling better access to local rehabilitation and reintegration services, which can reduce recidivism and long-term incarceration costs. Socially, maintaining close ties with whānau and community during imprisonment supports emotional wellbeing, cultural connection, and smoother reintegration upon release, ultimately strengthening social cohesion and improving outcomes for individuals and their communities.</p> <p>Overall, the proposal will ensure the needs of people (including prisoners) and communities are met.</p>
B2.8.1(2) Objective 2	<i>Social facilities located where they are accessible by an appropriate range of transport modes.</i>	<p>Auckland Prison has been a functioning prison since 1968 and designated as a “Penal Institution” or “Auckland Prison” since the formation of the Waitemata County District Scheme in 1973. Auckland Prison is an already established social facility.</p> <p>The Site is mostly limited to vehicle access due to its location outside of Auckland’s main centres. A bus service was previously instated from</p>

Auckland Unitary Plan		
Objectives and Policies		Comment
		Auckland Prison to Albany Bus Station but was cancelled and has not been reinstated.
B2.8.1(4) Objective 4 <i>Note: Plan Change 120 inserts this objective.</i>	<i>Social facilities are resilient to the effects of climate change.</i>	The proposal has been developed to ensure it is resilient to the effects of climate change. Area A and B will be set back from the coast and will be developed in accordance with stormwater management principles and management of flood hazards, in accordance with condition DES43.
B2.8.2(1) Policy 1	<p><i>Enable social facilities that are accessible to people of all ages and abilities to establish in appropriate locations which contribute to a well-functioning urban environment as follows:</i></p> <p><i>(a) small-scale social facilities are located within or close to their local communities;</i></p> <p><i>(b) medium-scale social facilities are located with easy access to city, metropolitan and town centres and on corridors;</i></p> <p><i>(c) large-scale social facilities are located where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity.</i></p>	<p>Increasing the capacity at Auckland Prison will allow for efficient use of the existing prison site (an existing social facility). Auckland prison has been an operational since 1969 and designated for prison purposes since 1973. Intensive use and development of the existing prison site represents an efficient use of land and provides for operational flexibility and efficiencies, reducing costs, and enables Corrections to respond to demand for prisoner places.</p> <p>Large-scale social facilities are sought to be located where the transport network (including public transport and walking and cycling routes) has sufficient existing or proposed capacity. Although the Site isn't served by specific public transport and walking and cycling routes, the transport network otherwise has capacity (subject to the intersection upgrade condition built into the designation).</p>
B2.8.2(2) Policy 2	<i>Enable the provision of social facilities to meet the diverse demographic and cultural needs of people and communities.</i>	The RPS directives in Policies B2.8.2(2) and (5) are met by the proposal providing flexibility in the designation to allow future design and operations to provide for the diverse demographic and cultural needs of prisoners, staff and visitors. The designation conditions have been designed to accommodate all anticipated activities ancillary to future prison uses.
B2.8.2(3) Policy 3	<i>Enable intensive use and development of existing and new social facility sites.</i>	
B2.8.2(5)	<i>Enable the efficient and flexible use of social facilities by providing on the same site for:</i>	The enabling direction of Policy B2.8.2(3) is of particular relevance where, as is proposed, a greater intensity of use and development is proposed at

Auckland Unitary Plan		
Objectives and Policies		Comment
Policy 5	<p><i>(a) activities accessory to the primary function of the site; and</i></p> <p><i>(b) in appropriate locations, co-location of complementary residential and commercial activities.</i></p>	<p>Auckland Prison with the alteration to the designation. The RPS directive therefore is this should be enabled, and although not explicitly explained, no doubt for reasons of ensuring that social facilities are provided for and in recognition of the need to use such sites efficiently.</p> <p>Expanding Auckland Prison is a practical and cost-effective solution because it uses the existing 80-hectare site and infrastructure, and it's located in the region with the highest demand for prison accommodation. The other prisons in the Auckland region do not have sufficient land for expansion at the scale needed to meet demand, as demonstrated in the Alternatives Assessment provided in Appendix 2C to this report.</p> <p>The designation also authorises the activities accessory to the prison (the primary function of the site), including non-secure facilities, planting and infrastructure, to enable effective and efficient prison operations.</p>
B2.8.2(6) Policy 6	<p><i>Manage the transport effects of high trip-generating social facilities in an integrated manner.</i></p>	<p>Transport effects from the proposal will be appropriately managed to reduce adverse effects. An Integrated Transport Assessment (ITA) has been prepared by Don Mackenzie Consulting (Appendix 2L). The report estimates that at full capacity, during staff shift changeovers periods, traffic council increase by approximately 50% compared to existing traffic generated by the prison.</p> <p>Designation conditions DES17 – DES20 aim to manage the transport effects. Particularly DES20 requires that the capacity at Auckland Prison shall not exceed 921 prisoners until the Dairy Flat Highway / The Avenue Intersection is upgraded/signalised.</p>
B2.8.2(7) Policy 7	<p><i>Require social facilities to use best practice resilience to the effects of climate change.</i></p>	<p>The proposal takes into account the effects of climate change. Area A and Area B have been located away from areas prone to coastal hazard risk. New development in Area A and Area B is elevated 11.6 m above the estimated 1 in 200 year extreme sea level and given the likely ground levels, coastal inundation or Tsunamis are unlikely to affect the proposed new prison facilities.</p>

Auckland Unitary Plan	
Objectives and Policies	Comment
	Proposed designation condition DES25 requires that no new buildings (except for minor structures such as fences and stormwater facilities) shall be located within 40 metres of Mean High Water Springs.

8.3 B3 Infrastructure, transport and energy – B3.2 Infrastructure

Auckland Unitary Plan	
Objectives and Policies	Comment
B3 Infrastructure, transport and energy – B3.2 Infrastructure	
B3.2.1(1) Objective 1	<i>Infrastructure is resilient, efficient and effective.</i>
B3.2.1(2) Objective 2	<i>(2) The benefits of infrastructure are recognised, including:</i> <i>(a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland;</i> <i>(b) enabling economic growth;</i> <i>(c) contributing to the economy of Auckland and New Zealand;</i> <i>(d) providing for public health, safety and the well-being of people and communities;</i> <i>(e) protecting the quality of the natural environment; and</i> <i>(f) enabling interaction and communication, including national and international links for trade and tourism.</i>
B3.2.1(3) Objective 3	<i>Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on:</i>
	As at the date this Substantive Application was lodged the Unitary Plan has not implemented the changes made by the NPS-I to acknowledge Corrections Facilities as infrastructure. However, infrastructure to support the prison facilities will be developed with the required transport and three waters infrastructure provided in accordance with the mitigation measures set out in the substantive application and the designation conditions for wastewater, traffic and stormwater management.

Auckland Unitary Plan		
Objectives and Policies		Comment
	<p>(a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;</p> <p>(b) the health and safety of communities and amenity values.</p>	
B3.2.2(1) Policy 1	Enable the efficient development, operation, maintenance and upgrading of infrastructure.	
B3.2.2(8) Policy 8	Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.	

8.4 B3 Infrastructure, transport and energy – B3.3 Transport

Auckland Unitary Plan		
Objectives and Policies		Comment
B3 Infrastructure, transport and energy – B3.3 Transport		
B3.3.1(1) Objective 1	<p>Effective, efficient and safe transport that:</p> <p>(a) supports the movement of people, goods and services;</p> <p>(b) integrates with and supports a quality compact urban form;</p> <p>(c) enables growth;</p> <p>(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and</p>	To prevent the Auckland Prison operating at a capacity that would compromise the operating capacity of the intersection of Dairy Flat Highway and The Avenue, proposed condition DES20 limits the capacity of prisoners at Auckland Prison to 921 until such time as this intersection has been upgraded. The transport infrastructure improvements at Dairy Flat Highway and The Avenue will be planned, funded and staged in a way that integrates with urban growth.

Auckland Unitary Plan		
Objectives and Policies		Comment
	<i>(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</i>	<p>Following consultation with Auckland Transport, they have identified their plans to install driver feedback signage; a pedestrian crossing and school zone management methods in the vicinity of Ridgeview School. These upgrades will support the movement of people and improve safety for pedestrians.</p> <p>To further improve safety around Ridgeview School during construction designation condition DES38 requires the Construction Traffic Management Plan to provide details of consultation with the Ridgeview School and Ministry of Education, and any resulting limitations on heavy vehicle movements past Ridgeview School (along Pāremoremo Road) between school pick up and drop off hours (for example 8.30 – 9.15am, 2.30 – 3.15pm).</p> <p>Additionally, spillover parking into adjacent areas is prevented by proposed condition DES15 which requires Corrections to ensure that there is full provision for all parking of vehicles within the Auckland Prison Site.</p>
B3.3.2(1) Policy 1	<i>Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</i>	
B3.3.2(5) Policy 5	<p><i>Improve the integration of land use and transport by:</i></p> <ul style="list-style-type: none"> <i>(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;</i> <i>(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;</i> <i>(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;</i> <i>(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;</i> <i>(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and</i> <i>(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.</i> 	

8.5 B4 Natural Heritage – B4.2. Outstanding natural features and landscapes

Auckland Unitary Plan		
Objectives and Policies		Comment
B4 Natural Heritage – B4.2. Outstanding natural features and landscapes		
B4.2.1(1) Objective 1	<i>Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.</i>	<p>The Pāremoremo Creek, adjacent to the Auckland Prison Site, is identified as an Outstanding Natural Landscape (ONL). The ONL extends into a small portion of the Site along the coastal edge. Areas A and B, which are the areas within the Site where most built development will occur, are located outside of the ONL</p> <p>In addition, no buildings can be constructed within 40 metres of Mean High Water Springs (proposed designation condition DES25); and future buildings and structures within Area A, which is closest to the ONL (110m at its closest point) will be subject to a 12-metre height limit and recessive colour scheme requirements in accordance with the designation conditions. The ONL will be enhanced by planting throughout Area C.</p> <p>As a result of the above, the ONL will be protected from any inappropriate subdivision, use and development.</p>
B4.2.2(3) Policy 3	<i>Protect the physical and visual integrity of Auckland's outstanding natural landscapes from inappropriate subdivision, use and development.</i>	

8.6 B6 Mana Whenua – B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation

Auckland Unitary Plan		
Objectives and Policies		Comment
B6 Mana Whenua – B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation		
B6.2.1(1) Objective 1	<i>The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</i>	<p>Whetū Consultancy Limited has prepared a Māori Consultation and Cultural Values Assessment Report (Volume 1, Appendix 1F) herein referred to as the 'Cultural Assessment report'. The report covers the Iwi/Mana Whenua and Māori engagement and consultation approach for the Auckland Prison Capacity Increase proposal. It also outlines the cultural values and interests of Mana Whenua, as well as their spiritual, historical, and traditional associations to the Auckland Prison project area based on a review of existing available information, consultation outcomes and cultural impact assessments where these have been prepared by Iwi specifically for the proposal.</p> <p>The relevant Treaty Settlement legislation and Deeds of Settlement are identified as:</p> <ul style="list-style-type: none"> • Ngāti Whātua Ōrākei Claims Settlement Act 2012 • Ngāti Whātua o Kaipara Claims Settlement Act 2013 • Te Kawerau ā Maki Claims Settlement Act 2015 • Ngāi Tai ki Tāmaki Claims Settlement Act 2018 • Ngāti Tamaoho Claims Settlement Act 2018 • Te Ākitai Waiohū - Signed Deed of Settlement 2021 <p>The Cultural Assessment report recognises the importance of Treaty Settlement legislation and of the principles of the Treaty of Waitangi/Te Tiriti o Waitangi which has informed the consultation and engagement approach as expressly described in the Cultural Assessment report.</p> <p>Section 8.0 of Volume 1 provides further detailed information on Treaty Settlements and relevant interests.</p>
B6.2.1(2) Objective 2	<i>The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.</i>	
B6.2.2(1) Policy 1	<p><i>Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</i></p> <ul style="list-style-type: none"> (a) <i>recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;</i> (b) <i>builds and maintains partnerships and relationships with iwi authorities;</i> (c) <i>provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;</i> (d) <i>recognises the role of kaumātua and pūkenga;</i> (e) <i>recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;</i> (f) <i>acknowledges historical circumstances and impacts on resource needs;</i> (g) <i>recognises and provides for mātauranga and tikanga; and</i> 	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<i>(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</i>	A review of the relevant Treaty Settlement legislation and Deeds of Settlement has been undertaken which has informed the identified shared values and interests set out in the Cultural Assessment report
B6.2.2(2) Policy 2	<p><i>Recognise and provide for all of the following matters in resource management processes, where a proposal affects land or resources subject to Treaty settlement legislation:</i></p> <ul style="list-style-type: none"> <i>(a) the historical association of the claimant group with the area, and any historical, cultural or spiritual values associated with the site or area;</i> <i>(b) any relevant memorandum of understanding between the Council and the claimant group;</i> <i>(c) any joint management and co-governance arrangements established under Treaty settlement legislation; and</i> <i>(d) any other specific requirements of Treaty settlement legislation.</i> 	<p>Table 5 of Volume 1 provides a summary of Corrections response to the identified values, interests and recommendations. Corrections has actively considered the values, interests and recommendations identified in the Cultural Assessment report (including including the Ngaati Whanaunga report and the draft report prepared by Te Rūnanga o Ngāti Whātua), and where appropriate and relevant, have sought to provide for them in the proposal and in the respective proposed conditions.</p> <p>The proposal is consistent with these objectives and policies.</p>

8.7 B6 Mana Whenua – B6.3. Recognising Mana Whenua values

Auckland Unitary Plan		
Objectives and Policies		Comment
B6 Mana Whenua – B6.3. Recognising Mana Whenua values		
B6.3.1(1) Objective 1	<i>Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.</i>	The proposal is consistent with the objectives and policies because Iwi/Mana whenua have been consulted during the development of the

Auckland Unitary Plan		
Objectives and Policies		Comment
B6.3.1(2) Objective 2	<i>The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.</i>	proposal, as documented in the Cultural Assessment report (Volume 1, Appendix 1G) and Section 7.3 of this report. Shared values and interests were identified across the relevant Treaty settlement legislation, Deeds of Settlement, and available IEMP documents that were reviewed, as well as information drawn from consultation discussions with Iwi/Mana Whenua, including the cultural values assessment reports prepared by, and received from, Ngaati Whanaunga and Te Rūnanga o Ngāti Whātua.
B6.3.2(1) Policy 1	<i>Enable Mana Whenua to identify their values associated with all of the following:</i> <i>(a) ancestral lands, water, air, sites, wāhi tapu, and other taonga;</i> <i>(b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;</i> <i>(c) biodiversity;</i> <i>(d) historic heritage places and areas; and</i> <i>(e) air, geothermal and coastal resources.</i>	The shared values and interests identified include: Rangatiratanga / mana, Kaitiakitanga, Protection of archaeological/cultural sites, Restoration and protection of waterways; and Enhance and protect native flora and fauna (terrestrial biodiversity). Corrections have activity considered the values, interests and recommendations identified in the Cultural Assessment report (including including the Ngaati Whanaunga report and the draft report prepared by Te Rūnanga o Ngāti Whātua), and where appropriate and relevant, have sought to provide for them in the proposal as explained in Section 7.3 of this report, Section 9.3 of Volume 1 including, importantly, Table 5 of Volume 1. In summary, Corrections proposes to:
B6.3.2(2) Policy 2	<i>Integrate Mana Whenua values, mātauranga and tikanga:</i> <i>(a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including:</i> <i>(i) ancestral lands, water, sites, wāhi tapu and other taonga;</i> <i>(ii) biodiversity; and</i> <i>(iii) historic heritage places and areas.</i> <i>(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;</i> <i>(c) in the development of innovative solutions to remedy the longterm adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and</i> <i>(d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.</i>	<ul style="list-style-type: none"> Facilitating and ongoing relationship the four identified iwi, Te Kawerau ā Maki, Ngāti Whātua o Kaipara, Te Rūnanga o Ngāti Whātua, and Ngaati Whanaunga Protocols for cultural practices are provided, including karakia before works, iwi notification and tikanga processes for discovery of sensitive materials (conditions DES21–DES22), and site visits to archaeological feature R10/831. Iwi will receive monitoring and compliance reports for key management plans, to provide transparency across
B6.3.2(3) Policy 3	<i>Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.</i>	

Auckland Unitary Plan		
Objectives and Policies		
Comment		
<p>B6.3.2(4) Policy 4</p>	<p><i>Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:</i></p> <p>(a) <i>recognise the holistic nature of the Mana Whenua world view;</i> (b) <i>recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and</i> (c) <i>restore or enhance the mauri of freshwater and coastal ecosystems.</i></p>	<p>archaeological, ecological, lizard, landscape, and pest management activities.</p> <ul style="list-style-type: none"> • Extensive ecological restoration (28 ha) at Auckland Prison site will be delivered by experienced contractors, with iwi input on draft plans and detailed planting plans, and all planting eco-sourced in accordance with LEIMP requirements. • Landscape and design measures (conditions DES04, DES05, DES07, DES10, DES28, DES30) minimise effects on cultural landscapes through siting, screening, colour controls, lighting standards, and protection of archaeological sites. • Engagement with mana whenua will continue through construction and beyond, with stormwater best-practice, minimised reclamation, and offset/compensation measures (LUC14–LUC16) supporting kaitiakitanga and cultural landscape values. <p>The proposal is consistent with the mana whenua provisions.</p>

8.8 B7 Natural Resources – B7.2 Indigenous Biodiversity

Auckland Unitary Plan		
Objectives and Policies		Comment
B7 Natural Resources – B7.2 Indigenous Biodiversity		
B7.2.1(1) Objective 1	<i>Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.</i>	The Pāremoremo Creek, adjacent to the Auckland Prison Site, is identified as a Significant Ecological Area (SEA). The SEA extends into a small portion of the Site along the coastal edge.
B7.2.1(2) Objective 2	<i>Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.</i>	The SEA will be protected from adverse effects and will be enhanced through planting across Area C. Enrichment planting, featuring mostly native plants, will be done in the areas of the Site which feature the SEA to enhance the existing indigenous biodiversity values of the SEA.
B7.2.2(4) Policy 5	<i>Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.</i>	Additionally, no existing vegetation within the SEA will be removed as part of the Proposal. All planting will be undertaken in accordance with the Landscape and Mitigation Ecology Enhancement Plan (LMEEP) and Landscape and Ecology Implementation and Management Plan (LEIMP).
B7.2.2(5A) Policy 5A	<i>Improve the resilience of areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and of Schedule 4 Significant Ecological Areas – Marine Schedule to the effects of climate change.</i>	The planting on the site is required by proposed designation conditions DES44 and DES45. This planting will improve the resilience of the SEAs and adverse effects will be avoided. The proposed offset and compensation planting, will provide substantial positive ecological benefits to the Site. 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 substantive positive ecological benefits.

Auckland Unitary Plan	
Objectives and Policies	Comment
	<p>In addition to planting, pest animal management will be undertaken across the Site in accordance with the Pest Animal Management Plan. Further, a number of management plans are proposed to protect the biodiversity of the Site, including:</p> <ul style="list-style-type: none"> • Ecological Management Plan • Lizard Management Plan • Native Bird Management Plan • Bat Management Plan • Native Fish Management Plan <p>The role of Mana Whenua as kaitiaki is provided for in accordance with the Māori Consultation and Cultural Values Assessment (Volume 1, Appendix 1F).</p>

8.9 B7 Natural Resources – B7.3 Freshwater systems

Auckland Unitary Plan	
Objectives and Policies	Comment
B7 Natural Resources – B7.3 Freshwater systems	
B7.3.1(1) Objective 1	<p><i>Degraded freshwater systems are enhanced.</i></p> <p>Proposed ecological enhancement planting along waterways within the Site will support improved ecological health of the freshwater values on the Site.</p>
B7.3.1(2) Objective 2	<p><i>Loss of freshwater systems is minimised.</i></p> <p>A separate resource consent application has been prepared as part of the Substantive Application in relation to the proposed watercourse works within the Site, including a statutory assessment – refer Volume 3. The</p>

Auckland Unitary Plan		
Objectives and Policies		Comment
B7.3.1(3) Objective 3	<i>The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</i>	<p>development areas within the Site have been designed to limit the loss of watercourse extent as much as practicable but will result in the piping of 124m of watercourse 1 and 114m of watercourse 2. The proposal includes a comprehensive ecological offsetting and compensation package.</p> <p>Stormwater will be managed in accordance with best practice principles (Designation condition DES23), seeking to avoid the discharge of sediment and contaminants to freshwater systems.</p> <p>An EMP will be prepared prior to the commencement of construction works, with the objectives of the EMP including to minimise the loss of sediment into watercourses.</p> <p>In future resource consents will be required for new stormwater discharges associated with bulk earthworks and new impervious areas which will provide appropriate mitigation measures and stormwater treatment devices, consistent with best-practice.</p>
B7.3.2(1) Policy 1	<p><i>Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</i></p> <p><i>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;</i></p> <p><i>(b) ensuring catchment management plans form part of the structure planning process;</i></p> <p><i>(c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and</i></p> <p><i>(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.</i></p>	
B7.3.2(6) Policy 6	<i>Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.</i>	

8.10 B8 Coastal Environment – B8.3. Subdivision, use and development

Auckland Unitary Plan		
Objectives and Policies		Comment
B8 Coastal Environment – B8.3. Subdivision, use and development		
B8.3.1(1) Objective 1	<i>Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.</i>	The proposal will be partially located within the coastal environment with the western edge of the Site adjoining the Pāremoremo Creek. Designation condition DES25 requires that buildings (except for minor structures such as fences and stormwater facilities) are set back 40 metres from the Mean High Water Springs. The proposal is consistent with these objectives and policies.
B8.3.1(2) Objective 2	<i>The adverse effects of subdivision, use and development on the values of the coastal environment are avoided, remedied or mitigated.</i>	
B8.3.2(4) Policy 4	<i>Require subdivision, use and development in the coastal environment to avoid, remedy or mitigate the adverse effects of activities above and below the mean high water springs, including the effects on existing uses and on the coastal receiving environment.</i>	
B8.3.2(7) Policy 7	<i>Set back development from the coastal marine area, where practicable, to protect the natural character and amenity values of the coastal environment.</i>	

8.11 B9 Rural environment

Auckland Unitary Plan		
Objectives and Policies		Comment
B9.2 Rural activities		
B9.2.1(3) Objective 3	<i>Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained.</i>	The Site is designated under the Unitary Plan as Designation 3900 Auckland Prison and has been designated since the formation of the Waitemata County District Scheme in 1973. The Auckland Prison site has been used for prison purposes since 1968. Therefore, the proposal is not considered inappropriate as the Site is already designated for prison purposes. The adverse effects of the proposal will be mitigated as much as practicable. The proposal will involve planting of 28 hectares in Area C to reduce adverse effects and improve the character, amenity, landscape and biodiversity of the area (Objective 3). Additionally, significant adverse effects will be avoided (Policy 1).
B9.2.1(4) Objective 4	<i>Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.</i>	
B9.2.2(1) Policy 1	<i>Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.</i>	

8.12 B10 Environmental risk – B10.2. Natural hazards and climate change

Auckland Unitary Plan		
Objectives and Policies		Comment
B10.2. Natural hazards and climate change (proposed amendments through PC120 underlined and struckout)		
B10.2.1(1) Objective 1 <i>Note: Plan Change 120 makes amendments to this objective.</i>	<i><u>People and Communities are more resilient to natural hazards and the effects of climate change.</u></i>	The natural hazard assessment undertaken by Aurecon (refer Appendix 2M) has identified the natural hazards that have the potential to affect the Auckland Prison site. These are: <ul style="list-style-type: none"> • Flood hazards and overland flow paths. • Tsunami and coastal inundation.

Auckland Unitary Plan		
Objectives and Policies		Comment
B10.2.1(2) Objective 2 <i>Note: Plan Change 120 deletes this objective</i>	<i>The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.</i>	<ul style="list-style-type: none"> • Geotechnical constraints. <p>The existence of natural hazards has informed, to some extent, the location of Areas A and B within the Auckland Prison site and sought to locate these areas away from the steep coastal edges of the site (thereby avoiding risk from coastal inundation, coastal erosion, tsunamis, and steep slopes).</p> <p>Flood risk and overland flow paths are identified within the site, which also contains a network of existing stormwater infrastructure. Proposed designation condition DES23 requires that a Flood Hazard Assessment is undertaken for land modification or buildings (with some exceptions) that occur within an overland flow path or a flood hazard area. The Flood Hazard Assessment is required to assess the potential hazard risks and ensure that development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison site.</p>
B10.2.1(2A) Objective 2A <i>Note: Plan Change 120 inserts this objective</i>	<i><u>Natural hazard risks to people, property, infrastructure and the environment resulting from existing use and development are reduced.</u></i>	
B10.2.1(5) Objective 5 <i>Note: Plan Change 120 makes amendments to this objective.</i>	<i>The <u>natural hazard mitigation</u> functions of natural systems, including floodplains <u>and coastal features</u>, are protected from inappropriate subdivision, use and development.</i>	
B10.2.1(6) Objective 6	<i>The conveyance function of overland flow paths is maintained</i>	
B10.2.2(1) Policy 1 <i>Note: Plan Change 120 makes amendments to this policy.</i>	<i>Identify areas potentially affected by natural hazards, giving priority to those <u>where the risk is likely to be significant</u>, at <u>high risk of being affected</u>, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.</i>	
B10.2.2(4) Policy 4	<i>Assess natural hazard risks:</i>	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<p>(a) using the best available and up-to-date hazard information; and</p> <p>(b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards, including sea level rise in response to global warming.</p>	
<p>B10.2.2(5)</p> <p>Policy 5</p> <p>Note: Plan Change 120 makes amendments to this policy.</p>	<p>Manage subdivision, use and development of land subject to natural hazards based on all of the following:</p> <p>(a) the type and severity of potential events, including the occurrence natural hazard events in combination;</p> <p>(b) the vulnerability <u>sensitivity</u> of the activity to adverse effects, including the health and safety of people and communities, <u>and on Māori</u>, the resilience of property to damage and the effects on the environment; and</p> <p>(c) the cumulative effects of locating activities on land subject to natural hazards, <u>including natural hazard risk mitigation</u>, and the effects on other activities and resources.</p>	
<p>B10.2.2(6)</p> <p>Policy 6</p> <p>Note: Plan Change 120 makes amendments to this policy.</p>	<p>Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:</p> <p>(a) the effects of natural hazards risks, either <u>individually or cumulatively</u>, and the extent to which climate change will exacerbate such effects <u>risks</u>, are <u>uncertain or unknown</u> but may be significant <u>or irreversible</u>, including the possibility</p>	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<p><i>of low-probability but high potential impact events, and also sea level rise over at least 100 years; or</i></p> <p><i>(b) the level of information on the probability and/or impacts of the hazard is limited.</i></p>	
B10.2.2(7) Policy 7	<p><i>Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.</i></p>	
B10.2.2(8) Policy 8 <i>Note: Plan Change 120 deletes this policy.</i>	<p><i>Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.</i></p>	

8.13 B10 Environmental risk – B10.4 Land – Contaminated

Auckland Unitary Plan		
Objectives and Policies		Comment
B10.4 Land – Contaminated		
B10.4.1(1) Objective 1	<p><i>Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.</i></p>	<p>A series of contaminated land investigations and reports were previously undertaken by OPUS New Zealand and PDP across the Site to support the maximum security build programme. Investigations determined the potential for contaminants to be present in Area A, B and C of the Site.</p>
B10.4.2(1)	<p><i>Identify land that is or may be contaminated based on:</i></p>	

Auckland Unitary Plan		
Objectives and Policies		Comment
Policy 1	<p>(a) sites known to have supported contaminating land use activities in the past;</p> <p>(b) sites with a significant potential risk to human health; or</p> <p>(c) sites having significant adverse effects on the environment.</p>	<p>Disturbance to soil at the Auckland Prison Site will be managed through the following appropriate measures:</p> <ul style="list-style-type: none"> Targeted supplementary testing (recommended on confirmation of the built form and locations); Development of project specific DSI reports for earthworks within areas with a reasonable risk of contamination; Supplementary control measures such as restricted earthworks in proximity to the old landfill site (shown in Figure 6-1) or disposal of material extracted from the old landfill to a licenced facility; and <p>Best practice contamination management is described in Section 9 of the infrastructure assessment in Appendix 2M.</p>
B10.4.2(3) Policy 3	<p>Manage or remediate land that is contaminated where:</p> <p>(a) the level of contamination renders the land unsuitable for its existing or proposed use; or</p> <p>(b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or</p> <p>(c) development or subdivision of land is proposed.</p>	

8.14 D9 Significant Ecological Areas Overlay

Auckland Unitary Plan		
Objectives and Policies		Comment
D9 Significant Ecological Areas Overlay		
D9.2(1) Objective 1	<p>Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development.</p>	<p>The Pāremoremo Creek, adjacent to the Auckland Prison Site, is identified as a Significant Ecological Area (SEA). The SEA extends into a small portion of the Site along the coastal edge.</p> <p>The SEA will be protected from adverse effects and will be enhanced through planting across Area C. Enrichment planting, featuring mostly native plants, will be done in the areas of the Site which feature the SEA to enhance the existing indigenous biodiversity values of the SEA.</p> <p>Additionally, no existing vegetation within the SEA will be removed as part of the Proposal. All planting will be undertaken in accordance with the</p>
D9.2(2) Objective 2	<p>Indigenous biodiversity values of significant ecological areas are enhanced.</p>	
D9.3(3)	<p>Enhance indigenous biodiversity values in significant ecological areas through any of the following:</p>	

Auckland Unitary Plan		
Objectives and Policies		Comment
Policy 3	<p>(a) restoration, protection and enhancement of threatened ecosystems and habitats for rare or threatened indigenous species;</p> <p>(b) control, and where possible, eradication of plant and animal pests;</p> <p>(c) fencing of significant ecological areas to protect them from stock impacts;</p> <p>(d) legal protection of significant ecological areas through covenants or similar mechanisms;</p> <p>(e) development and implementation of management plans to address adverse effects;</p> <p>(f) re-vegetating areas using, where possible, indigenous species sourced from naturally growing plants in the vicinity with the same climactic and environmental conditions; or</p> <p>(g) providing for the role of Mana Whenua as kaitiaki and for the practical exercise of kaitiakitanga in restoring, protecting and enhancing areas.</p>	<p>Landscape and Mitigation Ecology Enhancement Plan (LMEEP) and Landscape and Ecology Implementation and Management Plan (LEIMP). The planting on the site is required by proposed designation conditions DES44 and DES45.</p> <p>In addition to planting, pest animal management will be undertaken across the Site in accordance with the Pest Animal Management Plan. Further, a number of management plans are proposed to protect the biodiversity of the Site, including:</p> <ul style="list-style-type: none"> • Ecological Management Plan • Lizard Management Plan • Native Bird Management Plan • Bat Management Plan • Native Fish Management Plan <p>The role of Mana Whenua as kaitiaki is provided for in accordance with the Māori Consultation and Cultural Values Assessment (Volume 1, Appendix 1F).</p>
D9.3(4) Policy 4	<p>Enable activities which enhance the ecological integrity and functioning of significant ecological areas including:</p> <p>(a) the management and control of pest species that threaten indigenous biodiversity; and</p> <p>(b) managing works in the vicinity of kauri, such as deadwood removal or earthworks, to control kauri dieback disease by preventing the spread of soil and kauri plant material.</p>	
D9.3(9) Policy 9	<p>Avoid activities in the coastal environment where they will result in any of the following:</p> <p>(a) non-transitory or more than minor adverse effects on:</p> <p>(i) threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale);</p> <p>(ii) the habitats of indigenous species that are at the limit of their natural range or which are naturally rare;</p>	<p>There are no works proposed to occur within the coastal marine area or SEA present on the Site.</p> <p>The Proposal will aim to mitigate adverse effects on the coastal environment through a comprehensive set of designation conditions, including 28 hectares of planting across Area C and Ecological Management Plans. The proposal will enhance the existing coastal environment and SEA.</p>

Auckland Unitary Plan		
	Objectives and Policies	Comment
	<p><i>(iii) threatened or rare indigenous ecosystems and vegetation types, including naturally rare ecosystems and vegetation types;</i></p> <p><i>(iv) areas containing nationally significant examples of indigenous ecosystems or indigenous community types; or</i></p> <p><i>(v) areas set aside for full or partial protection of indigenous biodiversity under other legislation, including the West Coast North Island Marine Mammal Sanctuary.</i></p> <p><i>(b) any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas that is likely to noticeably reduce the level of use of an area for these purposes; or</i></p> <p><i>(c) the deposition of material at levels which would adversely affect the natural ecological functioning of the area.</i></p>	
D9.3(10) Policy 10	<p><i>Avoid (while giving effect to Policy D9.3(9) above) activities in the coastal environment which result in significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities, on:</i></p> <p><i>(a) areas of predominantly indigenous vegetation;</i></p> <p><i>(b) habitats that are important during the vulnerable life stages of indigenous species;</i></p> <p><i>(c) indigenous ecosystems and habitats that are found only in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</i></p> <p><i>(d) habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes including fish spawning, pupping and nursery areas;</i></p> <p><i>(e) habitats, including areas and routes, important to migratory species;</i></p> <p><i>(f) ecological corridors, and areas important for linking or maintaining biological values; or</i></p>	

Auckland Unitary Plan	
Objectives and Policies	Comment
(g) <i>water quality such that the natural ecological functioning of the area is adversely affected.</i>	

8.15 D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay

Auckland Unitary Plan	
Objectives and Policies	Comment
D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay	
D10.2(1) Objective 1	<p>The Pāremoremo Creek, adjacent to the Auckland Prison Site, is identified as an Outstanding Natural Landscape (ONL). The ONL extends into a small portion of the Site along the coastal edge. Areas A and B, which are the areas within the Site where most built development will occur, are located outside of the ONL. Area C will be planted in vegetation in accordance with the LMEEP.</p> <p>In addition, no buildings can be constructed within 40 metres of Mean High Water Springs (proposed designation condition DES25); and future buildings and structures within Area A, which is closest to the ONL (110m at its closest point) will be subject to a 12-metre height limit and recessive colour scheme requirements in accordance with the designation conditions. The ONL will be enhanced by planting throughout Area C.</p> <p>As a result of the above, the ONL will be protected from any inappropriate subdivision, use and development.</p>
D10.2(3) Objective 3	
D10.3(1) Policy 1	
<p><i>Auckland's outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.</i></p> <p><i>Where practicable the restoration and enhancement of outstanding natural features and outstanding natural landscapes, including in the Waitākere Ranges Heritage Area and the Hauraki Gulf /Te Moana-nui o Toi/Tikapa Moana, is promoted.</i></p> <p><i>Protect the physical and visual integrity of outstanding natural landscapes by:</i></p> <ul style="list-style-type: none"> <i>(a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to the values of the outstanding natural landscape;</i> <i>(b) maintaining the visual coherence and integrity of the outstanding natural landscape;</i> <i>(c) maintaining natural landforms, natural processes and vegetation areas and patterns;</i> <i>(d) maintaining the visual or physical qualities that make the landscape iconic or rare; and</i> 	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<i>(e) maintaining high levels of naturalness in outstanding natural landscapes that are also identified as outstanding natural character or high natural character areas.</i>	
D10.3(2) Policy 2	<p><i>Protect the physical and visual integrity of outstanding natural landscapes while taking into account the following matters:</i></p> <ul style="list-style-type: none"> <i>(a) the extent of anthropogenic changes to the natural elements, patterns, processes or characteristics and qualities;</i> <i>(b) the presence or absence of structures, buildings or infrastructure;</i> <i>(c) the temporary or permanent nature of any adverse effects;</i> <i>(d) the physical and visual integrity and the natural processes of the location;</i> <i>(e) the physical, visual and experiential values that contribute significantly to the natural landscape's values;</i> <i>(f) the location, scale and design of any proposed development; and</i> <i>(g) the functional or operational need of any proposed infrastructure to be located in the outstanding natural landscape area.</i> 	
D10.3(5) Policy 5	<i>Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.</i>	
D10.3(7) Policy 7	<i>Encourage the restoration and enhancement of outstanding natural landscapes and outstanding natural features where practical, and where this is consistent with the values of the feature or area.</i>	

8.16 E1 Water quality and integrated management

Auckland Unitary Plan					
Objectives and Policies		Comment			
E1 Water quality and integrated management					
E1.2(1) Objective 1	<i>Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.</i>	<p>Collectively, the objectives and policies in E1 Water quality and integrated management seek to address the following key themes:</p> <ol style="list-style-type: none"> 1. Protecting and improving freshwater quality. 2. Recognising and resorting the mauri of freshwater. 3. Managing stormwater and wastewater networks to prevent or minimise contamination of fresh and coastal water. 4. Managing hydrological effects on receiving environments. 5. Promoting an integrated stormwater management approach. 6. Reducing existing adverse effects arising from urban areas. 7. Use of green and natural infrastructure. <p>The proposed designation alteration will enable additional development to occur within the Site, including the establishment of new impervious surfaces. Proposed designation condition DES08 limits the extent of building coverage that can be established within each of the Areas in the Site. Noting that subsequent resource consents will be required for specific stormwater discharges, proposed designation condition DES23 sets out a series of stormwater (and flood hazard) management principles. These principles collectively respond to the objectives and policies in E1 Water quality and integrated management as outlined below.</p> <p>Ensuring stormwater management devices, including those to manage stormwater from contaminant generating areas within the Site, are designed in accordance with best practice and water sensitive design principles (DES23(b)) will ensure that stormwater will be managed to reduce contamination. This will contribute to the water quality of receiving environments being maintained and/or improved.</p>			
E1.2(2) Objective 2	<i>The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.</i>				
E1.2(3) Objective 3	<i>Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.</i>				
E1.3(2) Policy 2	<p><i>Manage discharges, subdivision, use, and development that affect freshwater systems to:</i></p> <p><i>(a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below, or</i></p> <p><i>(b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below.</i></p> <p><i>Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams</i></p> <table border="1" data-bbox="394 1225 1205 1351"> <thead> <tr> <th><i>Land use</i></th> <th><i>Macroinvertebrate Community Index guideline</i></th> </tr> </thead> <tbody> <tr> <td><i>Native forest</i></td> <td>123</td> </tr> </tbody> </table>		<i>Land use</i>	<i>Macroinvertebrate Community Index guideline</i>	<i>Native forest</i>
<i>Land use</i>	<i>Macroinvertebrate Community Index guideline</i>				
<i>Native forest</i>	123				

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Objectives and Policies		Comment						
	<table border="1"> <tr> <td><i>Exotic forest</i></td> <td>111</td> </tr> <tr> <td><i>Rural areas</i></td> <td>94</td> </tr> <tr> <td><i>Urban areas</i></td> <td>68</td> </tr> </table>	<i>Exotic forest</i>	111	<i>Rural areas</i>	94	<i>Urban areas</i>	68	Using water sensitive design principles (DES23(b)) supports using existing natural assets in the Site for stormwater conveyance and overland flow paths, and the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.
<i>Exotic forest</i>	111							
<i>Rural areas</i>	94							
<i>Urban areas</i>	68							
E1.3(3) Policy 3	<i>Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.</i>							
E1.3(4) – (8) Policies 4-8	<i>These policies are engaged in relation to applications for specific discharges; the development of Freshwater Management Unit objectives and limits; and stormwater runoff from greenfield development; and are not considered relevant in the context of the proposed designation alteration.</i>							
E1.3(9) Policy 9	<p><i>Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:</i></p> <p><i>(a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;</i></p> <p><i>(b) requiring measures to reduce the discharge of gross stormwater pollutants;</i></p> <p><i>(c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:</i></p> <p><i>(i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);</i></p> <p><i>(ii) where development exceeds the maximum impervious area for the relevant zone; or</i></p> <p><i>(iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;</i></p>	<p>Maintaining the function of Overland Flow Paths to convey stormwater runoff safely from the Site (DES23(c)) ensures that future development on the Site responds to existing hydrology and site features; and considers the sensitivity of receiving environments (given that overland flow paths provide essential connectivity between upstream and downstream systems). This principle also recognises that Overland Flow Paths are core to the management of flood risk and a key part of the stormwater management network.</p> <p>An Earthworks Management Plan is required to be prepared prior to the commencement of construction works (DES42), with the objectives of the EMP including minimising the loss of sediment into watercourses.</p> <p>The additional wastewater demand arising from additional prisoner capacity within the Site can be provided for through upgrades to the existing reticulated wastewater network.</p> <p>The extensive landscape and ecological enhancement planting proposed throughout the Site will also contribute towards the enhancement of the water quality and hydrological function of freshwater values within the Site, and thereby those of the receiving coastal waters.</p> <p>The proposal is consistent with these objectives and policies.</p>						

Auckland Unitary Plan	
Objectives and Policies	Comment
<p><i>(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and</i></p> <p><i>(e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.</i></p>	
<p>E1.3(10) Policy 10</p> <p><i>In taking an integrated stormwater management approach have regard to all of the following:</i></p> <p><i>(a) the nature and scale of the development and practical and cost considerations, recognising:</i></p> <p><i>(i) greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas;</i></p> <p><i>(ii) intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and</i></p> <p><i>(iii) site operational and use requirements may preclude the use of an integrated stormwater management approach.</i></p> <p><i>(b) the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments;</i></p> <p><i>(c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments;</i></p> <p><i>(d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and</i></p>	

Auckland Unitary Plan	
Objectives and Policies	Comment
	<i>(e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.</i>
E1.3(11) Policy 11	<i>Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</i> <i>(a) the nature, quality, volume and peak flow of the stormwater runoff;</i> <i>(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;</i> <i>(c) the potential for the diversion and discharge to create or exacerbate flood risks;</i> <i>(d) options to manage stormwater on-site or the use of communal stormwater management measures;</i> <i>(e) practical limitations in respect of the measures that can be applied; and</i> <i>(f) the current state of receiving environments.</i>
E1.3(12) Policy 12	<i>Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.</i>
E1.3(13) Policy 13	<i>(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.</i>
E1.3(14) Policy 14	<i>Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following:</i> <i>(a) the best practicable option criteria as set out in section 2 of the Resource Management Act 1991;</i> <i>(b) the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated;</i> <i>(c) the scale and significance of the adverse effects;</i>

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Objectives and Policies	Comment
	<p><i>(d) infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas;</i></p> <p><i>(e) the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls;</i></p> <p><i>(f) opportunities to integrate with other major infrastructure projects or works;</i></p> <p><i>(g) the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and</i></p> <p><i>(h) operational requirements and space limitations</i></p>
E1.3(15) Policy 15	<p><i>Utilise stormwater discharge to ground soakage in areas underlain by shallow or highly permeable aquifers provided that:</i></p> <p><i>(a) ground soakage is available;</i></p> <p><i>(b) any risk to people and property from land instability or flooding is avoided;</i></p> <p><i>(c) stormwater quality treatment is implemented to minimise effects on the capacity and water quality of the underlying aquifer system; and</i></p> <p><i>(d) discharge to ground soakage is the most effective and sustainable option.</i></p>
E1.3(16) Policy 16	<p><i>Require land use development and drainage systems within areas underlain by peat soils to provide for stormwater discharge to ground soakage that maintains underlying water levels and the geotechnical stability of the peat soils.</i></p>

8.17 E3 Lakes, rivers, streams and wetlands

Auckland Unitary Plan		
Objectives and Policies		Comment
E3 Lakes, rivers, streams and wetlands		
E3.2(2) Objective 2	<i>Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.</i>	<p>The extent of Area A was defined to avoid the location of wetlands and watercourses as far as practicable, and to incorporate areas already highly modified areas of the Prison site with a low number of trees. Watercourses 1, 2 and 4 are located in Area A, but other watercourses are avoided. The location of Area A is also set back 10 metres from identified wetlands to meet the National Environmental Standards for Freshwater. The extent of Area B was defined based on an existing modified area to protect existing Watercourse 1 and the riparian vegetation as far as practicable.</p> <p>Extensive planting (28 hectares) is proposed across Area C to enhance the amenity values of the Site. This includes 1.6 hectares of watercourse compensation planting, 1.05 hectares of watercourse offset planting and 0.28 hectares of wetland compensation planting. Planting will be done in accordance with the Landscape and Ecological Implementation and Management Plan. The planting will be predominantly native and exotics are used in visual screening planting to ensure they can establish quickly to achieve their purpose (visual screening).</p> <p>Road access points have been proposed near the primary development areas (A and B) to contain vehicle activity within the more developed portions of the Site, thereby avoiding unnecessary potential intrusion into the rest of the Site and potential disturbance of ecological features.</p> <p>The recommendations proposed in the Māori Consultation and Cultural Values Report in Appendix 1F include continued engagement with four Iwi/Mana Whenua in the project, enabling the role of Kaitiaki in Management Plans (refer Volume 1, Table 5).</p>
E3.3(3) Policy 3	<i>Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.</i>	
E3.3(10) Policy 10	<i>Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.</i>	
E3.3(11) Policy 11	<i>Encourage the planting of plants that are native to the area.</i>	
E3.3(12) Policy 12	<i>Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland.</i>	

8.18 E11 Land disturbance - Regional

Auckland Unitary Plan		
Objectives and Policies		Comment
E11 Land disturbance - Regional		
E11.2(1) Objective 1	<i>Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.</i>	Land disturbance will occur in accordance with Earthworks Management Plan (Condition DES43) and will, in future, require regional consent for land disturbance under Chapter E11 of the Unitary Plan for bulk earthworks.
E11.3(1) Policy 1	<i>Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.</i>	No land disturbance, other than hand digging for planting, is proposed within the Outstanding Natural Landscape and Significant Ecological Areas on the coastal edge of the Site. An Archaeological Authority is being sought as part of this substantive application (Volume 5). The recorded archaeological site will be avoided (DES21). Archaeological monitoring is required on areas of the Site as identified in the Archaeological Management Plan.
E11.3(2) Policy 2	<i>Manage land disturbance to:</i> <i>(a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;</i> <i>(b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;</i> <i>(c) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and</i> <i>(d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.</i>	A key shared value and interest of Iwi is the protection of archaeological sites. The recommendations proposed in 6.2.1 of the Māori Consultation and Cultural Values Report in Appendix 1F include continued engagement with four Iwi/Mana Whenua in the project, enabling the role of Kaitiaki in Management Plans, participation in the protection of archaeological / cultural sites. The proposal seeks to protect the recorded archaeological site R10/831 (Pit/Terrace) on the Auckland Prison Site and the Archaeological Management Plan provides opportunities for Iwi to be involved in archaeological and cultural monitoring (refer Volume 1 , Table 5 for details). Table 5 of Volume 1 provides a summary of Corrections response to the identified values, interests and recommendations. Corrections has actively considered the values, interests and recommendations identified in the Cultural Assessment report (including including the Ngaati Whanaunga report and the draft report prepared by Te Rūnanga o Ngāti Whātua), and
E11.3(3) Policy 3	<i>Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</i> <i>(a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;</i>	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<p><i>(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</i></p> <p><i>(c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.</i></p>	where appropriate and relevant, have sought to provide for them in the proposal and in the respective proposed conditions.
E11.3(4) Policy 4	<i>Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.</i>	

8.19 E15 Vegetation management and biodiversity

Auckland Unitary Plan		
Objectives and Policies		Comment
E15 Vegetation management and biodiversity		
E15.2(1) Objective 1	<i>Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.</i>	The Pāremoremo Creek features a Significant Ecological Area (SEA) and Outstanding Natural Landscape (ONL). The overlays extend into a small portion of the western area of the Site. No vegetation will be removed within the ONL or SEA. Planting will be done in these areas to enhance the existing planting along the coastal edge. Outside of the SEA and ONL, the proposal will remove a total of 1.29 hectares of planting of mostly exotic vegetation. However, 28 hectares of planting will be implemented across the site in Area C in accordance with the LMEEP (DES44). The planting will enhance the indigenous biodiversity across the Site, including in the coastal environment.
E15.2(2) Objective 2	<i>Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.</i>	
E15.3(1) Policy 1	<i>Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.</i>	

Auckland Unitary Plan		
Objectives and Policies		Comment
E15.3(2) Policy 2	<i>Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards</i>	<p>A Landscape and Ecology Implementation and Management Plan (LEIMP) has been prepared, as required by designation condition (DES45) 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 (DES44).</p> <p>The proposal will not result in any more than minor or significant adverse effects on the coastal environment.</p> <p>The following management plans have been prepared to mitigate potential adverse effects on indigenous biodiversity on the Site:</p> <ul style="list-style-type: none"> • Ecological Management Plan • Lizard Management Plan • Bat Management Plan • Native Bird Management Plan • Fish Salvage Plan • Pest Animal Management Plan <p>Overall, the proposal will enhance the indigenous biodiversity through extensive planting across the Site and a range of management plans to protect indigenous fauna.</p> <p>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</p>
E15.3(5) Policy 5	<i>Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.</i>	
E15.3(9) Policy 9	<p><i>Avoid activities in the coastal environment where they will result in any of the following:</i></p> <p><i>(a) non-transitory or more than minor adverse effects on:</i></p> <p><i>(i) threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale);</i></p> <p><i>(ii) the habitats of indigenous species that are at the limit of their natural range or which are naturally rare;</i></p> <p><i>(iii) threatened or rare indigenous ecosystems and vegetation types, including naturally rare ecosystems and vegetation types;</i></p> <p><i>(iv) areas containing nationally significant examples of indigenous ecosystems or indigenous community types; or</i></p> <p><i>(v) areas set aside for full or partial protection of indigenous biodiversity under other legislation, including the West Coast North Island Marine Mammal Sanctuary.</i></p> <p><i>(b) any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas that is likely to noticeably reduce the level of use of an area for these purposes;</i></p> <p><i>(c) the deposition of material at levels which would adversely affect the natural ecological functioning of the area; or</i></p>	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<i>(d) fragmentation of the values of the area to the extent that its physical integrity is lost.</i>	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 substantive positive ecological benefits.
E15.3(10) Policy 10	<p><i>Avoid (while giving effect to Policy E15(9) above) activities in the coastal environment which result in significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities, on:</i></p> <ul style="list-style-type: none"> <i>(a) areas of predominantly indigenous vegetation;</i> <i>(b) habitats that are important during the vulnerable life stages of indigenous species;</i> <i>(c) indigenous ecosystems and habitats that are found only in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</i> <i>(d) habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes including fish spawning, pupping and nursery areas;</i> <i>(e) habitats, including areas and routes, important to migratory species;</i> <i>(f) ecological corridors, and areas important for linking or maintaining biological values; or</i> <i>(g) water quality such that the natural ecological functioning of the area is adversely affected.</i> 	The proposal is consistent with the objective sand policies.

8.20 E24 Lighting

Auckland Unitary Plan		
Objectives and Policies		Comment
E24 Lighting		
E24.2(1) Objective 1	<i>Artificial lighting enables outdoor activities and the security and safety of people and property.</i>	Artificial lighting is a key component of operating and managing prison facilities, particularly to ensure the safety and security of people within and in the vicinity of the prison facility.
E24.2(2) Objective 2	<i>The adverse effects of outdoor lighting on the environment and safety of road users are limited.</i>	<p>The potential adverse effects arising from the increase in artificial lighting that could arise from the increased capacity at Auckland Prison relate principally to:</p> <ul style="list-style-type: none"> • Glare • Light spill • Road user safety <p>Artificial lighting at the Auckland Prison site will be required to comply with glare and light spill requirements set out in proposed condition DES14.</p> <p>Condition DES27 requires a Lighting Design Report to be prepared in accordance with the requirements in DES30 to be submitted with any Outline Plan of Works to demonstrate that the proposed lighting will comply with the requirements in condition DES14. Condition DES31 requires a Lighting Design Completion Report to be submitted to confirm that lighting has been installed with the Lighting Design Report and meets the requirements of DES14.</p> <p>Prior to any construction works being undertaken on site, condition DES32 requires a CLMP to be submitted. The Construction Lighting Management Plan must be prepared in accordance with condition DES41.</p> <p>Collectively, the requirements of these conditions will ensure that construction lighting is managed to ensure that lighting effects during construction are reasonable; that significant glare and light spill onto</p>
E24.3(1) Policy 1	<i>Provide for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night time working, recreation and entertainment.</i>	
E24.3(2) Policy 2	<i>Control the intensity, location and direction of artificial lighting to avoid significant glare and light spill onto adjacent sites, maintain safety for road users and minimise the loss of night sky viewing.</i>	
E24.3(3) Policy 3	<i>Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.</i>	

Auckland Unitary Plan	
Objectives and Policies	Comment
	<p>adjoining sites is avoided; that safety for road users and aircraft is maintained, and that the loss of night sky viewing is minimised.</p> <p>The lighting assessment prepared by Kern Consultants Ltd demonstrates that it is feasible for artificial lighting associated with future development at Auckland Prison to provide for the increased prisoner capacity to meet the limits in condition DES14.</p> <p>Having regard to the above, the proposal is considered to be consistent with the objectives and policies of Chapter E24 of the Unitary Plan.</p>

8.21 E25 Noise and Vibration

Auckland Unitary Plan	
Objectives and Policies	Comment
E25 Noise and Vibration	
E25.2(1) Objective 1	<p><i>People are protected from unreasonable levels of noise and vibration.</i></p> <p>There is the potential for unreasonable levels of noise and vibration to arise as a result of the proposed amendment to the Auckland Prison designation to enable an increased capacity of prisoners. Noise and vibration effects have the potential to arise from construction and operational activities.</p>
E25.2(2) Policy 2	<p><i>Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.</i></p> <p>Activities at the Auckland Prison site will be required to comply with operational noise limits set out in proposed condition DES13. Proposed conditions DES11 and DES12 set out noise and vibration standards that are required to be met during construction activities. Collectively, the standards set out in these conditions are generally consistent with equivalent rules in the Unitary Plan that seek to manage noise and vibration as experienced by sensitive receivers in the surrounding environment.</p>
E25.2(9) Policy 9	<p><i>Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment</i></p>
E25.2(10) Policy 10	<p><i>Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:</i></p> <p><i>(a) the sensitivity of the receiving environment; and the proposed duration and</i></p>

Auckland Unitary Plan	
Objectives and Policies	Comment
<p>(b) <i>hours of operation of the activity; and</i></p> <p>(c) <i>the practicability of complying with permitted noise and vibration standards.</i></p>	<p>Condition DES27 requires an ADR to be prepared in accordance with the requirements in DES29 to be submitted with any Outline Plan of Works to demonstrate that the proposed development activities will comply with the requirements in condition DES13.</p> <p>Prior to any construction works being undertaken on site, condition DES32 requires a CNVMP to be submitted. The CNVMP must be prepared in accordance with condition DES39.</p> <p>Collectively, the requirements of these conditions will ensure that the relevant noise and vibration limits set out in the designation conditions are met, thereby minimising, where practicable, noise and vibration within the Auckland Prison site.</p>

8.22 E27 Transport

Auckland Unitary Plan	
Objectives and Policies	Comment
E27 Transport	
<p>E27.1(4) Objective 4</p> <p><i>Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.</i></p>	<p>Don Mackenzie Consulting has undertaken an Integrated Transport Assessment (ITA) to address the transportation related effects associated with the proposed alteration to the designation for the Auckland Prison (refer Appendix 2L).</p> <p>Designation conditions are contained in Appendix 6A that outline the requirements for traffic and parking across the Auckland Prison Site. The conditions will ensure the parking and access to the Auckland Prison Site is safe and efficient.</p>
<p>E27.2(2) Policy 1</p> <p><i>Require subdivision, use and development which:</i></p> <p>(a) <i>generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network;</i></p> <p>(b) <i>are proposed outside of the following zones:</i></p>	

Auckland Unitary Plan		
	Objectives and Policies	Comment
	<p>(i) <i>the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone;</i></p> <p>(ii) <i>Residential – Terrace Housing and Apartment Buildings Zone;</i></p> <p>(iii) <i>the Centre Fringe Office Control as shown on the planning maps; or</i></p> <p>(c) <i>do not already require an integrated transport assessment or have been approved based on an integrated transport assessment</i></p> <p><i>to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network.</i></p>	<p>Spillover parking into adjacent areas is prevented by proposed condition DES15 which requires Corrections to ensure that there is full provision for all parking of vehicles within the Auckland Prison Site.</p> <p>Proposed condition DES16 requires the site layout to be designed to avoid the requirement for any reverse manoeuvring to or from public roads. This condition also requires vehicle access to and from the Auckland Prison Site to be from specific access points as identified on the Designation Areas Plan.</p> <p>The design and layout of any new access at the location marked as Operational Access 1 is prescribed under proposed designation condition DES17. Operational Access 3 is required to be established to a commensurate standard as that prescribed for Operational Access 2 prior to it being used for operational traffic for New Prison facilities (DES18).</p>
E27.2(3) Policy 3	<p><i>Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:</i></p> <p>(a) <i>the safe, efficient and effective operation of the transport network;</i></p> <p>(b) <i>the use of more sustainable transport options including public transport, cycling and walking;</i></p> <p>(c) <i>the functional and operational requirements of activities;</i></p> <p>(d) <i>the efficient use of land;</i></p> <p>(e) <i>the recognition of different activities having different trip characteristics; and</i></p> <p>(f) <i>the efficient use of on-street parking.</i></p>	<p>Proposed condition DES19 requires that the existing entrance to the Site from Iona Avenue / Sanders Road (north) be closed within two years of the designation alteration being confirmed and shall not be used for operational traffic associated with New Prison facilities. It may temporarily be used for construction traffic if necessary provided that it is permanently closed and replanted thereafter.</p> <p>To prevent the Auckland Prison operating at a capacity that would compromise the operating capacity of the intersection of Dairy Flat Highway and The Avenue, proposed condition DES20 limits the capacity of prisoners at Auckland Prison to 921 until such time as this intersection has been upgraded.</p>
E27.2(17) Policy 17	<p><i>Require parking and loading areas to be designed and located to:</i></p> <p>(a) <i>avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;</i></p> <p>(b) <i>provide safe access and egress for vehicles, pedestrians and cyclists;</i></p>	<p>Additionally, to mitigate potential visual effects visual screening is proposed between Area B and the Site boundary. The screening will mitigate the potential visual effects of the development of Area B from outside the Auckland Prison Site.</p>

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	<p>(c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and</p> <p>(d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.</p>	
E27.2(20) Policy 20	<p>Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.</p>	

8.23 E30 Contaminated land

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Objectives and Policies		Comment
E30 Contaminated land		
E30.2(1) Objective 1	<p>The discharge of contaminants from contaminated land into air, or into water, or onto or into land are managed to protect the environment and human health and to enable land to be used for suitable activities now and in the future.</p>	<p>The Site Suitability and Infrastructure Assessment considers that there are likely to be low level contaminants present across the Site. Disturbance to soil at the Auckland Prison Site will be undertaken in accordance with any resource consent for land disturbance under the NES:CS and discharges of contaminated under Chapter E30 of the Unitary Plan when further details on the location of new facilities is known. Appropriate control measures to manage the disturbance include:</p> <ul style="list-style-type: none"> • Targeted supplementary testing (recommended on confirmation of the built form and locations); • Development of project specific DSI reports for earthworks within areas with a reasonable risk of contamination;
E30.3(2) Policy 2	<p>Require any use or development of land containing elevated levels of contaminants resulting in discharges to air, land or water to manage or remediate the contamination to a level that:</p> <p>(a) allows contaminants to remain in the ground/groundwater, where it can be demonstrated that the level of residual contamination is not reasonably likely to pose a significant adverse effect on human health or the environment; and</p>	

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	<p>(b) avoids adverse effects on potable water supplies; and</p> <p>(c) avoids, remedies or mitigates significant adverse effects on ecological values, water quality, human health and amenity values;</p> <p>while taking into account all of the following:</p> <p>(d) the physical constraints of the site and operational practicalities;</p> <p>(e) the financial implications of the investigation, remediation, management and monitoring options;</p> <p>(f) the use of best practice contaminated land management, including the preparation and consideration of preliminary and detailed site investigations, remedial action plans, site validation reports and site management plans for the identification, monitoring and remediation of contaminated land; and</p> <p>(g) whether adequate measures are in place for the transport, disposal and tracking of contaminated soil and other contaminated material removed from a site to prevent adverse effects on the environment.</p>	<ul style="list-style-type: none"> • Supplementary control measures such as restricted earthworks in proximity to the old landfill site (shown in Figure 6-1) or disposal of material extracted from the old landfill to a licenced facility; and • Best practice contamination management as described in Section 9 of the infrastructure assessment in Appendix 2M.

8.24 E36 Natural Hazards and Flooding

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Objectives and Policies		Comment
E36 Natural Hazards and Flooding		
E36.2(1) Objective 1 Note: Plan Change 120 deletes this objective.	<p>Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.</p>	<p>The natural hazard assessment undertaken by Aurecon (refer Appendix 2M) has identified the natural hazards that have the potential to affect the Auckland Prison site. These are:</p> <ul style="list-style-type: none"> • Flood hazards and overland flow paths. • Tsunami and coastal inundation.

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E36.2(3B) Objective 3B <i>Note: Plan Change 120 inserts this objective.</i>	<i>New subdivision, use and development avoids significant risk and only occurs when the risk from natural hazards to people, property, infrastructure and the environment is assessed as being tolerable or acceptable.</i>	<ul style="list-style-type: none"> • Geotechnical constraints. <p>The existence of these natural hazards has informed the location of Areas A and B within the Auckland Prison site, and sought to locate these areas away from the steep coastal edges of the site (thereby avoiding risk from coastal inundation, coastal erosion, tsunami, and steep slopes).</p>
E36.2(3C) Objective 3C <i>Note: Plan Change 120 inserts this objective.</i>	<i>Subdivision, use and development is managed in a way that avoids creating or exacerbating natural hazard risks on other properties, infrastructure and the environment.</i>	<p>Flood risk and overland flow paths are identified within the site, which also contains a network of existing stormwater infrastructure. Proposed designation condition DES23 requires that a Flood Hazard Assessment is undertaken for land modification or buildings (with some exceptions) that occur within an overland flow path or a flood hazard area. The Flood Hazard Assessment is required to assess the potential hazard risks and ensure that development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison site.</p>
E36.2(4) Objective 4 <i>Note: Plan Change 120 makes amendments to this objective (shown in underline and strikethrough).</i>	<i>Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided <u>avoid the creation or exacerbation of risks from natural hazards to people, property, and the environment</u> or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.</i>	<p>While corrections facilities are not captured under the definition of 'infrastructure' in the Unitary Plan, infrastructure such as stormwater networks will be provided for in the amended designation. Infrastructure is not required to be subject to a Flood Hazard Assessment, however condition DES23 requires stormwater to be managed to meet the following principles:</p> <ul style="list-style-type: none"> • That it is retained to the extent practicable in its tributary catchment existing at the time the designation is confirmed so as to provide sustenance flows to remaining water courses and existing wetlands; • That stormwater devices, including for contaminant generating areas of the site, are designed in accordance with best practice, using water sensitive design principles;

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		<ul style="list-style-type: none"> That the function of overland flow paths to convey stormwater runoff safely from the site to the receiving environment is maintained; and That development does not significantly increase adverse effects from flood hazards, including risks to human life or other properties or public roads upstream or downstream of the Auckland Prison site.
E36.2(5) Objective 5 Note: Plan Change 120 makes amendments to this objective (shown in underline and strikethrough).	Subdivision, use and development including redevelopment, is managed to safely maintain <u>The flood storage and the conveyance functions of floodplains and overland flow paths are maintained, and enhanced where practicable, and the creation of new flood prone areas are avoided.</u>	<p>As noted above, condition DES23 includes a stormwater management principle that seeks to ensure that the function of overland flow paths to convey stormwater runoff safely from the site to the receiving environment is maintained.</p> <p>In addition, development and land modifications located in an overland flow path or flood hazard area is required to be subject to a Flood Hazard Assessment (with some exceptions) to demonstrate appropriate mitigation measures to achieve the suite of stormwater management principles set out in condition DES23.</p>
E36.3(1) Policy 1 Note: Plan Change 120 deletes this policy.	<p>Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:</p> <ul style="list-style-type: none"> (a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami); (b) flood hazards; (c) land instability; and (d) wildfires. 	<p>Areas within northern parts of the Auckland Prison Site surrounding watercourse 1 and pond 2 are identified as “Flood sensitive area”, “flood prone area” or “low flood hazard” areas within the PC120 map layers (refer Appendix 2A, Figure 5) with the exception of the channel for Watercourse 1, part of which is proposed to be reclaimed and piped as described in detail in Volume 2 to the Substantive application. The proposal takes into account the natural hazards present on the Site. The location of Area A and B have been defined to avoid the known site constraints including natural hazards.</p>
E36.3(1A) Policy 1A	<p><u>Risk classifications</u></p> <p><u>Identify risk from natural hazards associated with subdivision, use and development by differentiating risk into the following three classifications:</u></p>	<p>The Natural Hazard Assessment undertaken by Aurecon (refer Appendix 2M) confirms that the new PC120 hazard mapping does not change the findings, conclusions or recommendations outlined as part of the Natural Hazards Assessment. Overall, the Natural Hazard</p>

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Note: Plan Change 120 inserts this policy.	<ul style="list-style-type: none"> (a) <u>significant</u> (b) <u>potentially tolerable</u> (c) <u>acceptable</u> 	Assessment states there are no significant natural hazards that would prevent development within Areas A or B.
E36.3(1B) Policy 1B Note: Plan Change 120 inserts this policy.	<p><u>Risk settings and management methodology</u></p> <p><u>(1B) Manage risk from coastal erosion, coastal inundation and flooding associated with subdivision, use and development by:</u></p> <ul style="list-style-type: none"> (a) <u>identifying land that may be exposed to these hazards and requiring a site-specific assessment to determine the extent and nature of the hazard(s) on site; and</u> (b) <u>using the hazard, the location of the activity, and the sensitivity of the activity to natural hazards to determine the default level of risk, as per Tables E36.3.1B.1 and E36.3.1B.2; and</u> (c) <u>requiring a risk assessment to determine the level of risk and applying management approaches proportionate to that level of risk.</u> 	<p>Areas A and B have been located on relatively gentle slopes, which will reduce potential geotechnical hazard risk. Areas A and B are also located outside any areas of potential coastal erosion and inundation as identified both in the Unitary Plan and in PC120.</p> <p>A flood plain is present within Area A, designation condition DES23 requires a Flood Hazard Assessment to be undertaken prior to landform modifications and buildings in overland flow paths or flood hazard areas such that development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads. The Flood Hazard Assessment will ensure the risk from flooding is managed.</p>
E36.3(1C) Policy 1C Note: Plan Change 120 inserts this policy.	<p><u>(1C) Manage risk from landslides associated with subdivision, use and development by:</u></p> <ul style="list-style-type: none"> (a) <u>identifying land that may be susceptible to landslides; and</u> (b) <u>requiring a landslide risk assessment to be undertaken in accordance with Appendix 24 Landslide hazard risk assessment methodology, using the level of susceptibility, the underlying zone, the location and type of the activity and the sensitivity of the activity to natural hazards as determinants for the type of assessment and the level of risk; and</u> (c) <u>applying management approaches proportionate to the level of risk.</u> 	The Site landslide susceptibility is identified as very low in Area A and B with a small area along the coast identified as moderate. Therefore, no landslide assessment is required to be undertaken.
E36.3(1D) Policy 1D	<u>Ensure that subdivision, development and vegetation management mitigate wildfire hazards to as low as reasonably practicable.</u>	A 10-metre-wide external clear zone will be provided beyond the secure perimeter. This will serve as a transitional buffer between the

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<p><i>Note: Plan Change 120 inserts this policy.</i></p>		<p>prison perimeter and the surrounding area, primarily for security and safety purposes. The clear zone will be maintained with either mown grass or a metal surface to ensure visibility and ease of maintenance. Additionally, designation condition DES45(h) requires that all planting within 20m of the external clear zone will contain low flammability species to reduce wildfire hazards. This will mitigate wildfire hazard risk.</p> <p>Emergency management protocols are also in place for all emergencies across the Auckland Prison Site. If a major incident occurs on-site, an emergency operation centre is formed using the New Zealand Coordinated Incident Management System. Auckland Prison has a dedicated emergency operation centre above the gatehouse where an incident can be monitored remotely, and decisions on response can be made by senior leaders.</p>
<p>E36.3(2) Policy 2</p> <p><i>Note: Plan Change 120 makes amendments to this policy (shown in underline and strikethrough).</i></p>	<p><i>Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the <u>Auckland Unitary Plan</u> or otherwise.</i></p>	<p>The natural hazard assessment undertaken by Aurecon (refer Appendix 2M) has identified the natural hazards that have the potential to affect the Auckland Prison site. These are:</p> <ul style="list-style-type: none"> • Flood hazards and overland flow paths. • Tsunami and coastal inundation. • Geotechnical constraints. <p>The existence of these natural hazards has informed the location of Areas A and B within the Auckland Prison site, and sought to locate these areas away from the steep coastal edges of the site (thereby avoiding risk from coastal inundation, coastal erosion, tsunamis, and steep slopes).</p>
<p>E36.3(4) Policy 4</p>	<p><i>Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:</i></p>	<p>The proposal will not accelerate or exacerbate natural hazard risks, expose vulnerable activities to the adverse effects of natural hazards, create a risk to human life or increase the natural hazard risk to neighbouring properties or infrastructure. Mitigation measures,</p>

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<p><i>Note: Plan Change 120 deletes this policy.</i></p>	<ul style="list-style-type: none"> (a) <i>accelerating or exacerbating the natural hazard and/or its potential impacts;</i> (b) <i>exposing vulnerable activities to the adverse effects of natural hazards;</i> (c) <i>creating a risk to human life; and</i> (d) <i>increasing the natural hazard risk to neighbouring properties or infrastructure.</i> 	<p>including the preparation of a Flood Hazard Assessment are required to ensure the potential adverse effects are mitigated. Additionally, Area A and B will be set back from the Site boundaries.</p> <p>The Natural Hazard Assessment concludes that there are no significant natural hazards that would prevent development within Areas A or B with the use of sufficient engineering solutions.</p>
<p>E36.3(4A) Policy 4A</p> <p><i>Note: Plan Change 120 inserts this policy.</i></p>	<p><u><i>Require all of the following matters to be considered when assessing consequences of natural hazards as part of a risk assessment:</i></u></p> <ul style="list-style-type: none"> (a) <u><i>accelerating or exacerbating the natural hazard and/or its potential impacts;</i></u> (b) <u><i>creating natural hazard risks that previously were not present at the location;</i></u> (c) <u><i>the type of activity being undertaken and its sensitivity to natural hazard events;</i></u> (d) <u><i>creating or increasing the natural hazard risk(s) to people and communities, including long-term impacts from more frequent hazard events;</i></u> (e) <u><i>creating or increasing the natural hazard risk(s) to other properties, infrastructure and the environment; and</i></u> (f) <u><i>cultural impacts, including consequences for Māori land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values.</i></u> 	
<p>E36.3(4B) Policy 4B</p> <p><i>Note: Plan Change 120 inserts this policy.</i></p>	<p><u><i>Require all of the following matters to be considered as part of a risk assessment of existing and future mitigation measures and residual risk:</i></u></p> <ul style="list-style-type: none"> (a) <u><i>whether any building, structure or activity located on land subject to natural hazards can be relocated within the site or removed;</i></u> (b) <u><i>whether the use, design and construction of buildings and structures can mitigate risks associated with natural hazards;</i></u> 	<p>Proposed designation condition DES23 requires that a Flood Hazard Assessment is undertaken for land modification or buildings (with some exceptions) that occur within an overland flow path or a flood hazard area. The Flood Hazard Assessment is required to assess the potential hazard risks and ensure that development does not significantly increase adverse effects from flood hazards, including</p>

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	<p>(c) <u>the extent to which methods for long term maintenance of areas affected by natural hazards, such as easements, are provided;</u></p> <p>(d) <u>the ability for site layout and management to limit exposure of people and property to natural hazards, including safe egress during a natural hazard event;</u></p> <p>(e) <u>the effect of structures to mitigate hazards on landscape values and public access;</u></p> <p>(f) <u>the robustness of the mitigation measures, their enforceability and the ability to carry out repairs and maintenance;</u></p> <p>(g) <u>the potential consequences of events that exceed the design parameters of mitigation measures;</u></p> <p>(h) <u>the potential effects resulting from failure of structural and nature-based mitigation measures over a 100-year timeframe;</u></p> <p>(i) <u>the impacts of the mitigation on other people, properties, infrastructure and the environment;</u></p> <p>(j) <u>whether natural hazard risks can be reduced for Māori Land, Treaty Settlement Land, marae, urupā, mana whenua cultural heritage and values;</u></p> <p>(k) <u>the use of conditions of consent, including the duration of consent, to monitor changes in risk and to limit the exposure of people and property to natural hazards; and</u></p> <p><u>the extent to which it is practicable to mitigate residual risk where infrastructure has a functional or operational need to locate in a natural hazard area</u></p>	risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison site.
E36.3(16) Policy 16 Note: Plan Change 120 deletes this policy.	In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.	

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E36.3(21) Policy 21 <i>Note: Plan Change 120 makes amendments to this policy (shown in underline and strikethrough).</i>	<i>Ensure all development, including fencing, storage of materials and goods, and earthworks, in flood hazard areas in the 1 per cent annual exceedance probability (AEP) floodplain does not create or exacerbate flood risk on other sites increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.</i>	
E36.3(23) Policy 23 <i>Note: Plan Change 120 makes amendments to this policy (shown in underline and strikethrough).</i>	<i>Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate <u>flood risk on other sites</u> flooding upstream or downstream or otherwise increase flood hazards.</i>	
E36.3(24) Policy 24 <i>Note: Plan Change 120 makes amendments to this policy (shown in underline and strikethrough).</i>	<i>Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not whilst ensuring that create or exacerbate flooding upstream or downstream or otherwise increase flood hazards <u>flood risk on other sites are not created or exacerbated.</u></i>	Planting will be undertaken across Area C to enhance amenity values, green linkages and ecological values. Planting will not increase flood risk to on other sites.

8.25 H19 Rural Zones

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Objectives and Policies		Comment
H19.2 Rural Zones		
H19.2.1 Objective 1	<i>Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.</i>	<p>The underlying zone across the Site is Rural – Countryside Living zone. The zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns. The zone incorporates a range of rural lifestyle developments, characterised as low-density residential development rural land. These rural lifestyle sites include scattered rural residential sites, farmlets and horticultural sites, residential bush sites and papakāinga.</p> <p>The Site is designated under the Unitary Plan as Designation 3900 Auckland Prison and has been designated since the formation of the Waitematā County District Scheme in 1973. The Auckland Prison Site has been used for prison purposes since 1968.</p> <p>The ongoing use and development of the Prison Site, already designated for prison purposes, is an efficient use of land, and will not compromise the ability of the Rural – Countryside Living zone to be effectively and efficiently used for appropriate activities. There is limited potential for development in the Pāremoremo area given majority of lot sizes are consistent with minimum Rural-Countryside Living Zone of the Unitary Plan.</p>
H19.2.1 Objective 3	<i>Elite soil is protected, and prime soil is managed, for potential rural production.</i>	The Site is mapped as Land Use Capability (LUC) Class 2 and 3 under Auckland Council Geomaps. LUC Class 2 and 3 soils meet the Unitary Plan definition of 'land containing prime soil'.
H19.2.2 Policy 3	<i>Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil.</i>	The Site is already subject to Designation 3900 for use by the Department of Corrections as a prison facility and most of the Site has already been developed for this use.

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H19.2.2 Policy 5	<p><i>Enable a range of rural production activities and a limited range of other activities in rural areas by:</i></p> <ul style="list-style-type: none"> <i>a) separating potentially incompatible activities such as rural production and rural lifestyle living into different zones;</i> <i>b) avoiding or restricting rural subdivision for activities not associated with rural production in areas other than those subdivision provided for in E39 Subdivision – Rural;</i> <i>c) managing the effects of activities in rural areas so that;</i> <ul style="list-style-type: none"> <i>i. essential infrastructure can be funded, coordinated and provided in a timely, integrated, efficient and appropriate manner; and</i> <i>ii. reverse sensitivity effects do not constrain rural production activities.</i> <i>d) acknowledging that, in some circumstances, the effective operation, maintenance, upgrading and development of infrastructure may place constraints on productive land and other rural activities; or</i> <i>e) providing for tourism and activities related to the rural environment.</i> 	<p>The Site is designated under the Unitary Plan as Designation 3900 Auckland Prison and has been designated since the formation of the Waitematā County District Scheme in 1973. The Auckland Prison Site has been used for prison purposes since 1968.</p> <p>The ongoing use and development of the Prison Site, already designated for prison purposes, is an efficient use of land.</p>
H19.2.3 Objective 1	<p><i>The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.</i></p>	<p>The adverse effects of the proposal will be mitigated as much as practicable. The proposal will involve planting of 28 hectares in Area C to reduce adverse effects and improve the character, amenity, landscape and biodiversity of the area.</p>
H19.2.3 Objective 2	<p><i>Areas of significant indigenous biodiversity are protected and enhanced.</i></p>	<p>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</p>

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		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 substantive positive ecological benefits.
H19.2.4 Policy 3	<i>Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas.</i>	No terrestrial Significant Ecological Areas (SEA) are identified in the Unitary Plan within the proposed designation boundary, but terrestrial and marine SEA occurs over the Pāremoremo Creek in close proximity to the Site.
H19.7 Rural Zones		
H19.7.2(1) Objective 1	<i>Land is used for rural lifestyle living as well as small-scale rural production.</i>	<p>The underlying zone across the Site is Rural – Countryside Living zone. The zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns.</p> <p>Auckland Prison has been open since 1969 and designated for prison purposes since the formation of the Waitemata County District Scheme in 1973. The Site is designated under the Unitary Plan as Designation 3900 Auckland Prison. Therefore, the proposal is not considered inappropriate.</p> <p>The conditions provided in Volume 6 have been developed in accordance with the standards of the Rural – Countryside Living zone in the Unitary Plan. The noise and vibration conditions (DES11-DES13) have been developed in accordance with NZS6803:1999 Acoustics – Construction Noise and NZS 6801:2008 Acoustics – Measurement of Environmental Sound. Lighting condition (DES14) is consistent with AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting.</p>

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H19.7.2(2) Objective 2	<i>The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.</i>	<p>The proposal aims to maintain and enhance the rural character, amenity values, ecological quality and heritage values of the Site.</p> <p>A specific site layout and design for the proposed facility or facilities is not currently available, and will be provided with future Outline Plans of Works. The proposal has developed a set of parameters that provide for the maximum anticipated “envelope” of built form and operational characteristics (i.e. prescribed maximum limits), that form the proposal. Area A and B have been developed to avoid known site constraints including being set back from the coastal marine area, natural inland wetlands and the recorded archaeological site.</p> <p>Approximately 1.29 hectares of existing vegetation will be removed as part of the proposal. There is a functional need to remove this planting and compensation and offset planting is proposed across the Site to mitigate the effects of vegetation removal. Approximately 28 hectares of planting is proposed across Area C including enrichment planting to enhance already established planting along the coastal edge and riparian boundaries.</p> <p>An Ecological Management Plan is required under designation condition DES43A the condition requires:</p> <ul style="list-style-type: none"> • Management protocols for the avoidance of bird nesting; • Management and tree felling protocols; and • Methods for the salvage and relocation of native fish. <p>There is one recorded archaeological site within the Site along the coastal edge of Pāremoremo Creek (R10/831). There is the potential for planting in this area to affect the values of this archaeological site. It is proposed to identify this site on the LMEEP and require that no land disturbance (other than planting by hand) is undertaken within 10m of this archaeological site (proposed</p>
H19.7.2(3) Objective 3	<i>Development in the zone does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.</i>	
H19.7.2(5) Objective 5	<i>Subdivision, use and development is compatible with infrastructure and any existing infrastructure is protected from reverse sensitivity effects.</i>	
H19.7.3(1) Policy 1	<p><i>Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:</i></p> <ul style="list-style-type: none"> (a) <i>designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;</i> (b) <i>minimising earthworks and vegetation clearance for accessways, utilities and building platforms;</i> (c) <i>avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua. Where avoidance is not possible, mitigation measures must be proposed so that any adverse effects are minor;</i> (d) <i>identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;</i> (e) <i>encourage landscape planting that reinforces local vegetation patterns; and</i> 	

Auckland Unitary Plan		
Objectives and Policies		Comment
	<p>(f) <i>identifying and where appropriate, requiring, the provision of walkway, cycleway and bridle path networks.</i></p>	<p>designation condition DES21). These measures will protect this archaeological site from inappropriate use and development.</p> <p>The proposal involves the upgrading of public infrastructure (roading and wastewater) in the surrounding Pāremoremo and Albany catchment.</p> <p>Designation condition DES20 requires that the maximum capacity at Auckland Prison cannot exceed 921 prisoners until the Dairy Flat Highway / The Avenue intersection is upgraded.</p> <p>Wastewater infrastructure upgrades are also required over a two stage process in accordance with designation condition DES24. Overall, as part of Stage 1 upgrades are required to the Pāremoremo Wastewater Pumping Station before the capacity can exceed 681. Stage 2 requires a new or upgraded pumping station, additional screw screen, new wastewater pipeline to the wastewater pumping station in the Albany catchment, and pipework before the capacity can exceed 921 prisoners.</p> <p>These infrastructure upgrades will ensure infrastructure can adequately support the proposal.</p> <p>Overall, mitigation measures are in place to maintain and enhance the rural character, amenity values, water quality, ecological quality and historic heritage values.</p>
<p>H19.7.3(4) Policy 4</p>	<p><i>Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.</i></p>	<p>The proposal will not significantly reduce the rural character and amenity of the zone. Overall, mitigation measures including a comprehensive set of designation conditions are proposed to mitigate any potential adverse effects of the proposal.</p>