

Auckland Prison Capacity Increase

Substantive Application
Volume 1 – Overview

Prepared for the Department of Corrections

1 April 2026



DEPARTMENT OF
CORRECTIONS
ARA POUTAMA AOTEAROA



Boffa Miskell



**PETER HALL
PLANNING LIMITED**



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<p>For any information regarding this report please contact: Jaimee Cannon Planning Senior Principal info@boffamiskell.co.nz</p>				
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		<p>Melissa Harvey Planner / Professional Boffa Miskell</p>		
		<p>Peter Hall Planner / Director Peter Hall Planning</p>		
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		<p>Peter Hall Planner / Director Peter Hall Planning</p>		
<p>Approved for issue: Jaimee Cannon Planning Senior Principal 1 April 2026</p>				
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Glossary of Key Terms

This glossary provides an overview of all key terms used in the Substantive Application for Auckland Prison Capacity Increase, including Volumes 1 to 6 which form the Substantive Application.

Activities Sensitive to Noise – As defined in the Auckland Unitary Plan means any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility.

ADR – Acoustic Design Report

Amended designation 3900 area – Excludes the Prison Village but includes the Auckland Prison and the hall at 505 Pāremoremo Road. Also referred to as “the Site” or “the Prison Site”.

Area A – The area of the Auckland Prison Site identified as Area A on Figure A Designation Areas Plan, comprising some 44.93 hectares, in which Corrections proposes to construct all new secure prison facilities.

Area B – The area of the Auckland Prison Site identified as Area B on Figure A Designation Areas Plan comprising some 3.30 hectares, in which Corrections proposes the development of carparking, a prisoner control point, visitor centre, and associated non-secure facilities.

Area C – The area of the Auckland Prison Site identified as Area C on Figure A Designation Areas Plan comprising some 31.81 hectares in which Corrections proposes to use for balance land (including Landscape revegetation and tree planting, farming, surveillance equipment and lighting, Vehicle accessways, Infrastructure and services (including water, wastewater and stormwater facilities), Cultural buildings, Offender employment activity; and Energy generation and storage facilities).

Area D – The area of the Auckland Prison Site legally described as Section 1 Survey Office Plan 66966 and identified as Area D on Figure A Designation Areas Plan comprising some 0.64 hectares, in which Corrections proposes to continue using for staff training facilities, community facilities, infrastructure and services, carparking and lighting.

Auckland Prison Site – the designation area described as Section 1 SO 476557, Section 2 SO 476557, Section 3 SO 476557, LOT 4 DP 24508, Section 1 SO 66967, Sec 1 SO 66966, Lot 3 DP 64525 and Section 1 SO 66966. Also referred to as “the Site” or “the Prison Site”.

Balance land activities – includes the following Non-Secure facilities (as referenced in Condition DES04):

- i. Landscape revegetation and tree planting

- ii. Farming
- iii. Surveillance equipment and lighting
- iv. Vehicle accessways
- v. Infrastructure and services (including water, wastewater and stormwater facilities)
- vi. Cultural buildings
- vii. Offender employment activity; and
- viii. Energy generation and storage facilities

Building coverage – as proposed to be defined in the designation alteration, the area (combined) covered by buildings. Included in the term 'buildings' for the purpose of this definition are accessory buildings, and those parts of the Site covered by overhanging buildings, but not fences or walls, underground structures, connecting covered walkways, eaves, pergolas, slatted open decks, or similar structures of a substantially open nature.

CLMP – Construction Lighting Management Plan

CNVMP – Construction Noise and Vibration Management Plan

Community Hall – The land at 505 Pāremoremo Road, Pāremoremo, legally described as Section 1 SO 66966

Construction works – Includes the laying of foundations, installation of infrastructure and all other activities associated with building the facilities, including earthworks, up to the point of all Code Compliance Certificates being issued under the Building Act by the Auckland Council. For the avoidance of doubt this term excludes internal fitouts, demolition and/or removal works.

Corrections – The Department of Corrections – Ara Poutama Aotearoa

Council – Auckland Council

CTMP – Construction Traffic Mitigation Plan

Designation alteration – The alteration to the Auckland Prison designation 3900 being sought under the Fast-track Approvals Act 2024 to increase the capacity at Auckland Prison. The designation alteration also seeks to remove the Prison Village Site from the existing designation 3900 area.

DoC – Department of Conservation

DSI – Detailed Site Investigation

EcMP – Ecological Management Plan

ECMP – Earthworks and Contamination Management Plan

EMP – Earthworks Management Plan

ESCP – Erosion and Sediment Control Plan

Existing designation 3900 area / existing designated site – Includes the Prison Village, Auckland Prison and the hall at 505 Pāremoremo Road

Existing facilities – the buildings constructed prior to the date the designation alteration is confirmed

FTAA – Fast Track Approvals Act 2024

HAIL – Hazardous Activities and Industries List

HNZPT – Heritage New Zealand Pouhere Taonga Act 2014

LADR – Landscape and Architectural Design Report

LDCR – Lighting Design Completion Report

LDR – Lighting Design Report

LEIMP – Landscape and Ecology Implementation and Management Plan

Lizard Habitat Area – The areas on the Auckland Prison Site (within Areas A and B) that contain suitable lizard habitat and are indicated on the plans **Appendix 4A** to **Volume 4** - Wildlife Approval Application for Auckland Prison Capacity Increase Proposal

Lizard Release Site – The area shown as “lizard release site” in **Appendix 4A, Map 3** to **Volume 4** - Wildlife Approval Application for Auckland Prison Capacity Increase Proposal

LMEEP – Landscape Mitigation and Ecology Enhancement Plan

LMP – Lizard Management Plan

LTNCP - The Long-Term Network Configuration Plan (Corrections’ 20-year investment plan)

Maximum Security Facility – means the existing Maximum Security Facility located at the Auckland Prison Site, which is capable of accommodating 260 prisoners

NFCRP – Native Fish Capture and Relocation Plan

NES-CS – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

NES-F – National Environmental Standard for Freshwater

New prison facilities – are Secure facilities and Non-secure facilities constructed after date that the designation alteration is confirmed

Non-secure facilities – includes the following:

- a. Staff and Visitor Carparking
- b. Surveillance equipment and lighting
- c. Prison management, security and operations support
- d. Prison access control points (including boom gates)
- e. Visitors' reception centres
- f. External deliveries stores
- g. Roading
- h. Administration and staff amenities
- i. Facilities management and trade parking
- j. Energy generation and storage facilities
- k. Cultural buildings
- l. Community facilities; and
- m. Infrastructure and services (including water, wastewater and stormwater facilities)

NOR – Notice of Requirement

NPS-FM – National Policy Statement for Freshwater Management

NPS-HPL – National Policy Statement for Highly Productive Land

NPS-I – National Policy Statement for Infrastructure

NPS-IB – National Policy Statement for Indigenous Biodiversity

NPS-NH – National Policy Statement for Natural Hazards

NPS-UD – National Policy Statement for Urban Development

NZCPS – New Zealand Coastal Policy Statement

Old East Division – The Old East Division facility which was previously used for accommodating maximum security prisoners, but is no longer in-use since 2018 when the maximum security prisoners were transferred to the Maximum Security Facility.

Outline Plan of Works (OPW) – Required to be submitted by the requiring authority in accordance with s176A of the RMA for any public work, project, or work to be constructed on designated land to allow the territorial authority to request changes before construction is commenced. An Outline Plan will be submitted for the construction of new facilities.

PAMP – Pest Animal Management Plan

PCOC – Potential Contaminants of Concern

Prison Village – The land legally described as Part Allotment 681 Parish of Pāremoremo and Section 1 SO 70641

Proposal – as referred to in this report (Volume 1) is an overview of all approvals sought as part of this Substantive Application as set out in section 4.0 of this report.

Regional Consents – Consents that may be required for activities associated with the construction of new facilities under sections 9(2), 13, 14 and 15 of the RMA, including land disturbance, modifications to water courses, and discharges of stormwater.

RL – Reduced level; this is based on a level above a mean sea level datum

RMA – Resource Management Act 1991

Secure facilities – includes prisoner accommodation and associated facilities, including the following:

- a. Secure perimeter;
- b. Gatehouses;
- c. Prisoner receiving centres;
- d. Specialist units including special treatment, at-risk and drug treatment unit;
- e. Prisoner visits areas;
- f. Health centres;
- g. Workshops/industries facilities;
- h. Kitchens/laundries;
- i. Sports halls/gymnasiums and sports fields, exercise yards;
- j. Programme facilities such as classrooms, meeting rooms and staff offices.

Secure perimeter – a physical barrier or barriers with the purpose of containing prisoners within secure facilities.

Sensitive Material – means:

- a. Human remains and kōiwi
- b. An archaeological site
- c. A Māori cultural artefact/taonga tuturu
- d. A protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil)

SIA – Social Impact Assessment

Substantive Application – As defined in the Fast-track Approvals Act 2024 means an application under section 42 for 1 or more approvals for a listed

project or a referred project. Substantive Application prepared in accordance with the requirements of the relevant sections of the Fast-track Approval Act 2024 supported by the following reports:

- **Volume 1** – Overview Report
- **Volume 2** – Designation Alteration
- **Volume 3** – Resource Consents
- **Volume 4** – Wildlife Approval
- **Volume 5** – Archaeological Authority
- **Volume 6** – Conditions

Te Mahunga Hut Unit – As shown on the Existing Facilities Plan (**Appendix 1C, Figure 10**)

Te Piriti Hut Unit – As shown on the Existing Facilities Plan (**Appendix 1C, Figure 10**)

Te Wairere Hut Unit – As shown on the Existing Facilities Plan (**Appendix 1C, Figure 10**)

The Unitary Plan – Auckland Unitary Plan - Operative in Part 2016

Watercourse 1 – Permanent stream as shown on the Ecology map prepared by Boffa Miskell (**Volume 3, Appendix 3A, Figure 3**)

Watercourse 2 – Intermittent stream modified natural channel as shown on the Ecology Map prepared by Boffa Miskell (**Volume 3, Appendix 3A, Figure 3**)

West Division – As shown on the Existing Facilities Plan (**Volume 2, Appendix 2A, Figure 10**)

1.0 Introduction

1.1 Overview of the Proposal

1. Department of Corrections - Ara Poutama Aotearoa (Corrections) is seeking approvals under the Fast-track Approvals Act 2024 (FTAA) to enable capacity at Auckland Prison at 530 Pāremoremo Road, Pāremoremo, Auckland (the Site) to be increased from the current designation limit of 681 prisoners to 1,220 prisoners (referred to in this report as “the proposal”). This increase is necessary to enable Corrections to address the current shortfall in custodial accommodation in the Auckland Region, respond to projected prison population growth over time and build operational resilience into the wider prison network.
2. Providing sufficient prisoner places with the appropriate security classification in the geographical region of need as is proposed, increases the capacity of the whole prison network. It enables Corrections 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.
3. The availability of sufficient prison capacity is fundamental to Corrections’ obligation to deliver safe, secure, humane and effective custodial sentences. 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. The increase in capacity at Auckland Prison is required to meet the responsibilities, functions and duties of the Minister of Corrections under the Corrections Act.
4. The proposed increase in capacity at Auckland Prison is included in Schedule 2 to the FTAA as a project with significant regional or national benefits¹. As such a “Substantive Application” can be made for the project under section 42 of the FTAA.
5. The Substantive Application is seeking the following approvals under the FTAA:
 - Designation Alteration (**Volume 2**) under section 42(4)(d) of the FTAA to increase the capacity of Auckland Prison from 681 prisoners to 1,220 prisoners and replace the existing designation conditions with a comprehensive new set of conditions.
 - Resource Consents and a Standard Freshwater Fisheries Activity (**Volume 3**) under section 42(4)(a) of the FTAA, and an Outline Plan Waiver under section Schedule 5, Clause 29 of the FTAA, for watercourse works to enable the increase in capacity at Auckland Prison.
 - Wildlife Approval (**Volume 4**) under section 42(4)(h) of the FTAA for the salvage and relocation of native lizards that may be present at the Site.
 - Archaeological Authority (**Volume 5**) under section 42(4)(i) of the FTAA as a precaution to ensure appropriate approvals are in place and minimise delays if sensitive material is exposed once works are underway. The only recorded archaeological site (R10/831) on the Site will not be destroyed or modified.

¹ The project is listed in Schedule 2 of the FTAA as “Alter the designation conditions and undertake works to enable the increase in prisoner numbers to approximately 1,200”.

6. Auckland Prison has been operating since 1969 and designated for prison purposes since 1973. As described in this report, the proposal to increase prisoner capacity on the Site responds to an identified need for additional prisoner places the region of highest demand (Auckland) and aligns with the purpose of the FTAA, which is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

1.2 Purpose and Scope of this Report

7. The purpose of this **Volume 1 Overview** report is two-fold:
 - Provide an overview of the Auckland Capacity Increase project for which approvals under the FTAA are sought; and
 - Set out certain information required under the FTAA that is common across each of the approvals sought, including the project background and description, site and surrounds description, Treaty of Waitangi settlements and Māori interests, consultation and administrative matters.
8. **Volumes 2 to 5** this Substantive Application contain the information required under section 43 of the FTAA relevant to the particular approval sought.
9. This report should be read in conjunction with the relevant application reports referred to above, and **Volume 6** which provides a summary of the proposed conditions that form part of the Substantive Application.
10. **Volume 1** contains the following sections:
 - Applicant and Property Details (section 2.0): provides a summary of the Applicant details for this Substantive Application and details of the Site, including legal descriptions.
 - Overview (section 3.0): contains an overview of the proposal, confirms it is listed in Schedule 2 to the FTAA, and the structure to the Substantive Application and the conditions proposed to apply to each of the approvals sought.
 - Description of the Proposal (section 4.0): provides an overview description of the proposal and the various approvals sought.
 - Site and Surrounding Environment (section 5.0): describes the Pāremoremo community and the environment around the Prison, the subject Site and its history as a prison, the applicable Unitary Plan designations, zoning and other notations, and other features of the Site and locality.
 - Proposal Context (section 6.0): sets out the context for the proposal including the role of Corrections, describes the Prison network and the functions of prisons, the approach to prison capacity planning, identification of current and predicted shortfall across the Prison network and need for additional capacity at Auckland Prison.
 - Fast-track approvals (section 7.0): describes how the proposal will have significant regional or national benefits and is consistent with the purpose of the FTAA, sets out that none of the section 85 FTAA matters whereby the

Panel must or may decline an approval apply, sets out the objectives of the proposal and the assessment of alternatives undertaken.

- Treaty settlements and Māori interests (Section 8.0): a description of these settlements and interests as they relate to the Site and locality.
- Consultation (Section 9.0): A summary of the consultation undertaken and Corrections response to the feedback received, including with the Auckland Council and other administering agencies and with Iwi/Mana Whenua.
- Administrative matters (Section 10.0): Administrative matters that are relevant to all of the approvals sought with the Substantive Application (approval-specific administrative matters are set out in the respective Volumes 2-5).
- Conclusions (Section 11.0): concluding statements relevant to the Substantive Application.

1.3 Statement of Qualifications and Relevant Experience

11. This Report has been prepared by Melissa Harvey (Professional Planner, Boffa Miskell), Jaimee Cannon (Senior Principal Planner, Boffa Miskell) and Peter Hall (Director, Peter Hall Planning) and reviewed by Peter Hall. **Appendix 1L** includes a statement of their qualifications and experience, along with confirmation that this report has been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses.

2.0 Applicant and Property Details

12. Summary details of the applicant and requiring authority and the area subject to the Substantive Application are as follows:

To:	Environmental Protection Authority (EPA)
Applicant:	Department of Corrections
Requiring Authority:	Minister of Corrections
Site Address:	Auckland Prison, 530 Pāremoremo Road, 505 Pāremoremo Road and 540 Pāremoremo Road, Pāremoremo, Auckland (refer to the Plans in Appendix 1C)
Landowner:	The Crown (identified as Her Majesty the Queen on the Records of Title)
Legal Description:	Section 1-3 Survey Office Plan 476557 (title 662468), Section 1 Survey Office Plan 66967 and Lot 4 Deposited Plan 24508 (NA100C/864), Lot 3 Deposited Plan 64525 (NA21B/219), Section 1 Survey Office Plan 66966 (NA108D/127), Part Allotment 681 Parish of Pāremoremo and Section 1 Survey Office Plan 70641 (title 663963).

	(refer Records of Titles, in Appendix 1A)
Existing Designation:	Designations - 3900, Auckland Prison, Minister of Corrections
Existing Designation Purpose:	Auckland Prison
Site Area (Existing Designation):	112 ha (including the Auckland Prison Site, Community Hall and Prison Village)
Site Area (Amended Designation Extent):	80 ha (excluding Prison Village land legally described as Part Allotment 681 Parish of Pāremoremo and Section 1 SO 70641)
Relevant Plan:	Auckland Unitary Plan (Operative in Part)
Relevant Plan Zone:	Rural - Countryside Living Zone
Other Designations Applicable to the Site:	Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence
Overlays:	Natural Resources: Significant Ecological Areas Overlay - SEA-M2-57b, Marine 2
	Natural Resources: Significant Ecological Areas Overlay - SEA_T_8330, Terrestrial
	Natural Heritage: Outstanding Natural Landscapes Overlay - Area 1, Pāremoremo Escarpment
Controls:	Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise
	Controls: Macroinvertebrate Community Index - Exotic
	Controls: Macroinvertebrate Community Index - Native
	Controls: Macroinvertebrate Community Index - Rural
	Controls: Macroinvertebrate Community Index - Urban
	Controls: Subdivision Variation Control - Rural, Pāremoremo - Albany Heights Countryside Living

3.0 Overview

13. The proposal seeks to increase the capacity at Auckland Prison in Pāremoremo, Auckland from the current designation limit of 681 prisoners to 1,220 prisoners. Auckland Prison is designated in the Auckland Unitary Plan Operative in Part 2016 (the Unitary Plan) for prison purposes.
14. The necessary approvals are sought as part of this Substantive Application under the FTAA to enable this increase in capacity and associated works; namely:
 - an alteration to the existing prison designation of the Site in the Unitary Plan (**Volume 2**) resource consents and an outline plan waiver request for

watercourse works(**Volume 3**), that would otherwise be sought under the Resource Management Act 1991 (RMA)

- A Standard Freshwater Fisheries Activity (**Volume 3**), for impeding fish passage at the new stormwater outlets associated with watercourse works that would otherwise be sought under the Freshwater Fisheries Regulations 1983.
 - a Wildlife Approval that would otherwise be sought under the Wildlife Act 1953 (**Volume 4**) and
 - an Archaeological Authority that would otherwise be sought under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT) (**Volume 5**).
15. The alteration to the designation will remove the Prison designation from the Prison Village land as that land is no longer required for prison purposes. It will retain the Prison designation over the Auckland Prison Site at 530 Pāremoremo Road and the Community Hall at 505 Pāremoremo Road (hereafter together referred to as “the Site” in this report).
 16. The objectives of the proposal are set out in 7.3 of this report. The proposed increase in prisoner capacity sought to be enabled on the Site 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.
 17. Corrections has a core responsibility to ensure it has sufficient appropriate capacity to meet demand to meet its primary responsibilities. The availability of prison capacity is fundamental to Corrections’ obligation to deliver safe, secure, humane and effective custodial sentences. 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. The increase in capacity at Auckland Prison is required to meet the responsibilities, functions and duties of the Minister of Corrections under the Corrections Act.
 18. As a site that services the region of highest demand, the additional prisoner capacity at Auckland Prison, will meet the project objectives and allow Corrections to meet capacity demand where it is most needed. It will enable the development of quality and modern fit for purpose prison facilities to support the safety of staff and prisoners and the better environments for the delivery of rehabilitation and reintegration programmes.
 19. An evaluation of alternative methods and sites has been undertaken (**Volume 2, Appendix 2C**). From this evaluation Auckland Prison is the only site able to meet the project objectives, including being the only prison site located within the region of highest demand for prisoner places that has suitable land for the required additional capacity. Utilisation of the Site also makes efficient use of existing Crown resources, staff, and Crown and public infrastructure.
 20. The proposal will involve the retention of the existing 260 maximum security prisoner places, with redevelopment to provide new facilities for up to an additional 960 prisoner places, which may be in new facilities with security classifications ranging from low to high. Over time, most of the existing facilities and buildings on the Site,

other than the relatively modern Maximum Security Facility, will be demolished and replaced with new prison facilities to accommodate a maximum of 1,220 prisoners.

21. The timing and staging of construction of new prison facilities at Auckland Prison, is subject to future central government funding decisions and is currently unknown. The new facilities may be built in stages, over approximately a 10-year period, to respond to core demand growth in the prisoner population.
22. There is no design information available. Consistent with the planning purpose of a designation and the project objectives, a set of development parameters have been developed to provide maximum flexibility for future design (including innovation) and as much certainty as practicable, to provide the basis for the assessment of the effects on the environment. The conditions proposed for the approvals sought also seek to appropriately manage adverse effects, secure certain positive effects, while providing for flexibility and innovation in future design.
23. The identification of actual and potential effects of the proposal, and measures to manage these effects, has been informed by thorough specialist assessments and by the extensive consultation process undertaken for the proposal.
24. A comprehensive set of new conditions is proposed with each of the approvals sought, including the replacement of the current limited designation condition set (**Volume 6**). The new suite of conditions include requirements for Management Plans and Design Reports to be provided prior to construction of new facilities, once specific details are known, as well as managing the ongoing operational effects of the Prison.
25. The conditions in **Volume 6** have been developed after taking into account the feedback received during consultation and in close collaboration with the relevant local authorities and administering agencies being Auckland Council (in respect to the designation alteration and resource consents), the Department of Conservation (DoC) (in respect to the Wildlife Approval) and New Zealand Heritage Pouhere Taonga (in respect to the Archaeological Authority).
26. Other approvals will be sought once design details are known for future facilities, including outline plans of works (OPW) under section 176A of the RMA and resource consents as required.
27. As documented in the Consultation Report in **Appendix 1G**, consultation on the proposal has been robust, inclusive, and aligned with statutory obligations and values that Corrections places on stakeholder and community relationships. Since July 2025, Corrections has engaged extensively with local authorities, Iwi/Mana Whenua, key stakeholders, and the local community. As set out in the Consultation Report and described further in Volumes 2-6, this consultation has informed both the assessment of effects and the proposed approach to mitigation through conditions offered with each of the approvals sought.
28. As described further below, the proposal accords with the Section 3 purpose of the FTAA, which is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.
29. In respect to the Section 3 purpose of the FTAA, the proposal will give rise to significant national and regional benefits to the corrections system, which in turn improves public safety. Providing sufficient prisoner places with the appropriate security classification in the geographical area of need as is proposed, increases the capacity of the whole prison network, and enables Corrections to provide for the projected increase in prisoner numbers. Enabling the development of quality and

modern fit-for-purpose prison facilities allows Corrections to reduce reoffending through effective environments that support rehabilitation and reintegration programmes. Enabling the efficient use and development of land held for prison purposes and associated assets, avoids the significant cost, time and risk associated with securing and obtaining the necessary approvals for a new site. Locating the Prison capacity sufficiently close and connected to culture, community, support networks and whānau of prisoners, allows for more effective rehabilitation. Proximity to a large population allows for access for health and service providers and workforce.

30. The proposal 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. The construction phase alone is expected to generate approximately \$938m - \$1.07bn in value added, in real present value terms and 2024 prices. Through operational expenditure, the Prison at the higher capacity will also generate sustained economic benefits.
31. The Substantive Application as set out in **Volumes 1-6** is therefore presented here for the consideration of the Expert Panel and for approval under the FTAA.

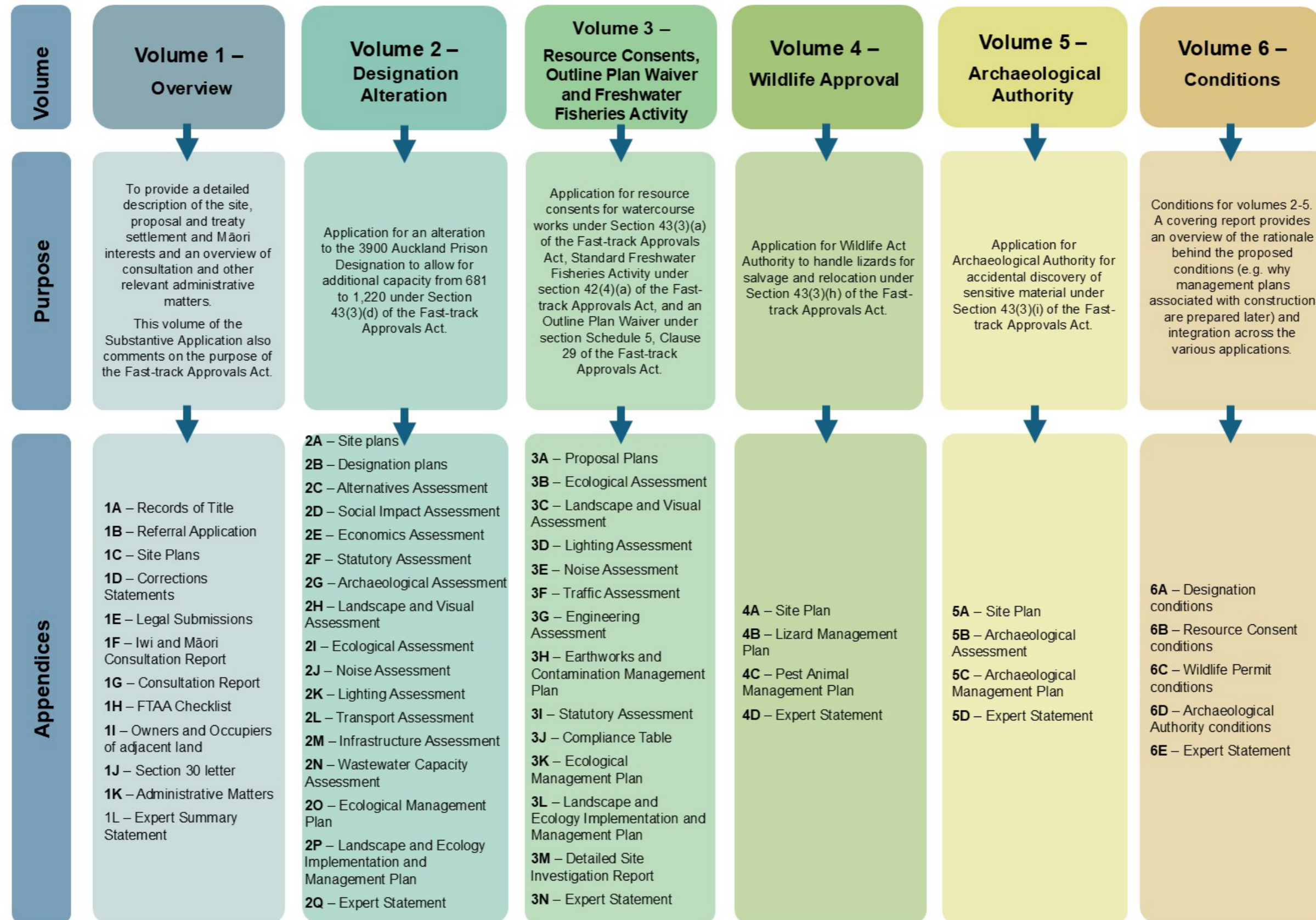
3.1 Listed Project in Schedule 2 of the FTAA

32. This proposal is a Listed Project in Schedule 2 of the FTAA. As required by section 43(2)(c) of the FTAA, information provided to the Minister when applying to have the project listed is included as **Appendix 1B**.
33. Schedule 2 of the FTAA specifies the following details for the project:
 - **Authorised person:** Department of Corrections;
 - **Project name:** Auckland Prison Capacity Increase;
 - **Project description:** Alter the designation conditions and undertake works to enable the increase in prisoner numbers to approximately 1,200; and
 - **Approximate geographical location:** 530 Pāremoremo Road, Pāremoremo, Auckland.
34. As required by section 43(2)(c), the application is within scope of the listed project as it is for the approvals required to alter the designation conditions and undertake works to enable the increase in prisoner numbers to 1,2200 (being approximately 1,200) at Auckland Prison.
35. In addition to the above, section 43 of the FTAA sets out the requirements for a substantive application. It includes in section 43(1) a range of requirements, including the required format of the application and some information requirements, including the requirements set out in the applicable schedule for each type of approval sought.
36. Section 43(2) of the FTAA requires that a Substantive Application for a Listed Project must also contain the information required by section 13(4) of the FTAA (with some amendments), information as to staging and the information set out above as to the listing of the project and the scope of the application. The relevant information requirements are addressed within the report (and/or Volumes 2 to 6 as relevant) and are not duplicated here.

3.2 Structure of the Application

37. Given the large volume of information and plans presented with this Substantive Application, each of the approvals sought has been divided into separate volumes, each with its own set of Appendices.
38. The Substantive Application volumes are as follows:
 - Volume 1 – Overview
 - Volume 2 – Designation Alteration
 - Volume 3 – Resource Consents
 - Volume 4 – Wildlife Approval
 - Volume 5 – Archaeological Authority
 - Volume 6 – Conditions
39. The structure of the Substantive Application and content of the volumes and their respective Appendices is shown on the structure diagram overleaf.
40. As noted above, this **Volume 1** report provides an overview of the application and information applicable and common to each of the approvals sought.
41. **Volume 6** has conditions applicable to each of the approvals sought combined into a single volume, coded and numbered according to the approval they relate to.
42. The authors and peer reviewers of each of the volumes is set out at the front of each report, as it is for each of the reports included in the appendices that these reports have relied on. Appendices to the volumes include a statement of the author's or authors' qualifications and experience, along with confirmation that the report has been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses, as do the technical assessments prepared by experts.

Figure 1: provides an overview of the volume structure, the purpose of each volume and the appendices attached to each volume.



3.3 Structure of the Conditions

43. As noted above, the Conditions Report in **Volume 6** sets out the comprehensive set of conditions proposed for each approval sought. The Conditions Report provides a summary of the guiding principles, approach and structure for the proposed conditions and the structure of these conditions.
44. In summary, as noted above, conditions are coded with the prefix according to the approval they relate to allow for ease of reference. As such, resource consent conditions follow the standard Auckland Council coding of “BUN” for conditions applying as a whole to bundled consents, “LUC” for land use consents, “DIS” for discharge consents and “WAT” for water permits. Adopting this approach further, designation conditions have the prefix “DES”, Wildlife Act approval conditions “WAA” and Archaeological Authority “AA”.
45. Table 1 below sets out the conditions and their numbering according to this approach.

Table 1: Summary of Conditions

Volume of Substantive Application	Relevant administering agency	Appendix number and name (appended to this Report)	Relevant FTAA Clause	Condition references
Conditions to support Volume 2 of the Substantive Application – Designation Alteration	Auckland Council	Appendix 6A – Proposed Designation Conditions	Schedule 5, Clause 12(1)(k)	DES01 – DES46
Conditions to support Volume 3 of Substantive Application – Resource consent application for watercourse works	Auckland Council	Appendix 6B – Proposed Resource Consent Conditions	Schedule 5, Clause 5 (1)(k)	BUN01 – BUN02, LUC01 – LUC16, LUS01 – LUS10, DIS01 – DIS13, WAT01 – WAT02
Conditions to support Volume 4 of the Substantive Application - Wildlife Approval	Department of Conservation	Appendix 6C – Proposed Wildlife Approval Conditions	Schedule 7, clause 6	WAA01 – WAA15
Conditions to support Volume 5 of the Substantive Application -	Heritage New Zealand Pouhere Taonga	Appendix 6D – Proposed Archaeological Authority Conditions	Schedule 8, clause 5	AA01 – AA08

Volume of Substantive Application	Relevant administering agency	Appendix number and name (appended to this Report)	Relevant FTAA Clause	Condition references
Archaeological Authority				

3.4 Management Plans

46. The preparation, lodgement and, in some instances, certification of management plans is a key feature of the conditions.
47. Certain management plans have been provided upfront and are included with the Application, to provide as much certainty as possible. These management plans have been provided only in circumstances where the relevant information to inform those plans is available and the proposed measures set out in those plans will be consistent and applicable across the Site, irrespective of the design of new facilities, construction timing or phasing.
48. Management plans relating to construction effects can only be prepared once the specifics of construction are known and will be submitted to Auckland Council for certification (as required by conditions) at least 40 working days prior to the proposed commencement of construction.
49. The management plans provided with the application, which will effectively be “approved” by the Expert Panel as part of the Substantive Application, are listed in Table 2 below. The proposed conditions enable any changes to these approved management plans to be submitted to the relevant agency for certification once the Substantive Application has been approved by the Expert Panel.
50. These management plans have been appended to each volume of the Application in order to comply with the Fast Track Approvals Act 2024: Panel Conveners Practice and Procedure Guidance (22 July 2022)² which requires the applicant to lodge separate technical and assessment reports in respect of each type of approval to make processing easier³.
51. Further detail on the proposed approach to conditions and management plans is provided in **Volume 6**.

Table 2 Management Plans provided with the Substantive Application

Volume of Substantive Application	Management Plans provided with Substantive Application	Condition references
Volume 2 Designation Alteration	Ecological Management Plan (EcMP)	DES43A
	Lizard Management Plan (LMP)	DES43B

² [Panel-conveners-practice-and-procedure-guidance.pdf](#)

³ Enabling the EPA to package up relevant documents for each administering agency when seeking comments (Clause 4.1(d)).

Volume of Substantive Application	Management Plans provided with Substantive Application	Condition references
	Landscape and Ecology Implementation and Management Plan (LEIMP) including the Pest Animal Management Plan (PAMP)	
Volume 3 Resource consent application for watercourse works	Earthworks and Contamination Management Plan (ECMP) Ecological Management Plan (EcMP) Lizard Management Plan (LMP) Landscape and Ecology Implementation and Management Plan (LEIMP) including the Pest Animal Management Plan (PAMP)	LUC11 LUC12-LUC13 LUC16 LUS02 LUC14-LUC15, LUS03-LUS06
Volume 4 Wildlife Approval	Lizard Management Plan (LMP) Pest Animal Management Plan (PAMP)	WAA01 WAA08
Volume 5 Archaeological Authority	Archaeological Management Plan (AMP)	AA03

4.0 Description of the Proposal

FTAA Section 13(4)(a) a description of the project and the activities it involves.

4.1 Overview Description of the Proposal

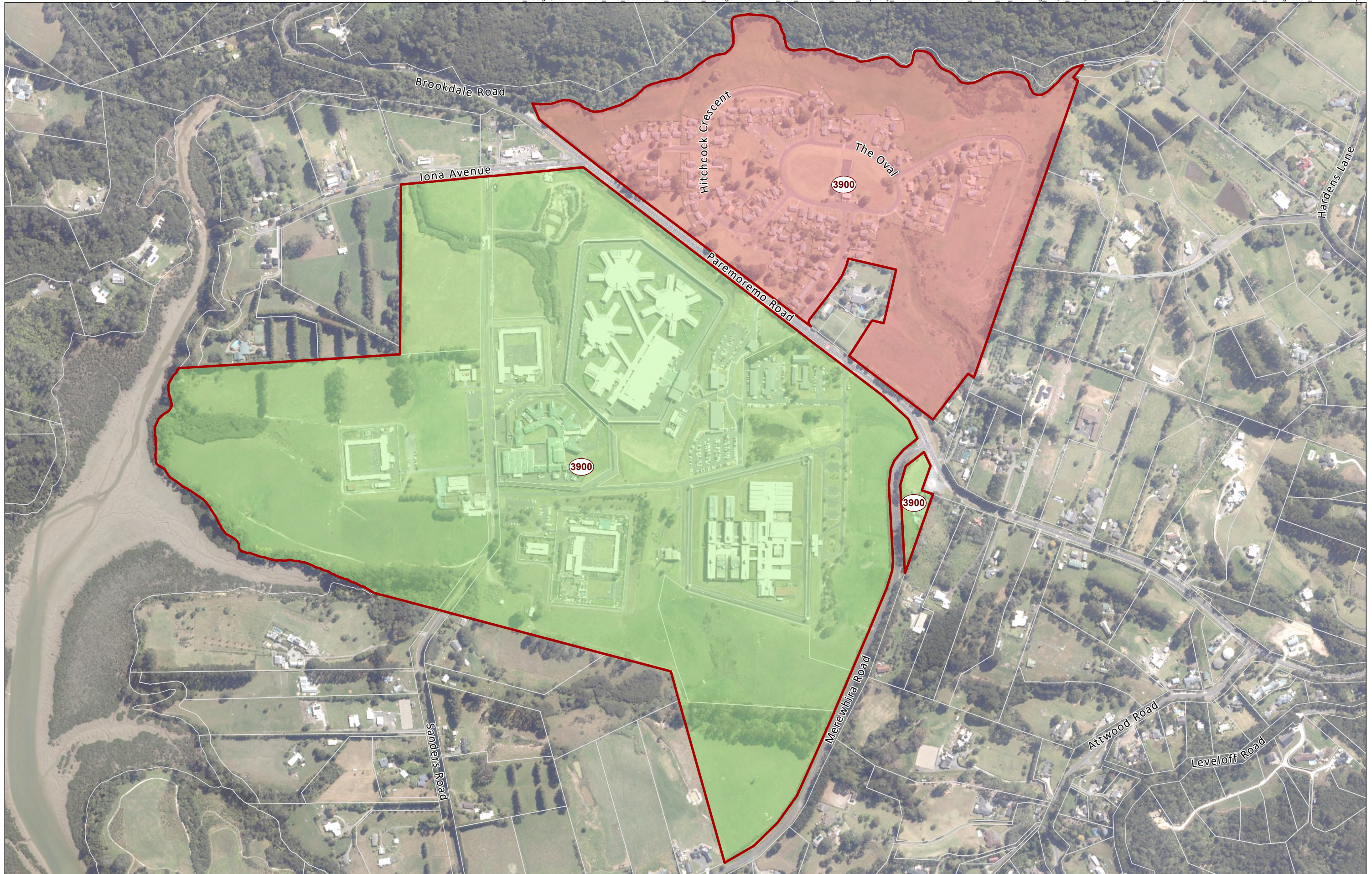
52. The proposal as is sought to be enabled by this Substantive Application, seeks to increase the capacity at Auckland Prison in Pāremoremo Auckland from the current designation limit of 681 prisoners to 1,220 prisoners. Auckland Prison is currently designated in the Unitary Plan for prison purposes, with a limited set of conditions applying.
53. The proposed increase in prisoner capacity sought to be enabled on the Site 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. The availability of prison capacity is fundamental to Corrections' obligation to deliver safe, secure, humane and effective custodial sentences. 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.

54. As a site that services the region of highest demand, the additional prisoner capacity at Auckland Prison will allow Corrections to meet capacity demand where it is most needed, and enable the development of quality and modern fit for purpose prison facilities to support the safety of staff and prisoners and enable environments for the better delivery of rehabilitation and reintegration programmes.
55. The proposal will involve the retention of the existing 260 maximum security prisoner places, with new development to provide new facilities for up to an additional 960 prisoner places.
56. Proposed designation conditions specify that of the 1,220 prisoners provided for, the total number of maximum security prisoners on the Auckland Prison Site at any one time shall not exceed 260.
57. Over time, most of the existing facilities and buildings on the Site, other than the relatively modern Maximum Security Facility, will be demolished and replaced with new prison facilities to accommodate the additional prisoners sought.
58. The timing and staging of construction of new prison facilities, is subject to future central government funding decisions and is currently unknown. The new facilities may be built in stages, over approximately a 10 year period, to respond to core demand growth in the prisoner population.
59. There is no design information available. Consistent with the planning purpose of a designation and the project objectives, a set of development parameters have been developed to provide maximum flexibility for future design (including innovation) and as much certainty as practicable, to provide the basis for the assessment of the effects on the environment. The conditions proposed with each of the approvals sought seek to appropriately manage adverse effects, while providing for flexibility and innovation in future design.
60. Conditions proposed to apply to approvals sought with the Substantive Application include requirements for Management Plans and Design Reports to be provided to the Auckland Council prior to construction, once specific details on future facilities are known. The proposed conditions applicable to each approval sought are set out in **Volume 6**. These conditions have been developed following thorough technical evaluation and understanding the particular operational requirements of prisons and the nature of this project. The conditions also take into account feedback received during the extensive consultation; including close collaboration with the relevant local authorities and administering agencies being Auckland Council (in respect to the designation alteration and resource consents), DoC (in respect to the Wildlife Approval) and New Zealand Heritage Pouhere Taonga (in respect to the Archaeological Authority).
61. Other approvals will be sought once design details are known for future facilities, including outline plans of works (OPW) under section 176A of the RMA and resource consents for regional matters as required.
62. The approvals sought through this Substantive Application are summarised in the following sections, with further details provided in the applicable Volumes referred to.

4.2 Approvals sought

4.2.1 Designation Alteration

63. Corrections, on behalf of the Minister of Corrections (the requiring authority), is seeking an alteration to Designation 3900 of the Unitary Plan as part of this Substantive Application to provide for the proposed additional capacity (**Volume 2**). Specifically, the existing designation conditions are proposed to be amended to enable capacity on the Site to increase from 681 to 1,220 prisoners.
64. The proposed designation alteration will amend the purpose of the designation from the broad “Auckland Prison” to the more specific “Construction, operation and maintenance of prison and ancillary facilities”.
65. The alteration to the designation will reduce the spatial extent of the designation by removing the Prison Village, on the basis that the Prison Village is no longer needed for prison purposes (as shown in Figure 2).



66. Because there are no design details of future prison facilities, designation “parameters” have been developed for the alteration. These parameters have been developed to provide as much certainty as practicable at this point in time while also providing for maximum flexibility for future prison design and innovation. The parameters provide for the maximum anticipated “envelope” of built form and operational characteristics (i.e. prescribed maximum limits) that form the proposal. These parameters have been tested against existing physical configurations of prisons and operational characteristics elsewhere in New Zealand to ensure that there is sufficient developable area for prison purposes.
67. The parameters approach is not new, having been adopted by both the Board of Inquiry in relation to the Auckland South Corrections Facility in Wiri⁴ and the Environment Court in relation to the expansion of facility at Waikeria Prison⁵. The approach aligns with the planning purpose of designations, which is to future proof a designated area for public work, where no detail or design information may be currently available.
68. The parameters approach was adopted for the designation alteration processes for Auckland South Corrections Facility (a Board of Inquiry process)⁶ and also for Waikeria Prison⁷ (a direct referral to the Environment Court), when in both cases the detail of the design followed the confirmation of the alteration to the designation.
69. As set out in the Statement of Jeremy Lightfoot, Chief Executive of Corrections (**Appendix 1D**) it is very important for Corrections to retain flexibility in planning the Auckland Prison upgrade given the fluctuating nature of the Prison population, including changes in its composition and the influence of legislative and policy changes. The parameters approach adopted accords with this outcome: providing sufficient certainty to achieve the project objectives and enabling effects on the environment to be assessed and appropriately managed, while maintaining flexibility in future design, layout and staging.
70. The parameters provide for the maximum anticipated “envelope” of built form and operational characteristics (i.e. prescribed maximum limits) that form the proposal. The parameters have been tested against existing physical configurations of prisons and operational characteristics elsewhere in New Zealand, to ensure there is sufficient area for future capacity and provide opportunities for flexibility for future design, operational efficiencies and innovation.
71. The assessment of the effects on the environment and related conditions have been formed on the basis of these parameters.
72. Technical assessments have also informed the parameters. For example, landscape values informed site and opportunities and constraints mapping, which in turn informed the delineation of the development Areas A and B within the Site. Similarly, Areas A and B were mapped to avoid areas of potential ecological sensitivity where practical (e.g. natural inland wetlands and the coastal edge), provide separation from site boundaries and ensure proximity to existing facilities and road access.

⁴ Final Report and Decision of the Board of Inquiry into the Proposed Men’s Correctional Facility at Wiri (final report and decision produced under section 149R of the Resource Management Act), September 2011.

⁵ Minister of Corrections v Otorohanga District Council [2018] NZEnvC 25.

⁶ Final Report and Decision of the Board of Inquiry into the Proposed Men’s Correctional Facility at Wiri (final report and decision produced under section 149R of the Resource Management Act), September 2011.

⁷ Minister of Corrections v Otorohanga District Council [2018] NZEnvC 25

73. A full suite of updated designation conditions will replace the existing relatively limited set of conditions. These conditions are provided at **Volume 6, Appendix 6A**.
74. The proposed conditions include specific development controls setting maximum limits (e.g. maximum noise, vibration, lighting, maximum height and coverage limits), activity controls (e.g. certain areas of the Site where activities will occur), supported by specific plans referred to within the designation conditions, design reports, management plans and other conditions to manage actual or potential environmental effects.
75. Designation Plans that are explicitly referred to within the designation conditions are provided with the application at **Volume 2** and will form part of the conditions. These Plans are the Designation Areas Plan, the Maximum Heights Plan and the Landscape Mitigation and Ecological Enhancement Plan.
76. In addition to maximum prisoner capacity, one of the key matters managed through the conditions and shown on these Designation Plans is the mapped Areas where secure facilities and non-secure facilities will be located on the Site, the height of buildings and the extensive areas of the Site which will be landscaped.
77. Design Reports which demonstrate that the proposed design of new facilities will achieve compliance with the relevant designation conditions will be submitted with future Outline Plans of Work (OPW) for new prison facilities as required by the proposed conditions. These Design Reports include the Landscape and Architectural Design Report, Lighting Design Report, and Acoustic Design Reports. The purpose of these conditions is to ensure that specific details of the new facilities design achieve specified standards or objectives set out in the conditions.
78. As explained in Section 3.4, several Management Plans have been provided with the Substantive Application to provide as much certainty as possible where that is able to be provided at this stage. These plans will be approved by the Expert Panel under the FTAA, as they are and provided with the Substantive Application and specifically referred to in the designation conditions.
79. Other Management Plans relating to construction effects have not been provided upfront with the application and will be submitted to Auckland Council for certification prior to the proposed commencement of construction, removal and/or demolition works. The preparation of these plans and proposed mitigation measures contained within them is heavily reliant on details of construction timing and phasing and design information which is currently unknown.
80. The designation conditions have been prepared in collaboration with the project technical specialists to mitigate the potential and actual environmental effects of the proposal. They also respond to specific matters raised in consultation as summarised below and discussed in greater detail in **Appendix 1G**.
81. The approach set out above provides the Expert Panel with confidence that these conditions are sufficient to address identified environmental effects, consistent with clause 21.1 of the Fast-track Approvals Act 2024: Panel Conveners Practice and Procedure Guidance (22 July 2025)⁸.

⁸ [Panel-conveners-practice-and-procedure-guidance.pdf](#)

4.2.2 Resource Consents, Outline Plan Waiver and Standard Freshwater Fisheries Activity

82. Resource consents and an outline plan waiver are sought as part of this Substantive Application for works to allow for two watercourses within the Site to be piped – both being an extension of existing stormwater pipes. A standard freshwater fisheries activity, which can be included within a resource consent application under s42(4)(a) of the FTAA, is also sought, for impeding fish passage at the culvert outlets. The information necessary to satisfy the specific requirements for this from the FTAA is included in **Volume 3**.
83. There is a functional need for watercourse reclamation in the locations proposed because they sit within Area A (an area proposed to be used for secure prison facilities). Open watercourses cannot be reasonably accommodated within secure areas of prisons nor below secure perimeters for the following reasons:
- prison design requires large flat build platforms, uninterrupted by incisions from open watercourses to ensure clear lines of sight for safety and security reasons⁹. Retaining open watercourses within Area A would unnecessarily constrain the use of Area A for secure facilities, and would compromise the ability for Corrections to deliver the additional prison places, at the scale required and in the geographical area of need to meet demand.
 - secure perimeters need to follow straight lines with limited deviations to allow for clear lines of sight for safety and security reasons;
 - an open watercourse beneath a secure perimeter would compromise the security of the Prison allowing an unacceptable 'gap' between land and the perimeter and to potentially hide or transfer contraband; and
 - an open watercourse flowing beneath a secure perimeter wall would present an increased risk during flooding events with backflow into the secure facilities area.
84. For the above reasons, the watercourse reclamation will be necessary irrespective of the future design for new prison facilities within Area A and will enable sufficient developable area for prisoner accommodation and associated facilities. Further information on functional need for watercourse reclamation is provided in Section 6.3.4.2 of **Volume 3**.
85. The watercourse works are enabling of development associated with increasing capacity at Auckland Prison which is consistent with and supports the purpose of the FTAA, which is to facilitate the delivery of infrastructure and development projects with significant regional and national benefits.
86. Resource consents for the watercourse works are required as a Non-Complying activity under the Unitary Plan, a Discretionary activity under regulation 57 and 71 of the Resource Management (National Environmental Standards for Freshwater) Regulations Amendment Regulations December 2025 (NES-F) and a Restricted Discretionary activity under regulation 10 of the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS).

⁹ Practically this means Corrections need to maximise the area of land available for secure facilities, to meet the required demand for prisoner places. The secure perimeter would logically occupy the outer edge of Area A.

87. The watercourse works will only occur once the designation alteration has been confirmed. As such, the conditions proposed with that designation are assumed to apply in the assessment of effects undertaken for the watercourse application. Accordingly, some conclusions as to the effects of the land uses proposed are made in the assessment in **Volume 3** with reference to the designation conditions.
88. Specific conditions are proposed to apply to the resource consents (**Volume 6, Appendix 6B**). These conditions are proposed to manage actual and potential effects associated with the watercourse works; namely: riparian vegetation removal, general earthworks, stormwater diversion and discharge (as it relates to the relocation of existing discharge points only), reclamation, temporary localised groundwater dewatering and temporary stream diversion. The conditions also secure the offset and compensation measures proposed with the application in the form of riparian planting within the Site. This planting will be completed in advance of the piping of the watercourses. The package of ecological offset and compensation planting will occur around the upper reaches of Watercourse 1, and around Watercourses 3, 5 and 6 on the Auckland Prison Site.
89. Ecological Management Plans (EcMP) have been developed with all works associated with vegetation removal and watercourse works required to be undertaken in accordance with the EcMP (**Volume 3, Appendix 3K**).
90. Under Schedule 5, Clause 29 of the FTAA, Corrections also requests that the Expert Panel waives the requirement for an Outline Plan of Works (OPW) for the watercourse works (being works within the designated site). The details that would typically be included in an OPW are provided in the application at **Volume 3**. The request for an outline plan waiver is made on the assumption that that the designation alteration (**Volume 2** to the Application) will be confirmed.
91. The proposed activity is also classed as a Standard Freshwater Fisheries Activity pursuant to the definition in section 4 of the FTAA as the proposal will impede fish passage (rather than block passage) and in-stream operations and temporary stream diversion are required for the installation of the pipes and are envisaged to last for no more than 3 months. This information required to support the standard freshwater fisheries activity application is provided in Section 3.4 of **Volume 3**.
92. Resource consents for watercourse works (works within a stream, stream reclamation, riparian vegetation clearance, earthworks activities, and groundwater take under the Unitary Plan, and NES-F) is sought for a duration of 15 years from date consent commences. This is to allow for the anticipated staged development of the Site over this period of time. Resource consents for stormwater diversion and discharge associated with the new outfall location for the watercourse works is sought for the maximum RMA period of 35 years.

4.2.3 Wildlife Approval Application

93. A Wildlife Approval is sought as part of this Substantive Application to allow for the capture, relocation and incidental killing of lizards across the Site in accordance with a Lizard Management Plan (LMP) (**Volume 4**).
94. The Application has been made in accordance with section 42 of the FTAA and approval is sought for a Wildlife Approval that would otherwise be applied for under the Wildlife Act 1953. Section 53 of that Act allows that the Director-General of Conservation may authorise taking or killing of wildlife for certain purposes. This

authority may also authorise the holder to liberate any such wildlife in a specified area, during a specified time period.

95. Although the Site does not, for the main, have high ecological values (being highly modified), several possible areas of lizard habitat have been identified by the project ecologists, with these areas needing to be earth worked, built on or otherwise modified through future works to provide for the additional prisoner capacity.
96. The LMP has been prepared, and included for the approval of the Expert Panel, to address any potential effects of the development of the Site on lizards which may be impacted by these construction works. Based on ecological assessment work, it is not anticipated that a Wildlife Approval will be required in relation to any other species on the Site.
97. The lizard management approach for this project will involve preparation of a lizard release site and buffer area six months prior to a pre-construction lizard survey and salvage of all suitable habitat within the redevelopment areas (Areas A and B). Potential and actual harm mitigation measures are built into the lizard management process including minimisation and remedial measures, as well as a substantial ecological enhancement package secured by conditions.
98. Ecological assessment confirms that potential adverse effects on ecological values are less than minor and overall, there will be a net benefit in the future with the mitigation measures in place including pest management across the Site.
99. **Volume 6, Appendix 6C** sets out the proposed Wildlife Approval conditions, including conditions requiring the creation of a lizard release site that is appropriate for lizard relocation, ensuring the correct protocols are undertaken if death of wildlife occurs, a buffer to protect lizard habitat areas and a review of the LMP every 10 years to reassess habitat conditions and characteristics.
100. A 25-year duration is sought for the Wildlife Approval from the date of commencement for reasons as set out in **Volume 4**, including ensuring consistency with designation purpose, providing for certainty and the ability to update and re-certify the relevant management plans to reflect best-practice methods over time, as required, in accordance with the proposed conditions of the authority as set out in **Volume 6**.

4.2.4 Archaeological Authority Application

101. An Archaeological Authority is also sought as part of this Substantive Application.
102. Archaeological site investigations have confirmed that there is a low potential for uncovering unidentified sensitive material during earthworks and planting based on evidence of past modifications from prison construction and agriculture. However, notwithstanding this, an Archaeological Authority is being sought as a precaution to ensure appropriate approvals are in place and minimise delays if sensitive material is exposed once works are underway.
103. The proposed works will avoid the one recorded archaeological site on the Site being a midden recorded on the coastal margin with a site reference R10/831.
104. To support the Archaeological Authority, the project archaeologists have prepared an Archaeological Management Plan (**AMP**) for the approval of the Expert Panel, which is provided in **Volume 5, Appendix 5C**. The AMP includes site management requirements in relation to pre-start requirements, earthwork phases, procedures if

archaeological sites are exposed, protocols relating to kōiwi tangata and taonga post-earthworks phase.

105. A 25-year duration is sought for the authority to modify for reasons as set out in **Volume 5**, which are broadly the same as those for the Wildlife Approval.

5.0 Site and Surrounding Environment

FTAA Section 13(4)(d) a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

106. This section provides an overview of the Site and Surrounding Environment of the Auckland Prison Site. A description of the Site and Surrounding Environment specific to each approval sought is provided in the relevant volume.

5.1 Pāremoremo Community and Environment

107. Pāremoremo is a small rural /rural-residential settlement on the upper Waitematā Harbour. The Auckland Prison which was constructed in the 1960s is one of the dominant land uses in the Settlement, with rural-residential settlement being the other. The notable exception is the Prison Village land which was developed with Auckland Prison to provide staff accommodation in a locality that, at the time, was someone remote from Auckland and housing opportunities.
108. Pāremoremo is situated approximately 26 kilometres northwest of Auckland's central business district and approximately 8 kilometres southwest of the sub-regional centre of Albany. Today, Albany is the most significant business zone in proximity to Pāremoremo, providing large-scale retail, commercial, and civic activities. Rosedale, to the south of Albany, is a major employment hub, characterised by a range of commercial offices, light manufacturing and services industries. Both centres are accessed immediately off the northern motorway (State Highway 1), with the Albany Expressway and Dairy Flat Highway proving an alternative road that connects back to State Highway 1 at Silverdale.
109. The wider Pāremoremo area is predominantly rural lifestyle living characterised as low-density residential development rural land. These rural lifestyle sites include scattered rural residential sites, farmlets and horticultural sites, and residential bush sites. There is limited potential for further development in the Pāremoremo area given majority of lot sizes are consistent with the area's minimum density in the Rural-Countryside Living Zone of the Unitary Plan¹⁰.
110. The Prison Village exhibits a more standard suburban density, currently comprising 97 houses built at a similar time (1960s), and set on a small network of sweeping loop streets set around a large central grassed oval ('the Oval') with a cultural centre. The land at the Village is held on a single title owned by the Crown and rented through a third-party agency on behalf of Corrections. The majority of rentals through the open

¹⁰ 2 hectares minimum net site area for the Rural – Countryside Living Zone in the Unitary Plan.

market are to non-staff or people otherwise not associated with the Auckland Prison Village.

111. As noted above, the Prison Village land is proposed to be removed from the Auckland Prison designation on the basis it is no longer required for prison purposes. During consultation on the proposal, some concerns were raised as to the effect of removing the Prison designation from the Prison Village. The designation is proposed to be removed through this process to provide certainty and confidence that the Prison Village land will not be used for prison purposes in the future (as could potentially be the case were the land to remain designated). The future use or ownership of the Prison Village is outside the scope of this Substantive Application, with no part of the proposal seeking to change the existing physical configuration or ownership arrangement that applies¹¹.

¹¹ Te Kawerau ā Maki and Ngāti Whātua o Kaipara (Ngāti Whātua) have Rights of First Refusal over the land. These rights are legally binding and must be honoured before the land is sold or leased. Te Kawerau ā Maki and Ngāti Whātua have a joint right to purchase the Prison Village land should the purchase option arise. Separate to the proposal to alter the designation, if Corrections determines that the Prison Village land is surplus to requirements in future, the land will be placed into the Public Works Act 1981 (PWA) disposal process.



112. Next to the entrance to the Prison Village is Ridgeview School. This small school serves the local area and occupies land owned by the Ministry of Education. Ridgeview School has a school roll that fluctuates between 40 – 60 children, and caters for Year 0-6.
113. There are two reserves in the immediate area: Sanders Reserve and the Pāremoremo Scenic Reserve. These are understood to be highly valued green spaces and well utilised by the local community. Within the Prison Village the Oval provides a recreational space primarily for village residents.
114. There are no shops and limited community facilities at Pāremoremo, reflective of the small and dispersed local population. Of the community facilities, two are Corrections-owned community venues: the cultural centre at the Oval within the Prison Village, and the Pāremoremo Community Hall located at 505 Pāremoremo Road. Use of the Pāremoremo Community Hall by the community is currently limited. Sanders House, located at the nearby Sanders Reserve is a relatively small venue (20-30 people).
115. The local area's population has increased by 3% in the past 10 years from 848 people in 2013 to a population of 873 people in 2023. The Prison Village had a population of 282 people in 2023, reflecting a 10% decline in the past 10 years¹².
116. The Prison Site, the Prison Village and Ridgeview Primary School sit on lower land surrounded mostly by higher bush clad or otherwise mostly vegetated higher land. This is evident on arrival to this location, with the journey from the Dairy Flat Highway along The Avenue and then along Pāremoremo Road generally following a strong defined ridge, dropping down to the east over bush-clad slopes to Lucas Creek (with Greenhithe beyond that), before dropping down to the lower-lying land around the Prison.
117. The Pāremoremo Road-The Avenue-Dairy Flat Highway does not provide the only access to the Site and surrounds, with a second access provided via Brookdale Road, which winds up to Ridge Road which in turn provides access to the Coatesville-Riverhead Highway linking the locality of Coatesville to the growing settlement of Riverhead and in turn to either State Highway 16 to the west or back to the Dairy Flat Highway to the east.
118. The Pāremoremo Scenic Reserve is located on higher bush clad land adjacent to the northern boundary of the Prison Village. The reserve is zoned Open Space – Conservation Reserve and recognised in the Unitary Plan as Significant Ecological Area and Outstanding Natural Landscape Area. The reserve spans across 107 hectares of native bush.
119. The Pāremoremo Stream flows along the southern boundary of the Reserve, meeting the coastal environment of Pāremoremo Creek between Brookdale Road and Iona Avenue. The Unitary Plan Natural Stream Management Areas Overlay applies to the Pāremoremo Creek, meaning it has high natural character and high ecological values. Pāremoremo Creek borders the western edge of the Site and is a tidal inlet of the upper Waitematā Harbour, which in turn is part of the Hauraki Gulf. The Pāremoremo Creek is recognised in the Unitary Plan as Significant Ecological Area and Outstanding Natural Landscape Area.

¹² Auckland Prison Capacity Increase, Social Impact Assessment, WSP, 2026 (Volume 2, Appendix 2D)

120. Sanders Reserve, approximately 550m to the south of the Auckland Prison Site, offers extensive views north toward Pāremoremo and southeast toward the Waitematā Harbour and Auckland CBD. The Unitary Plan zoning for Sanders Road is Open Space – Sport and Active Recreation Zone and Significant Ecological Areas are recognised across the reserve.

5.2 Site Description

121. Auckland Prison is located at 530 Pāremoremo Road, Pāremoremo, Auckland (“**the Site**”) and is legally described as Section 1 SO 476557, Section 2 SO 476557, Section 3 SO 476557, Lot 4 DP 24508, Section 1 SO 66967 and Lot 3 DP 64525. The Community Hall located at 505 Pāremoremo Road, legally described as Section 1 SO 66966, is included in the Site (**Appendix 1A**). The Site area is approximately 80 hectares (ha).
122. The Site is owned by the Crown and is gazetted for prison purposes. The entire Site , including the Prison Village, is designated for “Auckland Prison” (Auckland Unitary Plan reference 3900) with the Minister of Corrections as the requiring authority.
123. The facilities located within the Site are described in section 7.3 below and shown in **Appendix 1C, Figure 10**.
124. Immediately adjoining the Site is Pāremoremo Road and Iona Ave, with main access via a secure control point within the Site adjacent to Pāremoremo Road. The southwestern boundary of the Site follows Pāremoremo Creek, a tidal inlet of the Upper Waitematā Harbour. The northwestern boundary adjoins rural-residential properties along Iona Avenue. The southeastern boundary runs along Merewhira Road, a no-exit route connecting Pāremoremo Road and Sanders Road, where a number of lifestyle properties are located. The southern boundary borders rural-residential properties along Merewhira and Sanders Roads, with informal Site access from Sanders Road.
125. There are currently four access points to the Site; two from Pāremoremo Road, the main prison access and another access at the eastern end of the Site which is currently unused, and two from Sanders Road (north and south) which are not available for general access to the Site, with access controlled via locked gates. The main access to the Prison is via a secure control point off Pāremoremo Road (refer **Volume 2, Appendix 2A, Figure 9**). Sanders Road as it bisects the Site is not a legal road, with that parcel controlled by Corrections.
126. Broadly, the Site is characterised by dispersed prison buildings and facilities of varying eras and scales, set across generally rolling pastureland. Within the Site, vegetation is generally confined to edges, riparian margins and some shelterbelts and is a mix of native and exotic species. The watercourses within the Site include a mix of permanent and intermittent streams and culverts. Six wetlands have been identified within the Site by the project ecologists watercourses and wetlands on the Site are discussed in greater detail in **Volume 3** and the Ecology Assessment which accompanies this at **Volume 3, Appendix 3B**.

5.3 Site History and Facilities

127. Auckland Prison was acquired by the Crown in 1962 and has been designated for the purpose of a “Penal Institution” or “Auckland Prison” in District Schemes and District Plans since the formation of the Waitematā County District Scheme in 1973. Further details of the Site and Designation history are provided in **Volume 2**.
128. Auckland Prison was established in 1969 as New Zealand’s only Maximum Security Facility prison. The Old East Division was the original Maximum Security Facility and the first complex built in 1969. The now decommissioned Old East Division is located in the eastern section of the Site, south of the staff carpark. The Old East Division could accommodate up to 260 prisoners at any one time but was decommissioned after the construction of the new Maximum Security Facility (New East Division) in 2018.
129. In 1981, the West Division, which was built as a medium security facility (and now used as a high security facility), was opened to relieve crowding at other institutions, particularly Mount Eden Prison. The West Division is located in the centre of the Auckland Prison Site and consists of the Prison building including five wings, outdoor recreation space, access points and secure double lined perimeter fencing. The West Division has one secure access for pedestrians and one for vehicles. During the construction of the Maximum Security Facility an additional pedestrian and vehicle access was built between the Maximum Security Facility and West Division.
130. In 1994, two of the three low security units on the Site, Te Wairere and Te Piriti, opened. Te Piriti is located to the south of the West Division. Te Wairere is located west of the West Division. By 2001 the Te Mahunga low security unit was built, being located north of the West Division.
131. The new Maximum Security Facility (New East Division) was built in 2018 in the northern section of the Site to replace the Old East Division (**Appendix 1C, Figure 5**). The New East Division maintained the same capacity as the Old East Division with a maximum number of maximum security prisoners at 260. Access to the New East Division is through a building on the eastern side of the secure perimeter fencing and the access point between the New East Division and the West Division.

5.4 Unitary Plan Designations, Zoning and Notations

132. Auckland Prison is designated in the Unitary Plan as designation 3900 – Auckland Prison. The purpose of the designation is simply stated as “Auckland Prison”. The designation extent covers Auckland Prison, the Prison Village north of Pāremoremo Road and the Corrections’ owned Community Hall at 505 Pāremoremo Road, as shown in **Appendix 1C, Figure 2**. This existing designation extent has a total area of approximately 112 ha.
133. The Site and surrounding rural-residential land (plus the Prison Village) is zoned Rural-Countryside Living Zone under the Unitary Plan. The adjoining coastal marine area is zoned General Coastal Marine Zone, and a small part of the western edge of the Site has also been included in this zone (measuring approximately 4m in width at its widest point).
134. In some locations, a Coastal Transition Zone is situated between the Site boundary and the General Coastal Marine Zone, providing a buffer between the terrestrial and

marine environments. Additionally, an esplanade reserve zoned Open Space Conservation adjoins the Site at the coastal end of its northern boundary. A portion of the western edge of the Site, closest to Pāremoremo Creek, falls within the Coastal Environment.

135. The coastal marine area is zoned General Coastal Marine Zone with the small strips between the Rural Countryside Living and the General Coastal Marine Zone zoned as Coastal Transition Zone, an esplanade reserve zoned Open Space Conservation adjoins the Site at the coastal end of its northern boundary (**Appendix 1C, Figure 1**).
136. The Pāremoremo Creek adjacent to the western boundary of the Site features a marine (SEA-M2-57b) and terrestrial (SEA_T_8330) Significant Ecological Area Overlay and an Outstanding Natural Landscape Overlay (Pāremoremo Escarpment) (ONL #52). These overlays are recognised over a small portion of the western (coastal) side of the Site. There are no overlays present across the majority of the Site. A map showing the relevant Unitary Plan overlays is provided in **Appendix 1C, Figure 3**.
137. There is one known archaeological site (R10/8872) identified on New Zealand Archaeological Association Records located on the Site. The recorded archaeological site has been identified as midden and located along the western boundary of the Site, adjacent to the Pāremoremo Creek. There are several recorded archaeological sites located within proximity to, but not within, the Site along the banks of the Pāremoremo Creek (refer **Appendix 1C, Figure 7**). The archaeological site and its values are further discussed in **Volume 5**.
138. Ngāi Tai ki Tāmaki and Te Kawerau ā Maki have statutory acknowledgements over the Pāremoremo Creek, west of the Site (refer to **Appendix 1C, Figure 6**). The statutory acknowledgements and treaty settlements are further discussed in Section 8.0.
139. Parts of the Auckland Prison are recorded in the Unitary Plan as subject to flood hazards and overland flow paths (**Appendix 1C, Figure 5**). The Site is subject to very low landslide susceptibility as recorded in the Unitary Plan.
140. The Minister of Defence has a designation (Designation 4311) that applies to the airspace above the Auckland Prison site to protect the approach and departure paths to Whenuapai Air Base.

5.5 Transport Network

141. Access to Auckland Prison is via Pāremoremo Road. Pāremoremo Road is a two-way, two-lane local collector road, approximately 5.9 km in length. It runs in a northwest to southeast alignment in the vicinity of the site, connecting to The Avenue to the northeast. The Avenue is a two-lane, two-way local collector road, connecting Pāremoremo Road to Dairy Flat Highway in Albany. Dairy Flat Highway is a two-way, two-lane regional arterial road, which transforms into Albany Expressway as it intersects with Albany Highway. Albany Expressway is a four-lane, two-way arterial road, which connects to State Highway 1. Auckland Prison can also be accessed from the west via Brookdale Road and Ridge Road, which connects to Riverhead, via Coatesville-Riverhead Highway, approximately 4 kilometres west of the Auckland Prison Site.

5.6 Three Waters Infrastructure

5.6.1 Water Supply

142. The potable water supply for Auckland Prison comes from the municipal network via two above-ground reservoirs, located at 2 Attwood Road in Pāremoremo. The reservoirs site and water supply network is owned by the Crown and supplies both the Auckland Prison, Prison Village and Ridgeview School.
143. Works segregating the Prison and village and school network are currently being progressed through agreement with Corrections and Watercare, with the reservoir and external network to the Site in the process of being vested to Watercare.

5.6.2 Wastewater

144. Wastewater from Auckland Prison flows via a gravity pipeline to a screening plant situated on the Prison site near Iona Ave, within the designation. The screening plant is owned and operated by Corrections and consists of a rotating screw screen, which serves as a primary screen to remove solids from the wastewater prior to it being discharged into the Watercare network to the Pāremoremo wastewater pump station on the opposite side of the road at 18 Iona Avenue.
145. The Watercare network here serves the Auckland Prison, the adjacent Prison Village and the Ridgeview School, with the balance of rural residential properties in the area reliant on on-site disposal and not connected to this network.

5.6.3 Stormwater

146. Stormwater at Auckland Prison is managed by a series of stormwater ponds, retention areas, and a network of drainage pipes. A permanent watercourse (Watercourse 1) runs through the Prison Site (which is mostly piped). This watercourse collects runoff from the various buildings and paved areas located on site and discharges to the tributaries of the Pāremoremo Creek via the existing culvert beneath Iona Avenue.
147. Corrections hold a number of resource consents for stormwater diversion and discharge, including for stormwater management (LCO-2141080) and stormwater discharges (REG-2141058) to divert and discharge stormwater from buildings, roads and carpark areas associated with the Maximum Security Facility under Section 15 of the RMA.

5.7 Existing Resource Consents

148. The resource consents and approvals held by Corrections and applicable to the operations at Auckland Prison are set out in Table 3. The most recent consents, granted by Auckland Council, were regional consents associated with the construction and operation of the Maximum Security Facility (with the works otherwise subject to an OPW process).

Table 3: Existing Resource Consents and Approvals at Auckland Prison held by Department of Corrections as consent holder

Consent Reference	Activity	Date Issued	Consent Expiry
LT-2139756	Disturbance of soil within a site listed on the Hazardous Activities and Industries List (HAIL) under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	19 September 2014	Not Stated
LT-2139756	Bulk earthworks under section 9 of the RMA	19 September 2014	Not Stated
REG-2139962	Streamworks under section 13 of the RMA	19 September 2014	Not Stated
LCO-2141080	Authorises the new and redevelopment of existing uncovered parking area is greater than 1000m ² and meets the stormwater quality management requirements.	4 June 2015	Not Stated
REG-2141058	Permits establishment of new impervious surfaces and allows diversion and discharge of stormwater from these surfaces. Includes private reticulation and other infrastructure, and upgrades to some existing stormwater services.	4 June 2015	4 June 2050
Permit no. 33471	Authorising the ongoing diffuse discharge of contaminants to ground and groundwater from the closed landfill.	27 August 2008	31 Dec 2043
Permit no. 938868	Permits stormwater runoff piped to Pond 2 discharging to tidal estuary at confluence with the Pāremoremo Creek. Includes installation of piped stormwater system, oil and sediment trap, and concrete outfall structure with rip rap. Maximum discharge rate in a 1% AEP is 220 litres / second.	21 April 1993	31 Dec 2027
Permit no. 26302	Authorised the diversion and discharge of stormwater through vegetated swales around the perimeter of the former precast concrete yard (now defunct and surrendered by the Department).	Unknown	N/A
928431 and 939160	Consent to dam an unnamed tributary of Pāremoremo Creek and to pipe a stretch of open drain to an existing road culvert.	Prior to 1993	N/A

6.0 Proposal Context

6.1 The Role of Corrections

149. Corrections is governed by the Corrections Act 2004 (the Corrections Act) and the accompanying Corrections Regulations 2005. These provide the legal framework for the management of prisons, prisoners and offenders serving community-based sentences in New Zealand. Corrections is also governed by the Public Safety (Public Protection Orders) Act 2014 and jointly administers the Sentencing Act 2002 and the Parole Act 2002 with the Ministry of Justice.
150. As set out in section 5 of the Corrections Act, the purpose of the Corrections system in New Zealand is to improve public safety and contribute to the maintenance of a just society. The Corrections system contributes to this purpose by:
- Ensuring that community-based and custodial sentences, and related orders, are administered in a safe, secure, humane and effective manner;
 - Providing Corrections facilities that are operated in accordance with the Corrections Act, especially in terms of consistency with the United Nations Standard Minimum Rules for the Treatment of Prisoners;
 - Assisting in the rehabilitation of offenders and their reintegration into the community; and
 - Providing information to the courts and New Zealand Parole Board to assist in their decision making.
151. As specified in section 6 of the Corrections Act, the maintenance of public safety is the paramount consideration in decisions about the management of persons under control or supervision.
152. Corrections' primary responsibility is to protect public safety by managing offenders in a safe, secure, and humane manner. Through the effective supervision of individuals in prison and in the community, Corrections works to reduce reoffending and support rehabilitation, thereby contributing to safer communities across New Zealand.
153. The availability of sufficient prison capacity is fundamental to Corrections' obligation to deliver safe, secure, humane and effective custodial sentences. 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.
154. 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, including legislation, police practice, and key decision-making bodies such as the Parole Board and judiciary. Corrections' ability to accommodate prisoners in a safe and secure manner, and reduce reoffending, is fundamentally linked to its core functions, the quality of its people, methods and infrastructure.
155. Corrections operates at the end of the criminal justice process. The process starts with Police, Serious Fraud Office and Crown Law preventing, detecting and prosecuting crime, moves through to the Courts (part of the Ministry of Justice) where offenders

are heard and sentenced, and ends with the Corrections who manage sentences, and provide rehabilitation and reintegration services.

156. Corrections therefore does not have control over the number of prisoners it receives in the Prison network and is required to manage but it relies on the Justice Sector Projections (JSP), and long-term network configuration planning, to plan for the facilities it requires.
157. At all times, Corrections must ensure there is sufficient fit for purpose capacity across the Prison network to accommodate prisoners directed into its custody by the Courts or the New Zealand Parole Board. This is an ongoing exercise reflecting the dynamic operating environment, particularly in relation to changing prisoner numbers.
158. As set out in the Statement of Mr Lightfoot, Chief Executive of Corrections (**Appendix 1D**), the availability of prison capacity is fundamental to Corrections' statutory obligation to deliver safe, secure, humane and effective custodial sentences and is a core duty of the Chief Executive. This capacity is delivered in a complicated and uncertain environment.
159. As set out in the refreshed Hōkai Rangi 2024 (Corrections' organisational strategy), Corrections has three interconnected organisational outcomes; to improve public safety, reduce reoffending and reduce the overrepresentation of Māori in the Prison system. Mr Lightfoot describes how Corrections makes the community safer, by supporting people to leave its facilities better and with brighter prospects.
160. The Minister of Corrections' priorities, as set out below, are described by Mr Lightfoot as complimentary to Corrections' organisational outcomes:
 - increase prison capacity, to ensure the Prison network has sufficient capacity to manage anyone directed to Corrections' custody by the Courts or the New Zealand Parole Board;
 - improve the safety of staff in their workplaces;
 - ensure staffing levels remain proportional to the Prison population;
 - reduce reoffending through effective rehabilitation.
161. Corrections plays a critical role in holding offenders to account for their actions and improving public safety. This is achieved by ensuring offenders comply with their sentences, protecting the community from those who pose a risk, and supporting rehabilitation to reduce reoffending, to ultimately lead to fewer victims of crime.
162. Mr Lightfoot describes how the quality of Corrections' facilities and infrastructure is a critical enabler for success. With the Prison population projected to continue to grow in the long-term, it is important to plan for this now. Similarly, the need to invest in prisons is acknowledged to ensure safety and security for staff and those in custody, as well as reduce re-offending through effective rehabilitation.
163. Mr Lightfoot also describes that to deliver on these outcomes and priorities, Corrections must provide environments that are safe, secure, and support improved rehabilitation and reintegration outcomes. It is equally important that these environments provide staff, service providers, and partners with the tools and spaces they need to carry out their work safely and effectively.

6.2 The Prison Network

164. To safely manage offenders, Corrections oversees a network of 18 prisons around New Zealand, including 15 men's prisons and three women's prisons. The Prisons are operated in nine regions: Northland, Auckland¹³, Manukau, Waikato, East Coast, Taranaki/Whanganui/Manawatū, Wellington, Canterbury and Otago/Southland.
165. Stephen Parr, General Manager of Auckland Prison describes in his statement how a prison functions, including the type and security classification of prisoners (**Appendix 1D**).
166. Mr Parr notes that a modern prison provides safe and secure environments for staff and prisoners, provides flexibility to manage multiple prisoner cohorts, and support rehabilitative engagement and activities. Modern prisons are designed to enable Corrections to respond to changes in demand and manage an increasingly complex prison population.
167. There are two types of prisoners that can be sent to prison by the courts: sentenced prisoners who have been convicted of a crime and given a prison term and remand prisoners who are being held while awaiting trial or sentencing.
168. There are five security classifications: maximum security; high security; low medium security; low security; and minimum security. The principles behind security classification are to enable the containment of sentenced prisoners with a level of supervision appropriate to the level of internal and external risk they pose.
169. Mr Parr describes that a key measure for Corrections on whether the outcome of public safety has been achieved is the number of escapes. He notes that breakout escapes¹⁴ are rare in recent years and rarer from modern Corrections facilities. There is a distinction made between older prisons, i.e. those built before 2004, and the 'modern' prisons (those built 2004 and later).
170. Mr Parr describes how Corrections offer a wide range of interventions aimed at achieving its organisational outcomes of reducing reoffending, improving public safety, and reducing Māori over-representation. This is achieved through a number of rehabilitation, reintegration and employment programmes, with specialist programmes that address specific needs, such as managing violent behaviour or treating drug and alcohol addiction. In addition, prisoners engage in work, constructive and cultural activities, literacy and numeracy development, vocational training, and education. Corrections assess each prisoner's individual rehabilitation and reintegration needs and develop a plan that maps out what will happen during their time in custody.
171. Corrections partners with community organisations, non-government organisations and Iwi to take local approaches to better meet the rehabilitative and re-integrative needs of offenders. In addition to paid service providers, Corrections staff work alongside over 2,500 registered volunteers who are invaluable in the work in reducing reoffending.

¹³ While Auckland and Manukau are separate operating regions, for planning and analysis of network capacity and demand, both the Auckland and Manukau operating regions are combined into a single wider 'Auckland Region' per the Statistics NZ definition.

¹⁴ Where a prisoner has breached security measures and the prisoner has physically left the area contained by the outermost perimeter fence or, if there is no such fence, from the Prison buildings.

6.3 Approach to Capacity Planning and Identification of Capacity Demand

172. Ruth Turner, Manager Network Configuration Department of Corrections sets out in her Statement an overview of the approach to capacity planning, long-term infrastructure and network planning and demand for additional prisoner places (**Appendix 1D**).
173. As noted above, the 10-year Justice Sector Projection (JSP) for 2025, which is refreshed every year, indicates a 36% increase in the Prison population in the next ten years. In addition, the impact of current policy and planned legislation changes, such as the Crimes Amendment Act 2025, will further increase the population.
174. Ms Turner describes how, an optimum prison network is not just about 'beds and heads': it requires sufficient good quality capacity of the right type and in the right place to enable Corrections to meet demand, and support rehabilitation and reintegration services, which reduce the risk of reoffending. In addition, it requires operational resilience capacity to manage operational requirements, demand uncertainty and disaster recovery/unexpected events.
175. Ms Turner describes the key drivers factored into capacity planning within Corrections which include:
- Growth in demand, particularly in the remand population but more recently in sentenced as well.
 - The increased complexity of the Prison population with differing needs including gender, age, health, mental health, gang conflicts, and cohort specific requirements.
 - The significant volume (20% of total capacity) of facilities that are poor quality or end of life and no longer fit for purpose (not suitable as modern workplaces for staff and do not provide humane and healing environments that support rehabilitation and reintegration for prisoners).
 - Capacity misalignment that results in prisoners being held in capacity not aligned to their security classification, being relocated out of region due to lack of capacity and/or being held in units that operate multiple regimes.
 - The lack of flexibility in the current size and configuration of accommodation units making it difficult to manage multiple cohorts without constraints, putting pressure on the network and creating safety risks for prisoners and staff.
176. Ms Turner describes that while Corrections uses the JSP as a baseline for capacity planning, it applies a more detailed capacity/population lens utilising the Capacity Settings Framework (CSF). The CSF was developed as a tool to enable Corrections to compare capacity and population by gender and security classification (including sub cohorts) at a national, regional, site and security classification level. It highlights surpluses or shortfalls in capacity relative to population at those levels.
177. Auckland Prison is identified a Strategic Node located in the Auckland Region. The Auckland Region is the region of highest demand, and houses the only Maximum Security Facility in the Prison network.

178. There is not enough capacity in the wider Auckland Region to meet current demand and the 240 high-security and 180 low-security prisoner places currently at Auckland Prison are poor-quality 'end of life' and need to be replaced by new facilities over time.
179. The Prison population is continuing to grow and as a result, prisoners are being relocated elsewhere in the network creating operational, economic, and social impacts and drawing criticism from oversight agencies that Corrections is disconnecting people from their whānau.
180. Ms Turner describes how incarcerating people close to their home offers significant operational, economic, and social benefits. From an operational perspective, proximity reduces logistical challenges and costs associated with transporting individuals for court appearances, health appointments, and family visits. 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.
181. Ms Turner describes that there is an existing capacity shortfall in the Auckland Region of more than 500 prisoner places. This impacts the ability meet demand and maintain operational resilience. The impact of a shortfall in the Auckland Region cascades down through the whole prison network as prisoners are moved elsewhere in the network, impacting at a national, regional and site level. This constrains the ability for Corrections to effectively achieve its objectives and core responsibilities, to protect public safety and reduce reoffending.
182. Of note here, approximately 32% of the men's prison population demand comes from the Auckland Region but only 26% of capacity is in the Auckland Region. Also, as at October 2025, there were approximately 650 prisoners who originated out of courts in the Auckland Region and are accommodated at other sites across the country including in the South Island.
183. Corrections has a 20-year investment plan (The Long-Term Network Configuration Plan (LTNCP)), for the Prison network. The LTNCP charts the course for a safer and more fit-for-purpose network that will enable Corrections to meet the needs of a growing, more dynamic, and complex prison population, while making prudent investment choices.
184. The LTNCP was approved at Cabinet in October 2024 and the Minister of Corrections was invited back to Cabinet in 2025 with a programme business case for further high security investment in the Prison network.
185. The LTNCP sets out Corrections' five strategic priorities for the network's infrastructure configuration.
186. These five strategic priorities are:
- **PURPOSE:** Each facility has a defined clear purpose/criticality, which reflects its role in the broader network, and the needs of the population and has the assets to fulfil this purpose.
 - **CAPACITY:** Prison capacity aligns to projected demand including changes in need and is comprised of or in close proximity to facilities and services that support the needs of the Prison population (including sub-populations).

- **QUALITY:** Assets are in good condition, safe, compliant, cost effective, and achieve sustainability and strategic commitments.
 - **CONNECTION:** Facilities are connected to their communities and local strategic partners whilst enabling populations to better maintain a connection with their culture, community, whānau, and rehabilitative supports.
 - **RESILIENCE:** The Corrections infrastructure network has sufficient capacity to effectively respond to unexpected events and changing conditions and will continue to meet staff and prisoner needs.
187. The High Security Capacity Programme Business Case (HSC PBC) focused on high security capacity investments identified in the LTNCP. However, continued growth in the Prison population, at a faster rate than anticipated, resulted in the need to develop a co-ordinated investment pathway that would address high security capacity requirements in the short-, medium-, and long term. This included a potential shortfall in capacity by 2027, before the approved capacity projects at Waikeria Prison and Christchurch Mens Prison delivered additional capacity in 2029.
188. The HSC PBC was approved at Cabinet in early August 2025 and signalled that a Single Stage Business Case for the Accelerated Capacity Project (316 high security beds at Hawkes Bay Regional Prison to be delivered by 2027) would be presented to Cabinet for approval in mid-August 2025.
189. Whilst the LTNCP and HSC PBC have been approved at Cabinet any further future investment in the Prison network is dependent on future central government funding decisions and related considerations alongside Government priorities. Auckland Prison is identified as a strategic node and a priority site for additional capacity in the area of highest demand.

6.4 Need for additional capacity at Auckland Prison

190. Based on the JSP, the LTNCP and more recent HSC PBC, Ms Turner confirms that uplift in capacity from 681 to 1,220 prisoner places at Auckland Prison 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. This involves retention of the existing 260 maximum security prisoner places, and redevelopment at Auckland Prison to provide new facilities for up to 960 prisoner places (replacing 420 existing poor-quality prisoner places in both high and low security over time). This increase in capacity is consistent with the HSC PBC. As a site that services a region with one of the largest prisoner populations, an expanded Auckland Prison will allow Corrections to meet capacity demand where it is most needed.
191. There is an existing capacity shortfall in the Auckland Region of more than 500 prisoner places. This impacts the ability meet demand and maintain operational resilience. The impact of a shortfall in the Auckland Region cascades down through the whole prison network as prisoners are moved elsewhere in the network, impacting at a national, regional and site level.
192. Justice Sector Projection indicates a 36% increase in the Prison population in the next ten years.

193. Ms Turner describes how Auckland Prison is the only site in the region with suitable land available to add the additional capacity required to meet future demand and maintain appropriate operational resilience. The Mt Eden, Auckland South and Auckland Regional Women’s Corrections facilities are large prisons located on small sites with insufficient land available to develop. Increasing capacity at Auckland Prison is noted as an efficient and effective use of Crown land, existing infrastructure, and skilled staff.
194. Ms Turner also describes the benefits of developing existing sites, as opposed to building on new sites. She notes here that greenfield development is not only time-consuming and costly but also inefficient in terms of land use and provides less flexibility to adapt to demand uncertainty. In this regard the LTNCP and HSC PBC prioritise working within the current footprint of the Prison network, which aligns to the expectations of the Infrastructure Commission (stressing the need for a greater focus on maintenance and use of existing asset bases) and responds to the current fiscally constrained environment.

6.5 Staging

FTAA Section 43(2)(b) if the project is planned to proceed in stages, —

- (i) an outline of the nature and timing of the stages; and
- (ii) a statement of whether a separate substantive application is to be lodged for each of the stages; and
- (iii) an explanation of how each stage meets the criteria in section 22.

195. Section 3.8 of **Volume 2** and legal submissions in Appendix explain that the timing and staging of construction of new prison facilities at Auckland Prison, is subject to future central government funding decisions and is currently unknown. The new facilities may be built in stages, over approximately 10 years, to respond to core demand growth in the prisoner population. The construction programme and methodology will be developed in future as part of the detailed design phase and form part of the Outline Plan of Works process. The same applies to the timeframes for the proposed watercourse works described in **Volume 3**.
196. The proposal (even if staged) meets the criteria in Section 22 of the FTAA because:
- The Fast-track approvals process enables the application to be processed in a more timely and cost-effective way than under the normal process with a number of approvals being sought as part of the Substantive Application, which provide certainty to Corrections that new facilities can be developed at Auckland Prison.
 - The proposal responds to a need for additional prisoner places in the region of highest demand, in accordance with Corrections’ Long-Term Network Configuration Plan¹⁵ (LTNCP), and will enable the continued functioning of significant, and long-established social infrastructure.
197. The proposal will provide infrastructure with significant regional and national public safety benefits, with economic benefits accruing also, as described in this Report.

¹⁵ [Long Term Network Configuration Plan.pdf](#) (2025-2045)

7.0 Fast-track Approvals Act

FTAA Section 43(1)(b)(i) A substantive application must explain how the project to which the application relates is consistent with the purpose of this Act.

7.1 Consistency with the Purpose of the FTAA

198. The purpose of the FTAA is set out in its section 3 as follows:

“3 Purpose

The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits”

199. The proposal is consistent with the purpose of the FTAA as it will provide infrastructure with significant regional and national public safety and wellbeing benefits, with economic benefits accruing also.
200. The proposal will give rise to significant national and regional benefits to the Corrections system, which in turn improves public safety. As noted above, Corrections’ primary responsibility is to protect public safety by managing offenders in a safe, secure, and humane manner. Through the effective supervision of individuals in prison and in the community, Corrections works to reduce reoffending and support rehabilitation, thereby contributing to safer communities across New Zealand.
201. Providing sufficient prisoner places with the appropriate security classification in the geographical area of need as is proposed, increases the capacity of the whole prison network, and enables Corrections to provide for the projected increase in prisoner numbers. The availability of prison capacity is fundamental to Corrections’ statutory obligation to deliver safe, secure, humane and effective custodial sentences and is a core duty of the Corrections Chief Executive.
202. Enabling the development of quality and modern fit-for-purpose prison facilities allows Corrections to reduce reoffending through effective rehabilitation and reintegration programmes. Based on the current shortfalls in capacity and the projected increase in prisoner numbers, the uplift in capacity from 681 to 1,220 prisoner places at Auckland Prison 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.
203. Good quality prison capacity of the right type and in the right place enables Corrections to meet demand, and support rehabilitation and reintegration services, which reduces the risk of reoffending. Prison environments that are safe, secure, and provide staff, service providers, and partners with the tools and spaces they need to carry out their work, support improved rehabilitation and reintegration outcomes. In addition, proper capacity in the Prison network provides for operational resilience to manage complex operational requirements, demand uncertainty, disaster recovery and unexpected events.
204. Enabling the efficient use and development of land held for prison purposes and associated assets, avoids the significant cost, time and risk associated with securing and obtaining the necessary approvals for a new site. Greenfield development is not

only time-consuming and costly but also inefficient in terms of use of Crown land and provides less flexibility to adapt to demand uncertainty.

205. Locating the Prison capacity sufficiently close and connected to culture, community, support networks and whānau of prisoners, a workforce and health and service providers allows for more effective rehabilitation, access for health and service providers and staff. Incarcerating people close to their home offers significant operational, economic, and social benefits. These include reducing logistical challenges and costs associated with transporting people, lowering travel expenses for both the justice system and families, enabling better access to local rehabilitation and reintegration services, and maintaining close ties with whānau and community during imprisonment to support emotional wellbeing, cultural connection, and smoother reintegration upon release. This ultimately strengthens social cohesion and improves outcomes for individuals and their communities, thereby contributing to reducing reoffending and supporting rehabilitation, and contributing to safer communities across New Zealand.
206. In addition to the above significant national and regional benefits, in terms of economic benefits, the proposal will result in significant public infrastructure investment and will deliver measurable and significant regional and national economic benefits through both the construction and operational phases. Economic assessment undertaken by Market Economics (**Volume 2, Appendix 2E**) concludes that the construction phase alone is expected to generate approximately \$938m - \$1.07bn in value added, in real present value terms and 2024 prices. Through operational expenditure, the Prison at the capacity sought will also generate sustained economic benefits.
207. In terms of scale, the proposal will be one of only ten planned or ongoing infrastructure projects in Auckland listed as larger in spend by the Infrastructure Commission, with most of those being large scale motorway additions or upgrades.

7.2 Section 85 When the Panel Must or May Decline Approvals.

FTAA Section 85(1) The panel must decline an approval if 1 or more of the following apply:

- (a) the approval is for an ineligible activity;
- (b) the panel considers that granting the approval would breach section 7;
- (c) in the case of an approval described in section 42(4)(b) (change or cancellation of resource consent condition), the approval must be declined under clause 23 of Schedule 5;
- (d) in the case of an approval described in section 42(4)(c) (certificate of compliance), the approval must be declined under clause 27 of Schedule 5;
- (e) in the case of an approval described in section 42(4)(e) (concession), the approval must be declined under clause 7(3) of Schedule 6;
- (f) in the case of an approval described in section 42(4)(f) (land exchange), the approval must be declined under clause 29(2) or (3) of Schedule 6;
- (g) in the case of an approval described in section 42(4)(l) or (m) (access arrangement), the approval must be declined under clause 7(2) or 8(2) of Schedule 11, as the case may be;
- (h) in the case of an approval described in section 42(4)(n) (mining permit), the approval must be declined under clause 20 of Schedule 11.

FTAA Section 85(2) A panel must decline an approval described in section 42(4)(a) (resource consent) for any area for which the approval must not be granted under clause 17(5) of Schedule 5.

FTAA Section 85(3) A panel may decline an approval if, in complying with section 81(2), the panel forms the view that

- (a) there are 1 or more adverse impacts in relation to the approval sought; and
- (b) those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the panel has considered under section 81(4), even after taking into account—
 - (i) any conditions that the panel may set in relation to those adverse impacts; and
 - (ii) any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

FTAA Section 85(4) To avoid doubt, a panel may not form the view that an adverse impact meets the threshold in subsection (3)(b) solely on the basis that the adverse impact is inconsistent with or contrary to a provision of a specified Act or any other document that a panel must take into account or otherwise consider in complying with section 81(2).

FTAA Section 85(5) In subsections (3) and (4), adverse impact means any matter considered by the panel in complying with section 81(2) that weighs against granting the approval.

- 208. None of the matters where a Panel must or may decline an approval under Section 85 of the FTAA apply to any of the approvals sought.
- 209. For the purposes of section 85(1)(a), as described in section 10.2 of this report the proposal is not an ineligible activity. In respect of 85(1)(b), granting the approval would not be in breach of section 7 for the reasons set out in section 8.3 below. The application is not for any of the approvals set out in 85(1)(c)-(h), therefore none of those reasons for decline are applicable.
- 210. Section 85(2) does not apply in that the Substantive Application is not applying for a coastal permit for aquaculture activities.
- 211. For the purposes of section 85(3), as concluded in the respective assessments for the approvals sought in **Volumes 2-5**, there are no adverse impacts associated with the proposal that cannot be appropriately avoided, remedied or mitigated, and no adverse impacts sufficiently significant to be out of proportion to the proposal's regional or

national benefits. No significant adverse effects or impacts are identified in the assessments undertaken in **Volumes 2-5**.

212. The assessment of effects undertaken for the proposal has confirmed that its effects will be significantly positive in respect to public safety by enabling the provision of modern fit for purpose prison facilities in the region of highest demand. Significant economic benefits will derive also from capital and operational expenditure given the scale of the infrastructure enabled by the proposed alteration to the designation. These benefits include employment generation, benefits for businesses and the economy. Natural character and ecological benefits will also derive from the large extent of the Site proposed to be planted (28 hectares) and secured by conditions on the applicable approvals.
213. Adverse effects can either be avoided or where they occur, are able to be mitigated through the designation conditions proposed, including limitations on prisoner capacity until certain infrastructure is upgraded; namely the signalisation of The Avenue/Dairy Flat Highway Intersection (a key intersection on the arterial road network serving the site) and certain wastewater upgrades (including ultimately the piping of wastewater from the Prison to another wastewater catchment). Residual adverse effects remain for the main low in the context of the large existing prison site, its existing uses and its surrounding community, with this assured by designation conditions to protect amenity (e.g. noise, lighting), minimise visual impacts, appropriately avoid and manage natural hazards and contaminated land, and manage construction effects.
214. Overall, the proposal is in accordance with the purpose of the FTAA and none of the matters under section 85 where a Panel must or may decline an approval apply.

7.3 The Proposal Objectives

215. The objectives of the proposal are as set out below. These objectives reflect the identified need for additional prison capacity, the role of Corrections as described above, as well as the aims and strategic priorities of the LTNCP:
- A. Provide sufficient prisoner places with the appropriate security classification in the geographical area of need to meet demand.**
 - B. Enable 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.**
 - C. Ensure 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.**
 - D. Enable the efficient use and development of land held for prison purposes and associated assets.**
 - E. Locate the Prison facility capacity sufficiently close and connected to:**
 - a. the culture, community, and whānau of prisoners;**

b. a workforce of prison staff to support a safe, secure and effective prison operation; and

c. health services and service providers to rehabilitate and reintegrate prisoners.

F. Significant adverse environmental effects of the development of the Site are appropriately avoided, remedied or mitigated.

216. As set out in the sections that follow, the proposal meets each of these objectives, and that (in FTAA and RMA terms), the alteration to the designation is reasonably necessary for achieving the objectives of the requiring authority.

A. Provide sufficient prisoner places with the appropriate security classification in the geographical area of need to meet demand.

217. Based on the current shortfalls in capacity and the projected increase in prisoner numbers as set out in the statement from Ms Turner at **Appendix 1D**, the uplift in capacity from 680 to 1,220 prisoner places at Auckland Prison 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.

218. Resilience includes having sufficient capacity to effectively respond to unexpected events and changing conditions and to continue to meet staff and prisoner needs. There is an existing capacity shortfall in the Auckland Region of more than 500 prisoner places.

219. Corrections has a core responsibility to ensure it has sufficient appropriate capacity to meet demand to meet its primary responsibilities. The availability of prison capacity is fundamental to Corrections' obligation to deliver safe, secure, humane and effective custodial sentences. 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. The increase in capacity at Auckland Prison is required to meet the responsibilities, functions and duties of the Minister of Corrections under the Corrections Act.

220. Current Justice Sector Projection indicates a 36% increase in the Prison population in the next ten years. Auckland Prison is the only site in the region with suitable land available to add the additional capacity required to meet future demand and maintain appropriate operational resilience.

B. Enable 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.

221. The proposal enables the future delivery of quality and modern fit-for-purpose prison facilities by firstly providing sufficient land for this purpose, secondly allowing for the development of such facilities without undue restrictions on future design, thirdly providing for a wide range of ancillary prison activities, and lastly by providing appropriate long-term durations on the approvals sought.

C. Ensure 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.

222. The proposed additional capacity sought will provide for operational resilience capacity to manage operational requirements, demand uncertainty and disaster recovery/unexpected events in the Prison network as confirmed by Ms Turner. The parameters approach and conditions proposed with these approvals are sufficient to manage anticipated effects on the environment while providing for flexibility and innovation in future operations and design. Operational efficiencies are provided by utilising existing prison infrastructure and staff, being located close to the workforce. The location with Auckland reduces logistical challenges and costs associated with transporting individuals for court appearances, health appointments, and family visits.

D. Enable the efficient use and development of land held for prison purposes and associated assets.

223. The proposal will enable the efficient use and development of the Site and its associated assets, which are well-established and already owned and designated for prison purposes. In this regard, there is sufficient room for development of new facilities on the Site and the site is served by a significant amount of existing Corrections infrastructure and buildings. In contrast, the other prison facilities in the Auckland Region do not have sufficient developable land suitable for the required increase in prison capacity. New greenfield development is not only time-consuming and costly but also inefficient in terms of land use and provides less flexibility to adapt to demand uncertainty. This aligns to the expectations of the Infrastructure Commission, stressing the need for a greater focus on maintenance and use of existing asset bases, and responds to the current fiscally constrained environment.

E. Locate the Prison facility capacity sufficiently close and connected to:

- a. the culture, community, and whānau of prisoners;**
 - b. a workforce of prison staff to support a safe, secure and effective prison operation; and**
 - c. health services and service providers to rehabilitate and reintegrate prisoners.**
224. Approximately 32% of the men's population demand comes from the Auckland Region but only 26% of capacity is in the Auckland Region. Also, as at March 2026, there were approximately 900 prisoners who originated out of courts in the Auckland Region and are accommodated at other sites across the country including in the South Island. Incarcerating people close to their home offers significant operational, economic, and social benefits. From an operational perspective, proximity reduces logistical challenges and costs associated with transporting individuals for court appearances, health appointments, and family visits. 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.
225. The Auckland Prison Site is close and well connected by road to the greater Auckland region, being approximately 26 kilometres northwest of Auckland's central business

district and approximately 8 kilometres southwest of the sub-regional centre of Albany, and thereafter very accessible by the state highways and arterial road network to the various health services and service providers which serve the site.

F. Significant adverse environmental effects of the development of the Site are appropriately avoided, remedied or mitigated.

226. As confirmed in the assessment of effects on the environment undertaken for each of the approvals sought, significant adverse environmental effects of the development of the Site are in each case appropriately avoided, remedied or mitigated.

7.4 Assessment of Alternatives

227. An assessment of alternative sites and methods for undertaking the proposal has been undertaken by Corrections in accordance with FTAA Schedule 5, Clause 12(1)(h), which references also to the requirements of Part 8 of the RMA.
228. This assessment of alternatives is summarised in Section 5.0 of **Volume 2** and attached at **Volume 2, Appendix 2C**.
229. The first stage of the alternatives assessment focused on assessing the possible alternative methods against the proposal objectives. Alternatives methods considered at this stage were non-incarceration methods, double bunking of existing facilities, new greenfield site options and reopening existing facilities. These were discounted for a range of reasons including: lack the scale and risk-appropriate frameworks needed for the bulk of serious or high-risk offenders; not enabling the development of quality and modern fit-for purpose prison facilities, or flexibility in future design or innovation; and not representing an efficient use of Corrections' existing land assets.
230. The second stage of the assessment assessed the potential of existing Corrections prison sites across the country to provide for the shortfall in capacity. Specifically, prison sites were assessed as to whether they had sufficient developable land area and whether there were any significant fundamental constraints on development. From this a shortlist of six prison sites in the North and South Islands were developed that satisfied both criteria.
231. The third stage of the assessment evaluated the six shortlisted prison sites as to whether development of the site for the required additional prison capacity would appropriately avoid, remedy or mitigate significant adverse effects on the environment. Corrections engaged technical experts (noise, lighting, traffic, landscape/visual, ecology, heritage/archaeology, water and wastewater) to undertake a high-level assessment to understand the ability for each site to absorb additional capacity - without assuming any mitigation at this stage. To ensure consistency across the technical assessments considered a theoretical proposal at each of the sites and a standardised assessment scale was used with a numerical score. The high-level environmental effects assessment indicated that many of the options would result in minor / moderate adverse environmental effects without mitigation applied.
232. The fourth and final stage of the assessment considered each of the shortlisted options as to whether it is located in the geographical area of need and could provide sufficient prisoner places with the appropriate security classification to meet demand across the network. Out of this, Auckland Prison emerged at the only viable potential option.

233. Over 15% of Auckland’s male prisoner population is accommodated outside the region, creating operational and economic pressures on the wider network and undermining the strategic direction of Hōkai Rangī, particularly Outcome 3 – Whānau, which seeks to maintain prisoner-family connections to support rehabilitation. Increasing capacity at Auckland Prison directly addresses these issues by reducing the need to transfer prisoners away from their whānau and rehabilitative support networks. Its proximity to major courts also improves operational efficiency through reduced transport logistics. While expansions at Waikeria and Christchurch Men’s Prisons are planned for completion by 2029, these developments alone will not resolve the acute capacity shortfall in Auckland, or projected demand. Additional capacity at Auckland Prison is therefore essential to meet projected demand and maintain network resilience.
234. Alternative sites such as Rolleston Prison and Tongariro Prison do not meet the criterion as they are not located within areas of need are not identified for future development under Corrections’ 20-year timeframe Long Term Network Configuration Plan (LTNCP). Although Hawke’s Bay Regional Prison is identified as a Strategic Note alongside Auckland Prison, it is not situated within a geographical area of need.
235. In conclusion, Auckland Prison represents the most strategically aligned option for capacity increase, addressing critical supply and demand pressures, supporting rehabilitative outcomes, achieving the proposal objectives, and alignment with the LTNCP and Hōkai Rangī objectives.

8.0 Treaty Settlements and Māori Interests

8.1 Treaty Settlements

FTAA Section 13(4)(l) a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements.

FTAA Schedule 5, Clause 12(1)(e) information about any Treaty settlements that apply in the area to which the substantive application relates, including

- (i) identification of the relevant provisions in those Treaty settlements; and
- (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the area to which the substantive application relates.

FTAA Schedule 5, Clause 5 (1)(i) information about any Treaty settlements that apply in the area covered by the consent application, including

- (i) identification of the relevant provisions in those Treaty settlements; and
- (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area.

236. There are two statutory areas (“statutory acknowledgement areas”) over the Pāremoremo Creek (coastal marine area) to the southwest of the proposal area, held by Ngāi Tai ki Tāmaki and Te Kawerau ā Maki (**Appendix 1C, Figure 6**).
237. The Māori Consultation and Cultural Values Assessment report (**Appendix 1F**) reviewed 10 Treaty Settlement Legislation and signed deeds of settlement to

determine if they were relevant to the proposal. The following Treaty Settlements were considered to encompass or be close to the Auckland Prison Site:

- 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
238. Specific to the Auckland Prison Site, the Ngāti Whātua o Kaipara Claims Settlement Act 2013 was enacted on 12 June 2013 and formalises the Deed of Settlement between the Crown and Ngāti Whātua o Kaipara. The Settlement Act gives Ngāti Whātua o Kaipara a non-exclusive right of first refusal for a period of 170 years over Auckland Prison (Pāremoremo) and a non-exclusive deferred selection right to purchase the Pāremoremo Housing Block (Prison Village).
239. Again specific to the Auckland Prison site, the Te Kawerau ā Maki Claims Settlement Act 2015 was enacted on 14 September 2015 and formalises the Deed of Settlement between the Crown and Te Kawerau ā Maki. It provides Te Kawerau ā Maki with the same redresses as Ngāti Whātua o Kaipara, being a non-exclusive right of first refusal for a period of 170 years over Auckland Prison (Pāremoremo) and a non-exclusive deferred selection right to purchase the Pāremoremo Housing Block (Prison Village). The extent of the area of right of first refusal is not mapped but is described similarly to the Auckland Prison definition under Ngāti Whātua o Kaipara Claims Settlement Act 2013.
240. Further information regarding the Treaty settlements that apply to the Site including the relevant provisions and any redress provided is contained in **Appendix 1F**. Several Iwi have a traditional, historical and spiritual association in, and around, the Auckland Prison Site.

8.2 Customary Marine Title

FTAA Schedule 5, Clause 5 (1)(j) a list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011.

FTAA Schedule 5, Clause 5 (5)(b) if the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document.

241. As noted above, the Auckland Prison site is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. The current designation 3900 area is located on land and does not involve activities within the coastal marine area.

242. However, in the coastal marine area adjacent to the Auckland Prison Site 18 applicants are seeking recognition of Customary Marine Title and Protected Customary Rights. These 18 applicants are summarised in Table 4.

Table 4 Applicants seeking recognition of Customary Marine Title and Protected Customary Rights

Reference	Group
MAC-01-02-006	Ngāti Whatua Orakei
MAC-01-01-058	Ngā Puhi Nui Tonu
MAC-01-01-023	Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust
MAC-01-02-003	Ngāi Tai ki Tāmaki
MAC-01-02-004	Ngāti Taimanawaiti
MAC-01-02-007	Te Kawerau ā Maki
MAC-01-03-006	Ngāti Maru
MAC-01-01-125	Te Hikutu Whānau and Hapū (PCR)
MAC-01-01-105	Reti Whānau
MAC-01-01-073	Ngāti Kawau and Te Waiariki Korora
MAC-01-03-010	Ngāti Tamaoho
MAC-01-03-001	Hauraki Māori Trust Board
MAC-01-01-050	Ngā Puhi Nui Tonu (Awataha Marae)
MAC-01-03-011	Ngāti Tamatera
MAC-01-01-091	Ngāti Whānaunga (PCR)
MAC-01-01-133	Te Kaunihera o Te Tai Tokerau
MAC-01-02-005	Ngāti Te Ata
MAC-01-01-140	Te Rūnanga o Ngāti Whātua

8.3 Obligation Relating to Treaty Settlements and Recognised Customary Rights

FTAA Section 7 Obligation relating to Treaty Settlements and recognised customary rights

(1) All persons performing and exercising functions, powers, and duties under this Act must act in a manner that is consistent with—

(a) the obligations arising under existing Treaty settlements; and

(b) customary rights recognised under—

(i) the Marine and Coastal Area (Takutai Moana) Act 2011;

(ii) the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

(2) To avoid doubt, subsection (1) does not apply to a court or a person exercising a judicial power or performing a judicial function or duty.

(3) In this section, existing Treaty settlements means Treaty settlements that exist at the time the relevant function, power, or duty is performed or exercised (rather than only those that exist at the commencement of this Act).

243. Section 7 of the FTAA requires that all persons exercising functions, powers and duties under the FTAA must act in a manner that is consistent with obligations under existing Treaty Settlements and customary rights.
244. The Treaty Settlements that apply directly to the Auckland Prison Site (including the Prison Village) are the Ngāti Whātua o Kaipara Claims Settlement Act 2013 and the Te Kawerau ā Maki Claims Settlement Act 2015 described in Section 8.1 above. In addition, statutory acknowledgements apply to the Pāremoremo Creek (also explained in Section 8.1 above).
245. The obligations arising in the Treaty Settlement legislation are acknowledged, as is Corrections responsibility to act in a manner consistent with those obligations. The legislation referred to above specifically references the Prison Village land. The Substantive Application to increase capacity at Auckland Prison does not compromise the future outcomes sought by the Treaty Settlement entities, including for the Prison village. As explained in **Volume 2**, Corrections is proposing to remove the designation from the Prison village land through this application.
246. As noted in Section 8.2 above, the Auckland Prison site is not within a customary marine title area or protected customary rights area. The current designation 3900 area is located on land and does not involve activities within the coastal marine area.
247. The Māori Consultation and Cultural Values Assessment Report (**Appendix 1F**) acknowledges the shared values and interests of Iwi/Mana Whenua. These shared values and interests of Iwi/Mana Whenua were identified after reviewing relevant Treaty Settlement legislation, Deeds of Settlement and other Treaty settlement documents, the IEMPs of five Iwi/Mana Whenua, two CVA reports received from Ngaati Whanaunga and Te Rūnanga o Ngāti Whātua, as well as the consultation and engagement with Iwi/Mana Whenua. The shared values and interests are:
- Rangatiratanga / Mana (includes participation in supporting the wellbeing of Māori)
 - Kaitiakitanga
 - Protection of Archaeological/Cultural Sites

- Restoration and Protection of Waterways
 - Enhance and Protect Native Flora and Fauna (Terrestrial Biodiversity)
248. Corrections has considered the values and interests identified in, and the recommendations of Whetū within the Māori Consultation and Cultural Values Assessment Report. Corrections has actively considered the values and interests of Iwi/Mana Whenua, and where appropriate and relevant, has sought to provide for them in the proposal (as described further in Section 9.3 below). For these reasons, the obligations relating to Treaty Settlements and recognised customary rights are met, consistent with Section 7 of the FTAA.

8.4 Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019

FTAA Section 13(4)(n) a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

249. The proposal area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

8.5 Māori Land

FTAA Section 13(4)(o) information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area.

250. The Site does not include any parcels of Māori land, marae, and identified wāhi tapu. The Māori Consultation and Cultural Values Assessment report (**Appendix 1F**) provides further information on these matters.

8.6 Fisheries Act

FTAA Schedule 5, Clause 5 (5)(c) if the activity is to occur in an area that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.

251. The Auckland Prison site is not within a taiāpure-local fisheries area, mātaimai reserve, or area subject to a bylaw made under Part 9 of the Fisheries Act 1996.

9.0 Consultation

FTAA Section 13(4)(k) a summary of—

- (i) the consultation undertaken for the purposes of section 11(1)(a) and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and
- (ii) how the consultation has informed the project.

FTAA Section 13(4)(ka) a summary of how any responses to a notice given under section 11(1)(b) have informed the project.

Schedule 5, Clause 12(1)(j) a description of any consultation undertaken with parties likely to be affected by the project or work and the designation.

Schedule 8, Clause 2(1)(i) a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected

- (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or
- (ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).

Schedule 5, Clause 6 (1)(f) if Iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.

FTAA Section 13(4)(j) a list of the persons and groups the applicant considers are likely to be affected by the project, including:

- (i) relevant local authorities:
- (ii) Iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements:
- (iii) other relevant Iwi authorities:
- (iv) relevant Treaty settlement entities:
- (v) relevant protected customary rights groups and customary marine title groups:
- (vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou:
- (vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011:
- (viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981.

FTAA Schedule 5, Clause 6 (1)(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of Iwi or hapū that have been consulted in relation to the proposal.

9.1 General consultation

- 252. Consultation on the proposal occurred between July 2025 until March 2026.
- 253. A Consultation Report (**Appendix 1G**) has been prepared by Boffa Miskell that summarises the approach and outcomes of consultation. Consultation was structured around three stages: stakeholder identification and analysis, consultation delivery, and

consultation outcomes. This enabled effective consultation with local authorities and administering agencies, as well as other parties who may or are likely to be affected by the proposal, including local residents, local community groups, and key Corrections stakeholders such as unions.

254. Consultation was separated into three key groups.
- **Group 1:** Local Authorities and Administering Agencies (as required under Section 11 of the FTAA).
 - **Group 2:** Other parties who may or are likely to be affected by the proposal (including local residents, local community groups, and other relevant organisations).
 - **Group 3:** Iwi/Mana Whenua Groups (as required under Section 11 of the FTAA) and covered in section 9.2.
255. Consultation with Group 1 is summarised in Section 9.2 below with further detail provided in **Appendix 1F**. Consultation with Group 3 Iwi/Mana Whenua is discussed further below (at Section 9.3) and more specifically in the Māori Consultation and Cultural Values Assessment report at **Appendix 1F**.
256. Key collateral was developed to be shared with stakeholders to ensure consistent and reliable information – this included an information booklet, email updates and a website link. A range of methods were used to consult with the stakeholder groups. Methods were chosen that were specific to the requirements for each stakeholder.
257. Consultation methods were tailored to the context and the stakeholder and included briefing meetings, drop-in sessions, one-on-one discussions, and written communications, supported by clear and accessible information. This multi-method, tailored approach provides confidence that issues were identified.
258. Feedback received during consultation was carefully recorded, analysed, and considered in the development of the proposal. Key themes raised by stakeholders – such as traffic and transport, visual and amenity effects, security, emergency management, and community relationships – were addressed through a range of mechanisms, including design refinements, additional technical work or refinement to technical assessments, and proposed designation conditions.
259. There were several significant changes to the proposal in response to feedback received during consultation:
- Relocation of the proposed new entrance to Pāremoremo Road from Iona Avenue to address concerns about local impacts of the new entrance as it was originally proposed on Iona Avenue;
 - Commitment to making a financial contribution to the Dairy Flat Highway / The Avenue intersection improvements to assist with the planned upgrading of this intersection. This was following concerns raised by the community and after further detailed consultation with Auckland Transport. In addition, a condition on the designation was introduced that prison capacity would not exceed 921 prisoners in advance of these intersection improvements being completed and operational;
 - Proposed wastewater capacity infrastructure upgrades following feedback from community on concerns about capacity and odour issues and after further detailed consultation with Watercare. This upgrade work will include pump

station upgrades and, before the Prison reaches its full planned capacity beyond a threshold of 921 prisoners, a new wastewater pipeline will be constructed along Pāremoremo Road and The Avenue to connect wastewater to the Albany wastewater network instead of Greenhithe;

- In recognition of the local community’s support for extensive planting and pest management initiatives, and to secure the positive benefits from this early in the development process, the proposed enhancement planting was brought forward, with a commitment in the LEIMP that extensive planting across the site is done within two planting seasons of the confirmation of the designation. Both the LEIMP and Management Plan and the PAMP which direct these landscape and ecological benefits have been prepared and are submitted upfront with the Substantive Application. This approach ensures planting can establish as quickly as possible, ahead of construction of the new prison facilities;
- Amendments to designation conditions to strengthen the requirements for new lighting, and ensure that it is designed in line with “good lighting design principles” including:
 - Lighting on the Prison site to face downward and inward (i.e. not facing outward toward neighbours).
 - Using recessed bulbs, shielding, low wattage and warm-coloured lighting.
 - Mounting lights on poles for secure perimeter lighting (in comparison current lighting is mounted on the secure perimeter walls of the Maximum Security Facility).
 - Having a maximum height for lighting poles of 10.5 metres (or 7 metres in Area B) and setback a minimum of 20 metres from site boundaries.
- The establishment of a Community Liaison Group as a requirement of designation conditions, to facilitate a relationship between Auckland Prison and the local community, and a requirement to establish a community notification system including how the community will be informed in the event of emergencies, incidents or escapes.
- Various improvements and refinements to proposed conditions in response to feedback from the administering agencies (Auckland Council and council-controlled organisations AT and Watercare, Heritage New Zealand Pouhere Taonga, and DoC) and their technical specialists.

260. Overall, consultation spanned across an eight-month period and demonstrated that Corrections has actively sought to understand stakeholder perspectives, provide transparency about the proposal, and respond constructively to issues raised. This aligns with the intent of the FTAA to ensure early and meaningful consultation. Corrections will continue to engage with and inform stakeholders as the project progresses to maintain open communication and support enduring relationships.

9.2 Consultation with Auckland Council and Administering Agencies

- 9.2.1 Auckland Council (including Auckland Transport, Watercare and Healthy Waters)
261. Auckland Council is the administering agency for the designation alteration (**Volume 2**) and the watercourse works application (**Volume 3**) to the Substantive Application.
262. The pre-lodgement consultation process between Corrections and Auckland Council was extensive and collaborative, involving more than ten meetings, specialist peer reviews, and a site visit. Auckland Council planners and technical experts reviewed multiple iterations of the proposal and conditions, with the primary focus on the designation alteration to increase prison capacity and ecological matters associated with watercourse works. A memo contained in Appendix 8A to the Consultation Report (Appendix 1F to this report) explains that the process allowed for “ongoing dialogue to meaningfully engage through preparation of the application,” reflecting a constructive working relationship.
263. Several drafts of the now proposed resource consent and designation conditions and relevant supporting technical material and management plans were reviewed through multiple iterations by several experts including:
- Joe Wilson and Jo Hart (Auckland Council planners)
 - Auckland Transport engineer (Siva Jegadeeswaran)
 - Auckland Council technical specialists including:
 - Simon Button (landscape architect)
 - Antionette Bootsma (Freshwater Ecology)
 - Luke Stanley (Terrestrial Ecology)
 - Hillary Johnston (Healthy Waters Stormwater Engineer)
 - Andrew Gordon (Noise and Vibration); and
 - Jared Osman (Lighting).
264. Details of the pre-application advice received and how it has been responded to are provided in detail in **Volume 1, Appendix 1G** (Consultation Report), specifically Appendix 8A to that report. In summary, all conditions have been updated in response to the technical feedback received and the abovementioned professionals have largely provided confirmation of their support for the proposed condition wording in the technical memorandums provided by Auckland Council (refer **Volume 1, Appendix 1G**). Across the technical disciplines, most issues were resolved through revisions to assessment reports and updates to proposed conditions. Noise and lighting specialists were generally satisfied, with only minor amendments needed, such as exempting emergency sirens from noise limits.
265. Ecology matters were also worked through in detail, with Auckland Council’s terrestrial and freshwater ecologists providing feedback that led to updates to the Landscape and Ecological Implementation and Management Plan, the Lizard Management Plan, and the Native Freshwater Fauna Capture and Relocation Plan. Changes included

extending monitoring periods, updating biosecurity protocols, refining fish passage requirements, and clarifying vegetation retention. Overall, the memo concludes that the matters raised by Auckland Council “have been considered, responded to and resolved,” with outcomes reflected in updated technical material and designation conditions.

266. Healthy Waters supported the stormwater principles approach (outlined in section 7.12 of **Volume 2** and proposed designation condition DES23) with refinements made to align terminology with Plan Change 120 to the Unitary Plan.
267. Auckland Transport’s initial traffic safety concerns assisted the decision to relocate the proposed new entrance from Iona Avenue to Pāremoremo Road. In addition, new proposed conditions to ensure access upgrades to the Auckland Prison Site where required, and limit prisoner numbers to a maximum of 921 until Dairy Flat Highway / The Avenue intersection improvements are complete (DES20).
268. Watercare confirmed water supply capacity but identified capacity constraints in the wider wastewater network, resulting in a new proposed designation condition requiring wastewater infrastructure upgrades prior to a stepped increase in prison capacity (DES24). An exception in DES24 is made whereby the Stage 1 upgrades do not need to be completed if the Stage 2 infrastructure in DES24 described in Section 7.11 of **Volume 2** is implemented and operational in advance of an increase in prisoner capacity above 681 prisoners. A maximum time limit (to the end of 2031) is also placed on the Stage 1 wastewater solution in DES24(a) consistent with advice from Watercare (discussed further in Section 7.11 of **Volume 2**).

9.2.2 Department of Conservation

269. DoC is the administering agency for the Wildlife Approval (**Volume 4**). An initial briefing meeting was held on 18 September 2025 with DoC to discuss the proposal and proposed Wildlife Approval application, and the standard freshwater fisheries application. After that meeting, several iterations of the draft application materials (including the draft Lizard Management Plan, draft proposed Wildlife Approval conditions and Draft Assessment of Ecological Effects for the proposed watercourse works), and ultimately the draft Wildlife Authority application report (**Volume 4** to this Application) were shared with DoC for feedback. Key feedback was considered and responded to by the project team and technical specialists with ongoing correspondence over several months (details provided in Appendix 6B and 8B of the Consultation Report (**Appendix 1F** to this report)). DoC confirmed that it is satisfied with the information provided for the Wildlife Approval, and provided a summary memorandum confirming no outstanding issues, with exception being the proposed 25-year duration, contained as Appendix 8B to the Consultation Report (**Appendix 1F** to this report)). With respect to the standard freshwater fisheries application, at the time of lodgement, it appears DoC is still uncertain with respect to the type of freshwater fisheries application being applied for and has advised that they consider this activity will result in ‘disturbance for longer than 3 months’.
270. All necessary information has been provided to DoC during consultation on the proposal between September 2025 and March 2026. This includes an extract of the Standard Freshwater Fisheries application information (from **Volume 3**), the ecological assessment for the proposed watercourse works (**Volume 3, Appendix 3B**), and detailed reasoning as to why Corrections considers that the application is a standard freshwater fisheries activity. The Volume 3 application explicitly states that

the proposed pipe outlets will impede fish passage (rather than permanently block fish passage) and the works will not extend for a duration of longer than 3 months. During consultation, DoC has not requested further information to make their determination and has not provided clarity on their rationale for considering the activity meets the criteria for a 'complex freshwater fisheries activity'. Prior to lodgement of the application Corrections has sought further clarity from DoC on their position which, at the time of writing, has not been forthcoming. As a result, Corrections has applied for a standard freshwater fisheries activity (**Volume 3**), in accordance with advice from our ecologists. Details of correspondence and meeting records are provided in Appendix 6B.1 and Appendix 8B to the Consultation Report (**Appendix 1F** to this report).

9.2.3 Heritage New Zealand

271. Heritage New Zealand is the administering agency for the Archaeological Authority (**Volume 5**). An initial briefing meeting was held on 3 September 2025 with Heritage New Zealand to discuss the proposal and proposed Archaeological Authority application. After that meeting, the draft application materials including the draft Archaeological Assessment, draft Archaeological Management Plan (both prepared by Clough and Associates), and draft proposed conditions were shared for review and feedback. A subsequent meeting was held on 20 October 2025 for Heritage New Zealand to provide feedback on the draft application materials. Heritage New Zealand confirmed that it is satisfied with the information provided and provided a letter confirming no outstanding issues, contained as Appendix 8C to the Consultation Report (**Appendix 1F** to this report).

9.3 Consultation with Iwi/Mana Whenua

272. A Māori Consultation and Cultural Values Assessment report (the 'Cultural Assessment report') (**Appendix 1F**) has been prepared by Whetū Consulting Group (Whetū herein). This report summarises 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.
273. Whetū, on behalf of Corrections actively sought to engage and consult with all twenty Iwi/Mana Whenua in Tāmaki Makaurau Auckland. Twenty Iwi¹⁶ with a potential interest in the proposal were identified as they have Treaty Settlements in the area, are on the Auckland Council register as having an interest in the area, and/or have statutory acknowledgements or MACA claims near the Auckland Prison Site. In addition, two additional Māori Groups¹⁷ were identified:
- Houkura - Independent Māori Statutory Board, who may have an interest in the proposal due to the potential for the Auckland Prison Increase project to

¹⁶ Ngāti Wai; Ngāti Manuhiri; Ngāti Rehua Ngātiwai ki Aotea; Te Rūnanga o Ngāti Whātua; Te Uri o Hau; Ngāti Whātua o Kaipara; Ngāti Whātua Ōrākei; Te Kawerau ā Maki; Ngāti Tamaoho; Te Ākitai Waiohū; Ngāi Tai ki Tāmaki; Ngāti Te Ata Waiohū; Te Ahiwaru Waiohū; Waikato; Tainui; Ngāti Pāoa; Ngāti Whanaunga; Ngāti Maru; Ngāti Tamaterā; Te Patukirikiri; Hauraki Māori Trust Board (representing the collective interests of Ngāti Pāoa, Ngāti Whanaunga, Ngāti Maru, Ngāti Tamaterā, and Te Patukirikiri as Iwi with registered interests in Tāmaki Makaurau).

¹⁷ The Independent Māori Statutory Board and the Tūpuna Maunga Authority were consulted as parties likely to be invited to comment by the Expert Panel under section 53 of the FTAA.

be viewed by Houkura IMSB as a project that has transformational and enduring impact on Māori outcomes, which is action identified by the IMSB.

- Tūpuna Maunga Authority - A Co-Governance Committee established under the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 to represent the interests of Mana Whenua of Tāmaki Makaurau and Aucklanders (via Auckland Council Elected Members).

274. These parties were identified as those Corrections was required to consult with in accordance with section 29 (prior to the FTAA amendments taking effect) and/or those likely to be invited to comment by the Panel under section 53 of the FTAA.

275. Consultation was designed in alignment with early guidance from the Ministry for the Environment to ensure consistency with FTAA requirements. Consultation was undertaken in accordance with the consultation objectives and principles outlined in Section 5.1 of the Māori Consultation and Cultural Values Assessment report. The approach involved the following key steps:

- Engagement letters were sent on 14–15 July 2025 to 20 Iwi and two Māori organisations, initiating the request for consultation.
- Follow-up occurred over August–September 2025, seeking online meetings and providing an information booklet outlining the fast-track proposal.
- Responses varied: some Iwi engaged, 13 deferred to other Iwi, and several did not respond. Two Māori organisations also deferred without naming a specific Iwi.
- Online or phone meetings were held with five Iwi groups, focusing on the Auckland Prison proposal, required approvals, cultural values, and Iwi roles in the fast-track process.
- Additional follow-up meetings were held to improve understanding of cultural values and technical information.
- Cultural Values/Impact Assessments were commissioned from Ngaati Whanaunga and Te Rūnanga o Ngāti Whātua.
- For Iwi who did not respond, a formal notification letter was issued in January 2026, but no further responses were received.

276. A full record of consultation and outcomes is documented in Section 5.2 of **Appendix 1F** and the report appendices.

277. 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. The shared values and interests identified in the Cultural Assessment report include:

- Rangatiratanga / mana.
- Kaitiakitanga.
- Protection of archaeological/cultural sites.
- Restoration and protection of waterways.

- Enhance and protect native flora and fauna (terrestrial biodiversity).
278. Following consultation, and receipt of the Cultural Values Assessment reports, recommendations were prepared by Whetū Consultancy Group (contained within **Table 5 of Appendix 1F**) which aim to accommodate and respond to the shared values and interests of Iwi/Mana Whenua. These are:
- **Recommendation A** - Continued engagement with four Iwi/Mana Whenua that have clarified (and/or understood) association with the Auckland Prison site and area, in the Auckland Prison proposal and formalised arrangements. These four Iwi are:
 - Te Kawerau ā Maki
 - Ngāti Whātua o Kaipara
 - Ngāti Whātua (Te Rūnanga o Ngāti Whātua), and
 - Ngaati Whanaunga
 - **Recommendation B** - Enabling the role of Kaitiaki, in Management Plans.
 - **Recommendation C** - Participation in the protection of archaeological/cultural Sites.
 - **Recommendation D** - Participation in the enhancement and restoration of landscape and terrestrial ecology.
 - **Recommendation E** - Design that minimises adverse effects on cultural landscapes, waterways and surrounding environment, provides for screen planting and building height restrictions, and minimises lighting effects.
 - **Recommendation F** - Protection of water, ecology and the environment during design and construction activities.
279. Table 5 of this report 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.

Table 5 Whetū recommendations (from Māori Consultation and Cultural Values Assessment report (**Appendix 1F**) and Corrections response

Recommendations by Whetū	Corrections response to recommendation
<p>A Continued Engagement with four Iwi/Mana Whenua in the Auckland Prison proposal</p> <p>&</p> <p>Formalised Arrangements</p>	<ul style="list-style-type: none"> • Corrections is committed to facilitating an ongoing relationship with the four identified Iwi (Te Kawerau ā Maki, Ngāti Whātua o Kaipara, Te Rūnanga o Ngāti Whātua, and Ngaati Whanaunga). • Through Treaty settlement legislation, there is an established formal arrangement between Corrections and Te Kawerau ā Maki, and between Ngāti Whātua o Kaipara, which recognises their individual traditional, cultural, spiritual and historical association with the Auckland Prison Site, and provides for an enduring relationship that extends beyond FTAA matters. • With there is an existing partnership agreement Tākai Hono between Corrections and Te Rūnanga o Ngāti Whātua. The agreement sets the parameters for a sustainable and effective strategic partnership between the parties and provides a framework to facilitate engagement and cooperation on matters of mutual interest. This formal arrangement facilitates an enduring relationship and is not limited to RMA matters. • Also acknowledging an agreement/relationship with Ngaati Whanaunga will be explored by Corrections.
<p>B Enabling the role of Kaitiaki, In Management Plans</p>	<p>With respect to cultural monitoring and involvement in management plans:</p> <ul style="list-style-type: none"> • Proposed condition AA06 for the Archaeological Authority provides opportunities for cultural monitoring. • Corrections will ensure species are eco-sourced in accordance with the LEIMP (condition DES45) and will provide the opportunity for review of detailed planting plans to incorporate mātauranga Māori and cultural inputs including species selection and cultural use of plantings. • Corrections will provide opportunity for karakia prior to commencement of works at Auckland Prison Site and at appropriate milestones. • Proposed designation condition DES22 provides the proposed protocols for discovery of sensitive material which includes informing tangata whenua and tikanga protocols in the event of kōiwi. • Monitoring and compliance reports associated with management plans (Archaeological Management Plan, Ecological Management Plan, Lizard Management Plan, and Landscape and Ecological Implementation Plan and PAMP) will be provided to relevant Iwi.
<p>C Participation in the Protection of Archaeological/Cultural Sites</p>	<ul style="list-style-type: none"> • Designation condition DES21 requires that no land disturbance (other than planting by hand) shall occur within 10 metres of archaeological feature R10/831 identified on Figure C: Landscape Mitigation and Ecology Enhancement Plan.

Recommendations by Whetū	Corrections response to recommendation
	<ul style="list-style-type: none"> Condition DES22 outlines procedures to be followed in the event of discovery of sensitive material which includes contacting mana whenua. Proposed condition AA06 for the Archaeological Authority provides opportunities for cultural monitoring which provides opportunities for a site visit for relevant Iwi to see the protection measures in place for site R10/831 and undertake karakia prior to works commencing.
<p>D Participation in the Enhancement and Restoration of Landscape and Terrestrial Ecology</p>	<ul style="list-style-type: none"> Extensive planting and ecological restoration is proposed across the Auckland Prison Site (28 hectares of planting in accordance with the LMEEP and conditions DES44 and DES45). To provide certainty that the planting will occur, and to comply with Corrections requirements, planting of the 28 hectare planting area at Auckland Prison will be undertaken by an appointed contractor experienced in extensive planting and maintenance for large scale projects. Iwi have been provided with the opportunity to comment on draft management plans (ecological management plans and the LEIMP) as part of engagement between July 2025 and March 2026. In addition, Corrections will provide the opportunity for review of detailed planting plans to incorporate mātauranga Māori and cultural inputs including species selection and cultural use of plantings. Plants will be eco-sourced in accordance with the LEIMP. Monitoring and compliance reports associated with planting and maintenance will be provided to Iwi.
<p>E Design minimises adverse effects on cultural landscapes, waterways and surrounding environment, provides for screen planting and building height restrictions, and minimises lighting effects.</p>	<p>Consideration of these landscape values have informed building siting, landscape mitigation measures and planting design, to assist with minimising potential impacts on culturally significant areas.</p> <p>The proposal responds to these recommendations to minimise effects on cultural landscapes and values through:</p> <ul style="list-style-type: none"> Requiring a Landscape and Architectural Design Report to ensure that new buildings are well-integrated into the existing landscape character on-site and within the surrounding area (condition DES28). Screen planting and height restrictions to reduce visual impact and a recessive colour scheme for new buildings (conditions DES05, DES07, DES10) Locating Areas A and B (where development of new secure and non-secure facilities will occur) in areas where previous modification has occurred (condition DES04) Use of locally sourced native species in planting plans (condition DES45(e)).

Recommendations by Whetū	Corrections response to recommendation
	<ul style="list-style-type: none"> • Minimising the effects of lighting by requiring compliance with standards (equivalent to Unitary plan lighting standards), and ensuring lighting is in accordance with “good lighting design” principles, including downward facing lighting to minimise night sky impacts (condition DES30(b)). • Retention and protection of identified archaeological site R10/831 (condition DES21) <p>Engagement with mana whenua will continue during construction and post-construction to monitor and respond to cultural landscape values and ensure recognition of ongoing kaitiakitanga.</p>
<p>F Protection of water, ecology and the environment during design and construction activities</p>	<p>The proposal responds to these values through:</p> <ul style="list-style-type: none"> • Requiring development of the site to occur in accordance with best-practice stormwater management principles to mitigate effects on watercourses (condition DES23). • Minimising the extent of watercourse reclamation where possible, with unavoidable effects addressed through offsetting and compensation measures. These include riparian and wetland planting (with eco-sourced species), fish passage improvements, pest control, and ecological monitoring, as reflected in proposed resource consent conditions LUC14–LUC16. Although the impacts of the piping of Watercourse 1 and Watercourse 2 cannot be wholly offset, additional restoration actions are proposed) to address residual effects. This includes culvert upgrade improvement works to create fish passage at watercourse 6, expanding the extent of the watercourse available for mobile aquatic biota (1,380 m of permanent stream and 1,959 m of intermittent stream).

10.0 Administrative Matters

280. This section covers administrative matters that are relevant to the Substantive Application across the approvals sought in all volumes. Administrative matters that are specific to one application are included within the respective application volume.

10.1 Owners and Occupiers

FTAA Schedule 5, Clause 12(1)(f) the full name and address of—

- (i) each owner of the land to which the notice of requirement relates and of the land adjacent to that land; and
- (ii) each occupier of the land to which the notice of requirement relates and of land adjacent to that land whom the requiring authority is able to identify after reasonable inquiry.

FTAA Schedule 5, Clause 5 (1)(d) the full name and address of

- (i) each owner of the site and of land adjacent to the site; and
- (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry.

281. In accordance with this section of the FTAA, the name and addresses of owners and occupiers on land adjacent to the Auckland Prison Site have been provided within **Appendix 1I**. A map is included at Appendix 1 showing the adjacent land identified. The land adjacent to the current designation site is identified here; namely properties that directly abut the site, or that are separated by roads, watercourses and, in this case, the coastal marine area being the Pāremoremo creek.
282. Schedule 5, Clause 12 relates to **Volume 2** which is seeking to alter Designation 3900 Auckland Prison. Schedule 5, Clause 5 relates to **Volume 3** which is seeking resource consent for watercourse works at the Auckland Prison Site. **Appendix 1I** responds to the requirements under both clauses.
283. The Crown is the owner of the land to which the notice of requirement relates in terms of FTAA Schedule 5, Clause 12(1)(f)(i); being the owner of the Prison Site, the Prison Village and the Community Hall at 505 Pāremoremo Road.
284. The Minister of Corrections is the requiring authority and the Department of Corrections the occupier of the Auckland Prison Site and the Community Hall at 505 Pāremoremo Road in terms of FTAA Schedule 5, Clause 12(1)(f)(ii).
285. The Prison Village is owned by the Crown and is located within the land currently designated for Prison purposes. There are 97 occupiers within the Prison Village land. The Prison Village is included as land to which the Substantive Application (including the designation) relates given that the proposal seeks through the alteration to the designation, to remove the Prison designation off this land. The address of each property within the Prison Village is provided in **Appendix 1I**. The names of the occupiers was sought during consultation. A letter was dropped to all 97 properties within the Prison Village, on 25 July 2025, seeking contact details (name, address and email) to share with the EPA. No response was received from any residents within the Prison Village (**Appendix 1F**). Colliers, who manages tenancies at the Prison Village on behalf of Corrections, was unable to supply the contact information for Prison

Village residents because sharing that information for this purpose would be in breach of the Privacy Act. Overall, after reasonable inquiry, the names of occupiers of the Prison Village (land to which the notice of requirement relates) cannot be provided (Schedule 5, Clause 12(f)(ii) and Schedule 5, Clause 5(d)(ii)).

286. Of the 48 properties on land located adjacent to the currently designated site (identified in **Appendix 1I**), seven are owned by Auckland Council, one is owned by Watercare, four are owned by the Crown and occupied together by the Ridgeview School, two are esplanade reserves and the remaining properties are privately owned. The full names and addresses of the owners of land adjacent to the site, where this information is known, have been provided in **Appendix 1I**. The records of ownership as set out in **Appendix 1I** were sourced from Land Information New Zealand in May 2025.
287. All adjacent residents received a letter on 25 July 2025 seeking contact details (name, address and email) to share with the EPA. After reasonable inquiry, the names and contact information of all occupiers of the land adjacent to the Site cannot be provided (Schedule 5, Clause 12(f)(ii) and Schedule 5, Clause 5(d)(ii)).

10.2 Ineligible and Prohibited Activities

FTAA Section 43(1)(c) A substantive application must demonstrate that the project does not involve any ineligible activities.

FTAA Section 13(4)(c) information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24).

FTAA Section 13(4)(i) a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991.

288. Section 5 of the FTAA identifies the meaning of an ineligible activity. The following comments are made to confirm the proposal does not involve ineligible activities:
- The proposal will not occur on:
 - Identified Māori land;
 - Customary marine title area;
 - Protected customary rights area;
 - Māori customary land; and
 - Land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.
 - The proposal does not involve an aquaculture activity or an activity that is incompatible with aquaculture activities.
 - The proposal does not involve an activity that would require an access arrangement under Section 61 or 61B of the Crown Minerals Act 1991.
 - The proposal does not involve an activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA as the proposal

does not involve a coastal permit or relate to the common marine and coastal area.

- The proposal does not involve an activity that would occur on land that is listed in Schedule 4 and has not been subject to a determination under Section 24.
- The proposal does not involve an activity that would occur on a national reserve held under the Reserves Act 1977, on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority, or on a reserve held under the Reserves Act 1977 that is managed by someone other than the DoC or a local authority.
- The proposal does not involve a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act.
- The proposal does not involve an activity that is described in section 15B of the RMA and is a prohibited activity under that Act or regulations made under it.
- The proposal does not involve an activity that is prohibited by section 15C of the RMA.
- The proposal does not involve a decommissioning-related activity (which is an activity described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012).
- The proposal does not involve an activity undertaken for the purposes of an offshore renewable energy project.

289. Overall, the proposal does not involve any ineligible activities or activities that are prohibited under the RMA.

10.3 Requirements for a Substantive Application

FTAA Section 43(1)(a) A substantive application must be lodged in the form and manner approved by the EPA.

FTAA Section 43(1)(b)(ii) A substantive application must for a project referred under section 21(1)(a),

- (A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and
- (B) contain information relating to the likelihood that any later stages of the project will be completed.

FTAA Section 43(1)(d) A substantive application must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person.

FTAA Section 43(1)(e)(i) A substantive application must comply with any information requirements specified by the Minister under section 27(3)(b)(ii).

FTAA Section 43(1)(e)(ii) A substantive application must comply with the requirements listed in subsection (3) that apply to the approvals sought

FTAA Section 43(1)(h) A substantive application must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications.

FTAA Section 43(1)(i) A substantive application must be made by the deadline specified in the notice under section 28(3)(d).

FTAA Section 43(1)(j) A substantive application must not lodge a substantive application unless any fee, charge, or levy payable under regulations in respect of the application is paid.

FTAA Section 43(2) If a substantive application is for a listed project, it must also contain the following the information required by section 13(4) (other than section 13(4)(b), (f)(ii) and (iii), and (g)), which applies—

- (a) if the project is planned to proceed in stages,—
 - (i) as if the reference in section 13(4)(k) to section 11(1)(a) were a reference to section 29; and
 - (ii) as if the reference in section 13(4)(ka) to section 11(1)(b) were a reference to section 29; and
 - (iii) as if the reference in clause 2 of Schedule 11 to section 12(2) were a reference to section 29; and
 - (iv) with any other necessary modifications:
- (b) if the project is planned to proceed in stages,—
 - (i) an outline of the nature and timing of the stages; and
 - (ii) a statement of whether a separate substantive application is to be lodged for each of the stages; and
 - (iii) an explanation of how each stage meets the criteria in section 22:
- (c) the information that the applicant provided to the Minister when applying to have the project listed as a listed project and an explanation of how the substantive application is within the scope of the listed project.

- 290. The Substantive Application will be lodged in a form and manner (portal) approved by the EPA.
- 291. The Substantive Application is not for a project referred under section 21(1)(a) as it is not a staged project. The application is for the entire proposal other than those resource consents required at a later date once design details on the future facilities have been prepared.
- 292. The Substantive Application will be lodged by one authorised person.
- 293. No information requirements have been specified by the minister. The Substantive Application complies with the requirements under Subsection (3) for an approval relating to resource consent, designation, Wildlife Approval and Archaeological Authority.
- 294. The Substantive Application does not relate to a priority project.
- 295. No deadline has been specified by the Minister under s 28(3)(b)(i) of the FTAA as the Project is listed under schedule 2.
- 296. The Substantive Application will be paid upon lodgement.
- 297. The Substantive Application contains the information required by Section 13(4).

10.4 The Public Works Act

FTAA Section 13(4)(m) a description of any processes already undertaken under the Public Works Act 1981 in relation to the project.

- 298. No processes have been undertaken under the Public Works Act nor are necessary in relation to the proposal.

10.5 Seeking Determination under Section 23 and Section 24(2) and (4)

FTAA Section 43(1)(f) A substantive application must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4)

FTAA Section 43(1)(g) A substantive application must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a)

FTAA Section 13(4)(p) a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land.

FTAA Section 13(4)(q) a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of—

- (i) the scale and adverse effects of the existing electricity infrastructure; and
- (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure.

FTAA Section 13(4)(r) a statement of whether the applicant is seeking a determination under section 24(4) and, if so,—

- (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the **activity**); and
- (ii) for each alternative site considered,—
 - (A) a statement of the anticipated and known financial cost of undertaking the activity; and
 - (B) a description of the anticipated and known adverse effects of undertaking the activity; and
 - (C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and
 - (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and
 - (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in sub subparagraphs (A) to (D) and any other relevant matters.

299. The applicant is not seeking a determination under Section 23 and Section 24(2) and (4) of the FTAA. As the proposal does not relate to linear infrastructure or electricity infrastructure.

10.6 Applicant's Legal Interest

FTAA Section 13(4)(s) a description of the applicant's legal interest (if any), or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work.

300. The Site is owned by the Crown for prison purposes. The Minister of Corrections is the requiring authority for Designation 3900 present across the Site for the purposes of Auckland Prison. The alteration to the designation is applied for by Corrections on behalf of the Minister of Corrections, with the remaining approvals sought in the Substantive application by Corrections. As a result, Corrections is able to undertake the work to be covered by the approvals.

10.7 Outline of Types of Consents, Certificates, Designations, Concessions and Other Legal Authorisations

FTAA Section 13(4)(t) an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant.

301. As identified in Section 1.1 above, this substantive application includes:
- an alteration to the existing prison designation of the Site in the Unitary Plan (**Volume 2**) that would otherwise be sought under the RMA. In addition, **Volume 2** identifies the resource consents that will be applied for in the future, under the Unitary Plan, when information on the design of new prison facilities and proposed construction methodology is known.
 - resource consents and an outline plan waiver for watercourse works (**Volume 3**), that would otherwise be sought under the RMA.
 - A Standard Freshwater Fisheries Activity (**Volume 3**), for impeding fish passage at the new stormwater outlets associated with watercourse works that would otherwise be sought under the Freshwater Fisheries Regulations 1983.
 - a Wildlife Approval (**Volume 4**), to allow for the capture, relocation and incidental killing of lizards in accordance with the Lizard Management Plan, that would otherwise be sought under the Wildlife Act 1953 (**Volume 4**); and
 - an Archaeological Authority, for the potential disturbance to unrecorded archaeological sites in accordance with the Archaeological Management Plan, that would otherwise be sought under the HNZPT (**Volume 5**).
302. Other than the approvals described above, no other consents, certificates, designations, concessions and other legal authorisations are required by someone other than the applicant.

10.8 Application or Decision under Specified Act

FTAA Section 13(4)(u) whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,—

- (i) if an application has been made, details of the application:
- (ii) if a decision has been made, the outcome of the decision and the reasons for it.

303. No other application or decision has been made for the activities sought as part of this Substantive Application.

10.9 Summary and Outcome of Compliance or Enforcement Actions

FTAA Section 13(4)(x) a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the referral application is lodged by more than 1 person, any of those persons) under a specified Act.

304. No compliance actions have been recorded by Auckland Council in the last 20 years in relation to the Auckland Prison site. Corrections made a request to Auckland Council, pursuant to section 10 of the Local Government Official Information and Meetings Act 1987, to request the following information:
- *Information related to, and details of, any complaints received by Auckland Council, or its predecessor Councils, relating to the operation of, or activities at, Auckland Prison, or the property located at 530 Paremoremo Road, Paremoremo, Auckland, in the last 20 years; and*
 - *Information related to, and details of, any enforcement or compliance action taken by Auckland Council, or its predecessor Councils, in relation to Auckland Prison, or the property located at 530 Paremoremo Road, Paremoremo, Auckland, in the last 20 years.*
305. Auckland Councils response, provided on 1 May and 3 July 2025, is provided in **Appendix 1K**.

11.0 Conclusion

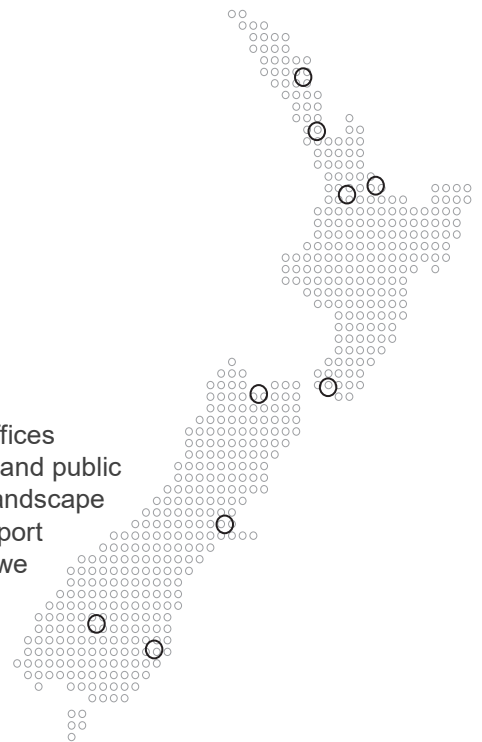
306. The proposal to increase capacity at Auckland Prison from 681 to 1,220 prisoners responds directly to the identified and growing demand for prisoner places within the Auckland region. Justice Sector projections indicate sustained population growth over the next decade, alongside policy and legislative changes that will place further pressure on the Prison network. Auckland Prison is the only site within the region of highest demand that has both the operational capability and the physical land area to accommodate this additional capacity. The proposal therefore represents the most efficient, effective, and responsible means of ensuring that Corrections can continue to

meet its statutory obligations, maintain safe and resilient operations, and provide modern, fit-for-purpose facilities that support rehabilitation and reintegration outcomes.

307. In respect to the Section 3 purpose of the FTAA the proposal will give rise to significant national and regional benefits to the Corrections system, which in turn improve public safety.
308. Providing sufficient prisoner places with the appropriate security classification in the geographical region of need as is proposed, increases the capacity of the whole prison network, and enables Corrections 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. Enabling the development of quality and modern fit-for-purpose prison facilities allows Corrections to reduce reoffending through enabling environments that support effective rehabilitation and reintegration programmes. The increase in capacity at Auckland Prison is required to meet the responsibilities, functions and duties of the Minister of Corrections under the Corrections Act.
309. Enabling the efficient use and development of land held for prison purposes and associated assets, avoids the significant cost, time and risk associated with securing and obtaining the necessary approvals for a new site. Locating the Prison capacity sufficiently close and connected to culture, community, support networks and whānau of prisoners, workforce and health and service providers, also allows for more effective reintegration and rehabilitation, access for health and service providers and staff.
310. The proposal has been developed to enable flexibility in future design while ensuring that environmental effects are appropriately understood, managed, and mitigated. Comprehensive technical assessments prepared for each of the approvals sought confirm that the proposal will not result in significant adverse effects on the environment.
311. For the purposes of section 85(3) of the FTAA, there are no adverse impacts associated with any of the approvals sought for the proposal that cannot be appropriately avoided, remedied or mitigated, and no adverse impacts sufficiently significant to be out of proportion to the proposal's regional or national benefits. Sets of proposed conditions for each of the approvals are provided in **Volume 6** with measures to ensure that the actual or potential environmental effects of the proposal and associated works will be appropriately managed.
312. Consultation with the local community, Iwi/Mana Whenua, Auckland Council, and other administering agencies has shaped the proposal and informed the development of conditions and proposed management frameworks. The consultation undertaken has been thorough, well-documented, and undertaken in good faith, resulting in tangible improvements to the proposal and its implementation approach, and to proposed conditions.
313. The proposal is consistent with the purpose and intent of the Fast-track Approvals Act 2024 for the reasons outlined in this report. Accordingly, it is requested that the Expert Panel approves the suite of applications sought as part of this Substantive Application, including the conditions for each approval provided in **Volume 6**.

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