



FTAA-2603-1179 – Comment on the Auckland Prison Capacity Increase Project

From Dazhi Tang [REDACTED]

Date Sun 7/12/2026 12:17 PM

To Substantive <substantive@fasttrack.govt.nz>

Dear Fast-track Team,

Please accept this submission regarding the **Auckland Prison Capacity Increase Project** under the **Fast-track Approvals Act 2024**.

I am **Frank Tang**, the husband of **Ling Dong**, the owner and resident of [REDACTED] which is directly adjacent to the Auckland Prison and may be affected by the proposed expansion.

Firstly, I would like to acknowledge the importance of providing adequate correctional facilities for New Zealand. My comments are **not intended to oppose the project itself**, but rather to ensure that the project proceeds in a manner that appropriately protects neighbouring properties, the local environment, and the surrounding community.

As a nearby resident and property owner, I respectfully request that the Expert Panel consider including the following conditions as part of any approval granted for this project.

1. Slope Stability and Geotechnical Protection

Given the scale of the proposed earthworks and the site's topography, slope stability is one of our primary concerns.

We request that:

- All earthworks be monitored by an independent Chartered Professional Geotechnical Engineer.
- Baseline geotechnical assessments be completed before construction begins.
- Ongoing monitoring be undertaken throughout construction and for an appropriate period after completion.
- Monitoring reports be made available to affected neighbouring property owners upon request.
- Construction activities be suspended immediately if any signs of land movement, settlement, cracking or slope instability are identified until appropriate remedial measures have been implemented.

2. Baseline Property Condition Survey

Prior to the commencement of any construction activities, an independent qualified consultant should undertake a comprehensive condition survey of neighbouring properties.

This survey should include, but not be limited to:

- houses;
- retaining walls;
- fences;
- driveways;
- drainage systems;
- slopes;
- other existing structures.

Photographs and written records should be provided to both the property owner and the applicant.

Following completion of the project, a further inspection should be undertaken to identify any damage attributable to the works.

3. Stormwater, Drainage and Flood Protection

The project must not increase stormwater runoff, erosion or flooding risks for neighbouring properties.

We respectfully request conditions requiring:

- no increase in stormwater discharge onto adjoining land;
- properly designed detention and treatment systems;
- ongoing maintenance of all stormwater infrastructure;
- immediate rectification of any drainage failures;
- independent verification that stormwater systems continue to perform as designed.

4. Stream and Erosion Protection

The surrounding streams and natural environment should be protected throughout construction and operation.

Appropriate erosion and sediment control measures should remain in place at all times.

No sediment, contaminated runoff or construction materials should enter neighbouring waterways.

Following completion of construction, disturbed areas should be permanently stabilised to minimise future erosion.

5. Protection of Neighbouring Properties

The Department of Corrections should remain fully responsible for any adverse effects resulting from construction or operation of the project.

This includes:

- land movement;
- settlement;
- structural cracking;
- retaining wall damage;
- erosion;
- flooding;
- damage to fences;
- driveways;
- drainage infrastructure;
- any other damage to neighbouring properties.

Any investigation should be undertaken by an independent expert appointed at the applicant's expense.

Where damage is confirmed, all repairs and remedial works should be completed promptly at no cost to the affected property owner.

6. Construction Management

Appropriate construction management conditions should minimise impacts on nearby residents.

These should include:

- restrictions on construction noise;
- effective dust suppression;
- vibration monitoring;
- reasonable working hours;
- management of heavy construction traffic;
- protection of public roads;
- traffic management on Merewhira Road.

7. Independent Environmental Monitoring

Independent environmental monitoring should continue throughout construction and for an appropriate period after completion.

Monitoring should include:

- slope stability;
- drainage performance;
- erosion;
- sediment control;
- environmental compliance.

The results should be available to affected neighbouring residents upon request.

8. Communication with the Community

We request that neighbouring residents receive advance notification of significant construction activities, including:

- major earthworks;
- large concrete pours;
- road closures;
- abnormal heavy vehicle movements;
- any activities likely to generate significant noise or disruption.

A dedicated community liaison officer and 24-hour contact number should remain available throughout the project.

9. Future Accountability

The Department of Corrections should remain responsible for any adverse effects occurring during both construction and future operation of the expanded prison.

Should any unforeseen impacts arise after completion, appropriate investigations and remedial works should be undertaken promptly at the applicant's expense.

Conclusion

We respectfully ask the Expert Panel to carefully consider these matters and incorporate enforceable conditions into any approval granted for the project.

Our comments are made in good faith and reflect the legitimate concerns of neighbouring residents whose properties may be affected by the proposed development.

Thank you for considering this submission.

We would appreciate the opportunity to review and comment on any draft conditions issued by the Expert Panel at a later stage.

Yours faithfully,

Frank Tang
(Husband of Ling Dong)

