

Appendix 6A: Proposed Designation Conditions

Auckland Prison Capacity Increase – Substantive Application

Note: The conditions on the existing designation proposed to be deleted (and replaced with the new proposed conditions) are shown in ~~strike through~~. New proposed conditions and defined terms are shown in underline.

3900 Auckland Prison Designation

Designation Number	3900
Requiring Authority	Minister of Corrections
Location	530 Pāremoremo Road, Pāremoremo
Rollover Designation	Yes
Legacy Reference	Designation 120 Auckland Council District Plan (North Shore Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)
Purpose	<u>Auckland Prison Construction, operation and maintenance of Prison and ancillary facilities.</u>

Existing Conditions

Purpose

Auckland Prison

Conditions

1. ~~The following condition (comprising parts a, b, c and d) applies to the whole of designation 3900 Auckland Prison:~~

a. ~~Maximum Capacity~~

- ~~i. That a maximum of 684 prisoners be accommodated within the penal institution at Pāremoremo.~~
- ~~ii. Under this designation, no new buildings or external alterations are to be made to existing buildings to accommodate the extra 34 prisoners, additional to the previous maximum of 650 prisoners.~~

b. ~~Landscaping~~

- ~~i. The requiring authority shall carry out landscaping on the site in accordance with the attached Landscape Plan.~~
- ~~ii. All planting associated with the landscape plan shall be maintained regularly until fully established and kept in a tidy condition, including replacement if any planting dies or is destroyed. The replacement of any planting shall be of the same type, grade and size as the one it replaces, unless otherwise approved in writing by council, and shall be planted no later than the next planting season (i.e. April to September) following discovery of the need for replacement.~~

c. ~~Parking~~

To alleviate the apparent parking shortage associated with the eastern wing, the requiring authority shall construct a further eight (8) car parks within 100 metres from the eastern wing.

d. Noise The requiring authority shall ensure that the following maximum noise limits shall be complied with at all times at the boundaries of the subject site (excluding the boundary of Lot 3 DP 64 525, which continues to be covered by Condition 2b)) as follows:

7am—10pm	10pm—7am
55 dBA L10	40 dBA L10
	75 dBA Lmax

Noise will be measured in accordance with NZS 6802:1991, Assessment of Environment Sound, and NZS 6803P:1984, the Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work. Noise standards shall not apply to noise for emergency and warning purposes.

2. The following conditions (2a—2g) relate only to Lot 3 DP 64525 situated on the corner of Iona Avenue and Sanders Road:

a. Odour

No activity undertaken on Lot 3 DP 64525 shall create any intrusive odour that is, or is likely to be, either objectionable or offensive in the opinion of an enforcement officer, and is able to be detected beyond the boundary of the Prison designation.

b. Noise

Prior to the establishment of any activity on Lot 3 DP 64525 that may generate noise less than but within 5dBA of the noise standards specified in the table below, an Acoustic Design Report shall be obtained from a suitably qualified Acoustic Engineer confirming that the activity will not exceed the noise levels specified below:

Maximum Permitted Noise Level measured at the boundary of Lot 3 DP 64525			
Mon—Sat inclusive	Mon—Sat inclusive	Sun & Public Holiday	All other times
7am—10pm	8pm—11pm	7am—12am	
50 dBA L10	45 dBA L10	45 dBA L10	40 dBA L10
			75 dBA Lmax

Noise will be measured in accordance with NZS 6802:1991 Assessment of Environmental Sound and NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work and noise standards shall not apply to noise for emergency and warning purposes.

c. Outdoor Lighting

i. Outdoor lighting on Lot 3 DP 64525, shall be so selected, located, aimed, shielded, adjusted and screened as to ensure that glare resulting from the lighting complies with the standards specified in the table below:

Outdoor lighting measured horizontally or vertically at the boundary of Lot 2 DP 64525 (being the property owned by Mr P & Mrs M Rudd as at 4/2/02) shared with Lot 3 DP 64525

7am and 10pm	added illuminance no more than 125 lux
10pm and 7am	added illuminance no more than 20 lux

ii. All outdoor lighting shall be directed downward and shielded from Lot 2 DP 64525 subject to achieving necessary security requirements.

d. Vibration

No activity on Lot 3 DP 64525 shall be permitted to create vibration levels (acceleration in metres per second squared) relative to frequency which affect occupants of adjacent buildings by exceeding the base curves of Figures 2a (z axis), 3a (x and y axis), and 4a (combined xyz axis) of International Standard ISO 2631-2:1989 – Evaluation of human exposure to whole body vibration – Part 2: Continuous and shock-induced vibration in buildings (1 to 80 Hz).

Vibration will be measured in accordance with ISO 2631:1989, AS 2973:1987 and AS 2187.2:1993

e. Tree Planting

A buffer strip, to achieve a continuous visual screen of activities occurring on Lot 3 DP 64525 as viewed from Lot 2 DP 64525, shall be planted on Lot 3 DP 64525 alongside the boundary with Lot 2 DP 64525 ("the Rudd property") in accordance with the diagrams entitled "Proposed Plan of Iona Avenue Boundary Showing Fences & Trees to Rudd Property with Corrections". The buffer strip is to be established no later than the planting season following November 2009.

The buffer strip planting is to be mulched and watered for a minimum period of two years following the initial planting and maintained continuously thereafter, by the Requiring Authority. All newly planted trees that die or decline such that in the opinion of the council's Monitoring Officer they are or will be of no screening value, must be replaced. The replacement trees should be of the same type, grade and size and planted no later than the following planting season (May to August), following instruction to do so by council. At any time, the specified plant species may be altered if prior approval is provided in writing by council.

f. Access to Lot 3 DP 64525

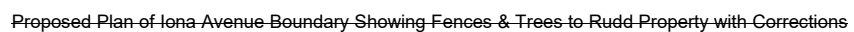
Heavy vehicle access to Lot 3 DP 64525 will not be allowed from the road frontage of Iona Road.

g. Security Fencing

Security fencing will not be erected on the common boundary between Lots 2 & 3 DP 64525.

Attachments

Landscape Plan





Proposed Designation Conditions

Definition
Activity Sensitive to Noise – 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.
Area A – The area of the Auckland Prison Site identified as Area A on Figure A Designation Areas Plan , comprising some 44.93 hectares.
Area B – The area of the Auckland Prison Site identified as Area B on Figure A Designation Areas Plan comprising some 3.30 hectares.
Area C – The area of the Auckland Prison Site identified as Area C on Figure A Designation Areas Plan comprising some 31.81 hectares.
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.
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.
Balance land activities – for the purposes of Condition DES04 of this designation includes the following Non-Secure facilities: (i) <u>Landscape revegetation and tree planting</u> (ii) <u>Farming</u> (iii) <u>Surveillance equipment and lighting associated with lighting the secure perimeter and key access roads</u> (iv) <u>Vehicle accessways</u> (v) <u>Infrastructure and services (including water, wastewater and stormwater facilities)</u> (vi) <u>Cultural buildings</u> (vii) <u>Offender employment activity; and</u> (viii) <u>Energy generation and storage facilities</u>
Building coverage – 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.
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.
Demolition and/or removal works – means the demolition or removal of buildings but does not include removal of internal walls or structures to a building.

Commented [JW1]: Please note Council previously requested the term ancillary to be added to this definition. RA have previously confirmed that this is not necessary on basis that activities need to fall under the purpose of the designation:

Construction, operation and maintenance of Prison and ancillary facilities.

This is stated for awareness and outline shared understanding.

Commented [JW2]: This amendment was agreed with the RA representatives in response to discussions regarding the scale and purpose of lighting in Area C anticipated by the NoR to amend the designation. The Landscape review undertaken by Mr Simon Button is based on this agreed amendment.

Definition

Flood hazard area – Includes floodplains, flood prone areas and overland flow paths. Flood hazard areas are categorised based on the depth and velocity of floodwaters into four classifications (or such other term defined by the Auckland Unitary Plan):

- (a) Very high flood hazard areas –
 - (i) for floodplains and overland flow paths, where floodwaters have a depth equal or greater than 1200mm or depth x velocity product greater than or equal to 0.8m² /s in a 1% AEP event
 - (ii) for flood prone areas, where floodwaters have a depth equal or greater than 1200mm with 50mm of rainfall (approximately a 20% AEP event), assuming the primary stormwater network is 100 per cent blocked.
- (b) High flood hazard areas –
 - (i) for floodplains and overland flow paths, where floodwaters have a depth between 500mm and 1200mm or depth x velocity product between 0.4m² /s and 0.8m² /s in a 1% AEP event
 - (ii) for flood prone areas, where floodwaters have a depth between 500mm and 1200mm with 50mm of rainfall (approximately a 20% AEP event), assuming the primary stormwater network is 100 per cent blocked.
- (c) Medium flood hazard area –
 - (i) for floodplains and overland flow paths, where floodwaters have a depth between 500mm and 300mm or depth x velocity product between 0.4m² /s and 0.24m² /s in a 1% AEP event.
 - (ii) for flood prone areas, where floodwaters have a depth between 500mm and 300mm with 50mm of rainfall (approximately a 20% AEP event), assuming the primary stormwater network is 100 per cent blocked.
- (d) Low flood hazard area
 - (i) for floodplains and overland flow paths, where floodwaters have depth equal to or less than 300mm or depth x velocity product less than or equal to 0.24m² /s in a 1% AEP event
 - (ii) for flood prone areas, all other flood prone areas not meeting the definition for very high, high and medium flood hazard areas

Flood prone area - An area of land within a topographical depression where water will pond in a 1 per cent AEP rainfall event if soakage is restricted or the primary drainage outlet is blocked (or such other term defined by the Auckland Unitary Plan).

Notes:

- The Council holds publicly available information showing the modelled extent of Flood Prone Areas in its GIS viewer (Flood Prone map). The Flood Prone map is indicative only and excludes topographical depressions that are less than 300mm deep, have a water surface area of less than 500m² or a water volume less than 50m³.
- The flood prone map depicts either the area that the depression will fill to in the 1% AEP event or if the depression fills to overflowing, then to the level it starts to spill. Flood Prone Areas may be susceptible to hazardous flooding during a range of storm events, including frequent events. The requiring authority may provide the Council with a site-specific technical report prepared by a suitably qualified and experienced person to establish the frequency, extent and

Commented [JW3]: There appears to be an inconsistency in these definitions where the definition of a flood prone area and OLFP are also provided via separate definition but floodplain is not. Suggest this can be addressed by adding the PC120 definition of floodplain which is consistent as the reference point for the definitions of OLFP and Flood Prone Area.

Definition
<u>characteristics of the Flood Prone Area specific to the Auckland Prison Site and proposed development.</u>
New prison facilities – are Secure facilities and Non-secure facilities constructed after [date the designation alteration is confirmed]. This includes additions or extensions to existing facilities.
Non-secure facilities – for the purposes of the conditions of this designation, include but are not limited to the following: (a) <u>Staff and Visitor Carparking;</u> (b) <u>Surveillance equipment and lighting;</u> (c) <u>Prison management, security and operations support;</u> (d) <u>Prison access control points (including boom gates);</u> (e) <u>Visitors' reception centres;</u> (f) <u>External deliveries stores;</u> (g) <u>Roading;</u> (h) <u>Administration and staff amenities;</u> (i) <u>Facilities management and trade parking;</u> (j) <u>Energy generation and storage facilities;</u> (k) <u>Cultural buildings;</u> (l) <u>Community facilities; and</u> (m) <u>Infrastructure and services (including water, wastewater and stormwater facilities).</u>
Operational Traffic Overland flow path – A low point in terrain (excluding permanent streams) where surface runoff will flow during rainfall events (or such other term defined by the Auckland Unitary Plan). Notes: • <u>The Council holds publicly available information showing the modelled Overland Flow Paths in its GIS viewer (the Overland Flow Path map). The Overland Flow Path map is indicative only, and shows only the thalweg, not the full extent of the Overland Flow Path. The thalweg is the line of the lowest elevation on a cross-section of the overland flow path) and further technical assessment by a suitably qualified and experienced person is required to establish the extent, depth and flow characteristics. The actual extent of any particular Overland Flow Path may extend beyond the site on which the thalweg is depicted. The requiring authority may provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the location, depth or flow characteristics of the Overland Flow Path.</u> Secure facilities – for the purposes of the conditions of this designation includes prisoner accommodation and associated facilities, including but not limited to the following: (a) <u>Secure perimeter;</u> (b) <u>Gatehouses;</u>

Commented [JW4]: Council kindly suggest a definition is added to assist/provide certainty in respect to the interpretation of condition DES16. Refer to comment on that condition below.

Definition
(c) <u>Prisoner receiving centres:</u> (d) <u>Specialist units including special treatment, at-risk and drug treatment unit.</u> (e) <u>Prisoner visits areas:</u> (f) <u>Health centres:</u> (g) <u>Workshops/industries facilities:</u> (h) <u>Kitchens/laundries:</u> (i) <u>Sports halls/gymnasiums and sports fields, exercise yards:</u> (j) <u>Programme facilities such as classrooms, meeting rooms and staff offices.</u>
<u>Secure perimeter</u> – a physical barrier or barriers with the purpose of containing prisoners within secure facilities.
<u>Sensitive Material</u> – for the purposes of the conditions of this designation means:
(a) <u>Human remains and kōiwi.</u> (b) <u>An archaeological site.</u> (c) <u>A Māori cultural artefact/taonga tuturu.</u> (d) <u>A protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).</u>
<u>RL</u> - Reduced Level; a vertical height referenced to a mean sea level datum.

Condition No.	Condition
	<u>Prison Operations</u>
<u>DES01</u>	The total number of prisoners on the Auckland Prison Site at any one time shall not exceed <u>1,220</u>. <i>Advice Note: Conditions of this designation apply collectively, this includes in respect to the capacity limitation of DES01, conditions DES02 (maximum security numbers; and DES20 and DES24 regarding capacity limitations subject to specified infrastructure upgrades.</i>
<u>DES02</u>	<u>Of the 1,220 prisoners provided for in Condition DES01, the total number of maximum security prisoners on the Auckland Prison Site at any one time shall not exceed 260.</u>
<u>DES03</u>	<u>All buildings on the Auckland Prison Site which are designed to hold prisoners overnight shall be contained within a secure perimeter.</u>
	<u>Activity and Development Controls</u>

Commented [JW5]: Council consider that this advice note appropriate to provide specific recognition and cross reference to the infrastructure upgrade requirements of condition DES20 and DES24 as limitations on capacity. RA have previously considered this request as an amendment to condition DES01 wording itself and view it as not necessary on account of the conditions working together. Council have reflected and consider advice note suitable way forward.

DES04

All activities listed in Table 1 shall be located in the identified areas shown in [Figure A: Designation Areas Plan](#).

Table 1: Designation Areas and Activities

Area	Authorised activities
Area A	Secure facilities Non-secure facilities
Area B	Non-secure facilities only
Area C	Balance land activities only
Area D	Staff training facilities Community facilities Infrastructure and Services Carparking Lighting

DES05

Maximum height limits.

The maximum height of buildings and structures for [New Prison Facilities](#) (excluding lift shafts, building cleaning gantries, fall arrest systems, safety barriers, solar panels, and temporary buildings or structures associated with [construction works and/or demolition and/or removal works](#)) shall not exceed the limits set out in Table 2 below.

Table 2: Maximum Height Limits

Area	Maximum building height above finished ground level	Maximum Reduced Level (RL) building height
Area A (Sub-area A1)	12 metres	RL 32 metres
Area A (Sub-area A2)	12 metres	RL 37 metres
Area A (Sub-area A3)	12 metres	RL 47 metres
Area B	7 metres	RL 27 metres
Area C	7 metres	Not applicable
Area D	7 metres	Not applicable

Advice note:

(a) [Sub-areas for Area A](#) are shown in [Figure B: Maximum Building Heights Plan](#).

Commented [JW6]: In respect to the height controls for Area C and D, the condition does not provide for an additional control to manage height. As context the operative AUP(OP) has two methods for measuring height which utilise in different ways the existing ground level as the benchmark, which ensures that a height of a structure is relative to this and avoids the need for an RL control as proposed in this condition for Area A and B. The landscape peer review memo notes the following (refer to Annexure 5):

In my opinion a maximum height control should be stated for Designation Areas C & D either by including a RL or stating that the maximum building height is above existing ground levels.

Noting the limited extent of building coverage within area C and D if an additional control is not to be provided by the RA we would recommend that the wording as suggested in condition DES28 is amended to provide a control on this.

	<i>(b) Both the maximum building height and maximum reduced level heights apply to all new buildings, and of these limits, the building must comply with the lesser of the maximum height limits.</i>										
DES06	The maximum height of the <u>secure perimeter</u> for <u>New Prison Facilities</u> shall not exceed 6 metres above the finished <u>ground level</u> .										
DES07	The maximum height for support structures for lighting or lighting poles for <u>New Prison Facilities</u> at the <u>Auckland Prison Site</u> shall not exceed: (a) <u>7 metres above finished ground level in Area B; or</u> (b) <u>10.5 metres above finished ground level in all other areas.</u>										
DES08	<u>Maximum Building Coverage</u> <u>Building Coverage</u> for all buildings shall be no more than: <u>Table 3: Maximum Building Coverage</u> <table border="1"> <thead> <tr> <th><u>Area</u></th><th><u>Maximum Building Coverage</u></th></tr> </thead> <tbody> <tr> <td><u>Area A</u></td><td><u>30% of Area A</u></td></tr> <tr> <td><u>Area B</u></td><td><u>10% of Area B</u></td></tr> <tr> <td><u>Area C</u></td><td><u>5% of Area C</u></td></tr> <tr> <td><u>Area D</u></td><td><u>20% of Area D</u></td></tr> </tbody> </table>	<u>Area</u>	<u>Maximum Building Coverage</u>	<u>Area A</u>	<u>30% of Area A</u>	<u>Area B</u>	<u>10% of Area B</u>	<u>Area C</u>	<u>5% of Area C</u>	<u>Area D</u>	<u>20% of Area D</u>
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DES09	<u>Boundary setbacks</u> The following activities for <u>New Prison Facilities</u> shall be set back a minimum of 20 metres from the boundary of the <u>Auckland Prison Site</u>: (a) <u>Buildings;</u> (b) <u>Support structures for lighting; and</u> (c) <u>Lighting poles.</u> <u>Except that this condition does not apply to:</u> (a) <u>lighting poles within Area B along the Iona Avenue boundary, where a setback of 5 metres from the road boundary shall be provided.</u> (b) <u>Infrastructure and services; and</u> (c) <u>Temporary buildings or structures associated with construction works and/or demolition and/or removal works.</u>										
DES10	<u>Colours and Materials</u> <u>Buildings and structures for New Prison Facilities</u> shall be finished with a recessive colour scheme, in accordance with the following standards: (a) <u>the exterior walls of buildings (excluding architraves and trims) shall be restricted to the following hue and greyness values contained in Groups A and B of the BS 5252: 1977 colour chart – 00 neutral, 06 yellow-red, 08 yellow-red, 10 yellow, and 12 yellow green with a maximum (colour) weight value of 29, and</u>										

Commented [JW7]: Council view has been that this would benefit from a secondary control as relying on the finished ground level only for measuring height allows for a theoretical situation where fill earthworks could be provided and then the structure set on top without the check provided for other structures in Area A of having a maximum level above. Acknowledged that need to consider the fanciful nature of such an approach. Our preferred approach would be the addition of a secondary control but we recognise practicalities of this based on topography variation. An amendment is therefore proposed to condition DES28 in regard to this matter.

	the following hue and greyness values contained in Group C of the BS 5252: 1977 colour chart – 08 yellow-red, 10 yellow, and 12 green-yellow with a maximum (colour) weight value of 39. The maximum light reflectivity value (LRV) for greyness groups A or B shall be 60%. The maximum LRV for greyness group C shall be 40%. (b) the roofs of buildings shall be constructed with non-reflective materials and have a colour with a reflectivity value of no more than 40% for groups A, B or C; and (c) non-reflective glass shall be used in glazing.																																													
	<u>Noise and Vibration Standards</u>																																													
<u>DES11</u>	<u>Construction Noise</u> Unless provided for under Condition DES40 (CNVMP Schedule), the following noise limits <u>during construction works, demolition and/or removal works</u> shall not be exceeded when measured 1m from the façade of any building beyond the Auckland Prison Site that contains an <u>Activity Sensitive to Noise</u> that is occupied during the works: <i>Table 4: Construction Noise Limits</i> <table border="1"> <thead> <tr> <th rowspan="2"><u>Time of week</u></th><th rowspan="2"><u>Time period</u></th><th colspan="2"><u>Maximum noise level (dBA)</u></th></tr> <tr> <th><u>L_{eq}</u></th><th><u>L_{max}</u></th></tr> </thead> <tbody> <tr> <td rowspan="4"><u>Weekdays</u></td><td><u>6:30am – 7:30am</u></td><td><u>55</u></td><td><u>75</u></td></tr> <tr> <td><u>7:30am – 6:00pm</u></td><td><u>70</u></td><td><u>85</u></td></tr> <tr> <td><u>6:00pm – 8:00pm</u></td><td><u>65</u></td><td><u>80</u></td></tr> <tr> <td><u>8:00pm – 6:30am</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td rowspan="4"><u>Saturdays</u></td><td><u>6:30am – 7:30am</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td><u>7:30am – 6:00pm</u></td><td><u>70</u></td><td><u>85</u></td></tr> <tr> <td><u>6:00pm – 8:00pm</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td><u>8:00pm – 6:30am</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td rowspan="4"><u>Sundays and public holidays</u></td><td><u>6:30am – 7:30am</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td><u>7:30am – 6:00pm</u></td><td><u>55</u></td><td><u>85</u></td></tr> <tr> <td><u>6:00pm – 8:00pm</u></td><td><u>45</u></td><td><u>75</u></td></tr> <tr> <td><u>8:00pm – 6:30am</u></td><td><u>45</u></td><td><u>75</u></td></tr> </tbody> </table> <u>Advice Notes:</u> (a) <u>Construction noise shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise.</u>	<u>Time of week</u>	<u>Time period</u>	<u>Maximum noise level (dBA)</u>		<u>L_{eq}</u>	<u>L_{max}</u>	<u>Weekdays</u>	<u>6:30am – 7:30am</u>	<u>55</u>	<u>75</u>	<u>7:30am – 6:00pm</u>	<u>70</u>	<u>85</u>	<u>6:00pm – 8:00pm</u>	<u>65</u>	<u>80</u>	<u>8:00pm – 6:30am</u>	<u>45</u>	<u>75</u>	<u>Saturdays</u>	<u>6:30am – 7:30am</u>	<u>45</u>	<u>75</u>	<u>7:30am – 6:00pm</u>	<u>70</u>	<u>85</u>	<u>6:00pm – 8:00pm</u>	<u>45</u>	<u>75</u>	<u>8:00pm – 6:30am</u>	<u>45</u>	<u>75</u>	<u>Sundays and public holidays</u>	<u>6:30am – 7:30am</u>	<u>45</u>	<u>75</u>	<u>7:30am – 6:00pm</u>	<u>55</u>	<u>85</u>	<u>6:00pm – 8:00pm</u>	<u>45</u>	<u>75</u>	<u>8:00pm – 6:30am</u>	<u>45</u>	<u>75</u>
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	(b) <u>these limits have been taken from NZS6803:1999 Acoustics - Construction Noise Table 2: Recommended upper limits for construction noise received in residential zones and dwellings in rural areas, with the long-term duration limits applying due to the proposed length of Construction works, demolition and/or removal works.</u> (c) <u>For the purpose of this condition, 'occupied' means that there is a person in the building when the noise generating activity is occurring.</u>											
DES12	<u>Construction Vibration</u> <u>Construction works and demolition and/or removal works must be controlled to ensure any resulting vibration does not exceed:</u> (a) <u>the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure beyond the Auckland Prison Site; and</u> (b) <u>the limits in Table 5 Table 5 Construction Vibration Limits in Buildings beyond the Auckland Prison Site in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings or within 500mm of ground level at the foundation of a single storey building.</u> <u>Table 5: Construction Vibration Limits in Buildings</u> <table border="1"> <thead> <tr> <th><u>Receiver</u></th><th><u>Period</u></th><th><u>Peak Particle Velocity Limit (mm/s)</u></th></tr> </thead> <tbody> <tr> <td rowspan="2"><u>Occupied activity sensitive to noise</u></td><td><u>Night time 10pm to 7am</u></td><td><u>0.3 mm/s</u></td></tr> <tr> <td><u>Daytime 7am to 10pm</u></td><td><u>2 mm/s</u></td></tr> <tr> <td><u>Other occupied buildings</u></td><td><u>At all times</u></td><td><u>2 mm/s</u></td></tr> </tbody> </table> (c) <u>Works generating vibration for three days or less between the hours of 7am to 6pm may exceed the limits in Table 5 Construction Vibration limits in buildings above, but must comply with a limit of 5mm/s peak particle velocity in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building, where:</u> (i) <u>all occupied buildings within 50m of the extent of the works generating vibration are advised in writing no less than three days prior to the vibration-generating works commencing; and</u> (ii) <u>the written advice must include details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager.</u> <u>Advice Note:</u> (d) <u>For the purpose of this condition, 'occupied' means that there is a person in the building when the vibration generating activity is occurring.</u>	<u>Receiver</u>	<u>Period</u>	<u>Peak Particle Velocity Limit (mm/s)</u>	<u>Occupied activity sensitive to noise</u>	<u>Night time 10pm to 7am</u>	<u>0.3 mm/s</u>	<u>Daytime 7am to 10pm</u>	<u>2 mm/s</u>	<u>Other occupied buildings</u>	<u>At all times</u>	<u>2 mm/s</u>
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DES13	<u>Operational Noise</u>											

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The noise rating level from the operation of the Auckland Prison (except for emergency sirens) shall comply with the following noise limits when measured and assessed at the notional boundary of any [Activity Sensitive to Noise](#) on any other site:

Time	Noise limit
Monday to Saturday 7am-10pm	52 dB LAeq
Sunday 9am-6pm	
All other times	40 dB LAeq
	75 dB LAFmax

Advice note:

(a) Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Lighting Standards

DES14

Exterior lighting

All new lighting (including operational exterior and construction lighting, excluding replacement of existing lamps) shall comply with the following standards:

Sky Glow	Light Spillage	Glare Source Intensity	Building Luminance
UWLR (Max %)	Ev (Lux)	I (cd)	L (cd/m2)
5	10	500	5

Advice notes:

(a) UWLR (Upward Waste Light Ratio) = Maximum permitted percentage of luminaire flux that goes directly into the sky.

(b) Ev = Maximum vertical illuminance measured at the boundary of the [Auckland Prison Site](#) in Lux, measured up to 10 metres (vertically) from the finished ground level.

(c) I = Light intensity in Candelas when measured or calculated at the windows of habitable rooms of a lawfully established dwelling on an adjacent site.

(d) L = Luminance in Candelas per square metre.

(e) Glare Source Intensity, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling on an adjacent site. This applies to each source in the potentially obtrusive direction, outside of the area lit.

(f) Building Luminance – This should be limited to avoid overlighting, in relation to the general district brightness.

(g) Lighting design to be consistent with AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting.

Traffic and Parking

DES15	<u>On-site carparking</u> <u>The requiring authority shall ensure that there is full provision for all parking of all vehicles (including during operation and construction (including construction worker parking)) within the Auckland Prison Site. No parking associated with the operation of the prison shall occur outside of the Auckland Prison Site.</u>
DES16	<u>Vehicle Accessways and Manoeuvring</u> <u>Vehicle access for operational traffic into the Auckland Prison Site shall be located at one or a combination of the access locations marked as "Primary Access Points" as shown on Figure A: Designation Areas Plan.</u> <u>This condition does not apply to access for:</u> (a) <u>Emergency service vehicles.</u> (b) <u>Farming.</u> (c) <u>Site maintenance.</u> (d) <u>Landscape revegetation and tree planting.</u> (e) <u>Security purposes.</u> <u>The site layout shall be designed to avoid the requirement for any reverse manoeuvring to or from public roads.</u>
DES17	<u>Operational access 1 (western access)</u> <u>Any new operational access at the location marked as operational access 1 (western access) in Figure A: Designation Areas Plan shall be designed, constructed and formed to include:</u> (a) <u>A continuous 3.5m wide traffic lane in each direction, and minimum of 0.75m sealed shoulders, extending into the site up to any gatehouse/security point and parking access features.</u> (b) <u>Marked edgelines, central median strip and centreline in accordance with standard Manual of Traffic Signs and Markings Manual guidance.</u> (c) <u>A sealed Give Way intersection at the primary access point.</u> (d) <u>A central median strip, flush median and central right turn vehicle bay for vehicles travelling from west and turning into the Auckland Prison Site.</u> (e) <u>2.5 m wide shoulder widening for a length of 62.5 metres either side of the access intersection to accommodate turning movements.</u>
DES18	<u>Operational Access 3 (eastern access)</u> <u>Prior to being used for operational traffic for New Prison Facilities, operational access 3 (as shown in Figure A: Designation Areas Plan) shall be improved with sealed carriageway and line markings consistent with operational access 2 (central access) and in accordance with Auckland Transport's Transport Design Manual and Auckland Code of Practice for Land Development and Subdivision (or equivalent subsequent code or specification).</u>
DES19	<u>Closure of Iona Avenue / Sanders Road access</u> <u>The Iona Avenue / Sanders Road access:</u> (a) <u>Shall be closed within two years of [date the designation alteration is confirmed]. The road carriageway within the Auckland Prison site at the access point shall be removed, reinstated with soil and planted with visual screen planting in accordance</u>

Commented [JW8]: Council request a definition of operational traffic is added to the definitions for clarity of the requirements and interpretation of these conditions. This will confirm for instance that day to day emergency service vehicles coming and expected to the Prison would be using the operational accesses with the below exclusion providing for when/if emergency vehicles needed to enter other parts of the wider site for a specific purpose.

	with Figure C: LMEEP and the redundant Iona Avenue road carriageway at the access outside the Auckland Prison site shall be reinstated to AT TDM in general accordance with sketch plan – Sanders Road removal, prepared by Boffa Miskell, dated 10.06.2026. (b) <u>Shall prior to its closure not be used for operational prison traffic for Auckland Prison/New Prison facilities.</u> (c) <u>Shall prior to its closure only be used temporarily for construction traffic, if necessary, in accordance with any certified CTMP.</u> (d) <u>Upon completion of construction activities for New Prison facilities, shall be closed permanently and replanted.</u>
DES20	Dairy Flat Highway / The Avenue Intersection signalisation There shall be a maximum capacity of 921 prisoners accommodated within the Auckland Prison Site until such time as the Dairy Flat Highway / The Avenue Intersection is upgraded to either traffic signal control or other such form of control determined by Auckland Council Transport (relevant part of Council responsible for regulatory decisions for the road network or Auckland Council road-controlling authority).
	Archaeology
DES21	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.
DES22	In the event of sensitive material being uncovered during the course of any land disturbance or other works within the Auckland Prison Site, the requiring authority shall take the following steps: (a) Cease works and secure the area (i) <u>Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities.</u> (ii) <u>Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.</u> (b) Inform tangata whenua and the following relevant authorities immediately of the discovery (i) <u>The New Zealand Police, if the discovery is of human remains or kōiwi.</u> (ii) <u>Auckland Council, in all cases.</u> (iii) <u>Heritage New Zealand Pouhere Taonga, if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi.</u> (c) Wait for and enable an inspection of the site (i) <u>Wait for and enable an inspection of the site by tangata whenua and the relevant authorities.</u> (ii) <u>The requiring authority shall arrange an inspection of the area by a suitably qualified and experienced archaeologist ("the archaeologist").</u> (iii) <u>Following the inspection by the archaeologist and consultation with all relevant parties (including the requiring authority), and based on the expert</u>

Commented [JW9]: This amendment follows correspondence between the RA and the Council as Council noted that as drafted this would mean that reinstatement of the area highlighted below would fall outside the condition. Discussions are ongoing with the RA regarding precise wording of this condition with intent agreed.



In response agreed that the reinstatement of these areas is to be included and RA noted that they have developed a plan (now referenced in the condition and anticipated to be provided to the Panel) which has been shared with AT for the reinstatement of this area and the provision of a vehicle access for maintenance within the definition of DES16. ... [1]

Commented [JW10]: Amendments reflects current and to be confirmed changes in respect to the position within Council of regulatory function in regard to the road network.

	<u>cultural advice of tangata whenua, the archaeologist shall will determine the area within which work must cease.</u> (d) <u>Recommencement of work</u> (i) <u>Work within the area determined by the archaeologist in (c)(iii) above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:</u> (ii) <u>Heritage New Zealand Pouhere Taonga has confirmed that an archaeological authority has been granted for the work or that none is required.</u> (iii) <u>Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.</u> (iv) <u>Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved. The recovery or preservation of any archaeological material will require an authority under the Heritage New Zealand Pouhere Taonga Act 2014.</u> (v) <u>Any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga.</u>
	<u>Stormwater and Flood Hazard Management</u>
<u>DES23</u>	<u>Stormwater shall be managed for New Prison Facilities so that:</u> (a) <u>Stormwater is retained to the extent practicable in its tributary catchments existing as at [date the designation alteration is confirmed] to provide sustenance flows to remaining watercourses and existing wetlands.</u> (b) <u>Stormwater management devices, including for contaminant generating areas of the site, are designed in accordance with best practice (for example Auckland Council GD01) using water sensitive design principles;</u> (c) <u>The function of Overland Flow Paths to convey stormwater runoff safely from the site to the receiving environment is maintained.</u> (d) <u>Development does not significantly increase adverse effects from flood hazards, including risks to human life or to other properties or public roads upstream or downstream of the Auckland Prison Site.</u> (e) <u>For buildings or landform modifications located within an Overland Flow Path or Flood Hazard Area, a Flood Hazard Assessment is undertaken with an assessment of the potential flood hazard risks and the implementation of appropriate mitigation measures to achieve compliance with (d) above.</u> <u>A Flood Hazard Assessment under (e) is not required for the following activities:</u> (f) <u>Activities that are not within a Flood Hazard Area (as determined by a site specific technical report).</u> (g) <u>The following activities within a Flood Hazard Area or Overland Flow Path:</u> (i) <u>Landform modifications that raise or reduce ground levels by no more than 300mm;</u> (ii) <u>Earthworks that do not exceed 10m³ in volume;</u>

Commented [JW11]: This exclusion appears use as a reference point the following general standard of Chapter E11 of the AUP which is often relevant to Permitted Activities of earthworks in a floodplain.

(11) Earthworks (including filling) within a 100 y flood plain:

(a) must not raise ground levels more than which must not be exceeded through m

(b) must not result in any adverse changes

It is clear however that the standard requires these two criteria (the change in landform and volume) to be looked at collectively. As drafted the exclusion allows an increase in 300mm of land form over an undefined total area which it is considered should be captured. Council consider that the two criteria should be consolidated (with if not a 10m3 volume proposed, some other volume to be tabled). The drafted exclusion allows for a cut earthworks which is not anticipated in the general standard however no issue is raised with this addition.

	(iii) <u>Temporary land disturbance and stockpiling of soil and other materials for up to a maximum of 28 days in any calendar year as part of construction or maintenance activities;</u> (iv) <u>Infrastructure and services (including maintaining or upgrading existing infrastructure and services);</u> (v) <u>Fences or walls that do not obstruct an overland flow path or are designed to allow for the passage of flood waters where those flood waters exceed 300mm in depth;</u> (vi) <u>Surface parking areas and vehicle entry and exit points where the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event does not exceed 200mm above ground level; and</u> (vii) <u>New structures or buildings (and external alterations to existing buildings) with a gross floor area of up to 10m² where the structure or building is located where the depth of flood waters in a 1 per cent AEP event does not exceed 300mm above ground level.</u> <u>Advice Note:</u> (h) <u>Where development of the Auckland Prison Site increases downstream flood flows to the culvert at Iona Avenue, the culvert will likely need to be upgraded. The culvert is not on the Auckland Prison Site, and is owned and managed by Auckland Council. The size of the culvert(s) at Iona Avenue, when upgraded, shall provide sufficient capacity for conveyance of stormwater up to and including the 100 year ARI event. Sizing and design of the culvert shall be carried out in consultation with Auckland Council, Healthy Waters and Auckland Transport (or Auckland Council road controlling authority).</u>
	<u>Wastewater Infrastructure</u>
<u>DES24</u>	<u>Stage 1 Capacity Increase</u> (a) <u>There shall be a maximum capacity of 681 prisoners accommodated within Auckland Prison Site until such time as the following wastewater infrastructure upgrades at Pāremoremo Wastewater Pumping Station are implemented and operational:</u> (i) <u>New positive displacement pump with 20L/s pumping capacity;</u> (ii) <u>Storage tanks with a minimum capacity of 220 kilolitres to accommodate high inflow events and buffer peak discharges; and</u> (iii) <u>Associated realignment of pipework and removal of redundant structures to facilitate the above improvements.</u> <u>Except that:</u> <u>the Stage 1 wastewater infrastructure upgrades in DES24(a) do not need to be completed for a prisoner capacity increase beyond 681, if the Stage 2 infrastructure in DES24(b) is implemented and operational in advance of an increase in prisoner capacity above 681 prisoners.</u> <u>If Stage 1 wastewater upgrades are completed in advance of Stage 2, the reliance on the Stage 1 wastewater infrastructure (for a capacity of up to 921 prisoners) must not extend beyond the year 2031.</u> <u>Stage 2 Capacity Increase</u>

Commented [JW12]: Note to Panel: These exclusions are generally based on equivalent general standards applying to specific permitted activities within flooding natural hazards within the AUP as operative. The equivalent provisions have been subject to change within PC120 and the amendments to Chapter E36 of the AUP. The applicant has been made aware of this but has not considered an update is necessary with these exclusions considered appropriate in terms of managing risk. Our preference would be to adapt to follow the wording of PC120 but have recognised that the applicant has incorporated important aspects of this Plan change into the capture and definition of hazards. It is also noted that notwithstanding these exclusions to a flood hazard assessment the activity is still required to comply with the requirements of parts a-d of the condition.

	(b) <u>There shall be a maximum capacity of 921 prisoners accommodated within Auckland Prison Site until such time as the following wastewater infrastructure is implemented and operational:</u> (i) <u>A new or upgraded pumping station including:</u> <u>Positive displacement pumps with 38 L/s pumping capacity;</u> <u>Wet well sized to Watercare Standards;</u> (ii) <u>Additional screw screen at the wastewater screening facility;</u> (iii) <u>A new wastewater pipeline (rising and gravity main) along Pāremoremo Road, from Pāremoremo Wastewater Pumping Station to Albany catchment. The new pipeline shall:</u> <u>Comprise of a Ductile iron or polyethylene pipe with a nominal diameter of 225mm.</u> <u>Connect to the existing transmission main pipeline at Kell Park, Albany via a new gravity main.</u> (iv) <u>Associated realignment of pipework from the screening facility to the pumping station so that it runs along Iona Avenue before entering the new pump station inlet.</u>
	<u>Coastal Protection Yard</u>
DES25	<u>No new buildings or lighting poles (except for minor structures such as fences and stormwater facilities) shall be located within 40 metres of Mean High Water Springs.</u>
	<u>Odour</u>
DES26	<u>No activity undertaken on the Auckland Prison Site shall create any intrusive odour that is, or is likely to be, either objectionable or offensive in the opinion of an Auckland Council compliance officer, (as determined by an assessment using the FIDOL factors (Frequency, Intensity, Duration, Offensiveness, and Location) and is able to be detected beyond the boundary of the Auckland Prison Site.</u> <u>Advice Note:</u> (a) <u>Odour assessment shall be undertaken in accordance with Ministry for the Environment, 2016, Good Practice Guide for Assessing and Managing Odour, Ministry for the Environment.</u>
	<u>Outline Plan of Works</u>
DES27	<u>Other than minor works, demolition and/or removal works, and internal alterations or fit out, prior to construction commencing for any New Prison Facilities authorised by this designation, the requiring authority shall submit an Outline Plan of Works to the Auckland Council, prepared and finalised in accordance with section 176A of the Resource Management Act 1991 ("RMA") (unless the requirement for an outline plan is waived by Auckland Council) in accordance with the process set out in section 176A of the RMA (or subsequent legislation).</u> <u>An Outline Plan must be accompanied by the following Design Reports (where relevant), prepared by a suitably qualified and experienced professional(s):</u> (a) <u>Landscape and Architectural Design Report (LADR) (required by condition DES28).</u>

Commented [JW13]: As per the Planning response, discussions in respect to potential effects and the management of these relating to this conditions, and its practicality in respect to stage 1 are ongoing and outstanding. The WSL memorandum contains a current drafting of an alternative wording for discussion but this is not put forward as a draft which at this point can resolve these matters. This comment is therefore included to clearly identify this remains outstanding (principally in relation to stage 1) and likely subject to further comment

Commented [JW14]: Amendment agreed with RA in response to matters raised in the landscape review undertaken by Mr Simon Button and potential effects of lighting on coastal edge.

	(b) <u>Acoustic Design Report (ADR) (required by condition DES29)</u> (c) <u>Lighting Design Report (LDR) (required by condition DES30)</u> (d) <u>A Flood Hazard Assessment (FHA) (required by condition DES23)</u> <u>Except that the Design Report requirements do not apply:</u> (e) <u>to minor works involving external alterations;</u> (f) <u>to construction works (including additions to existing facilities) or demolition and/or removal works, involving building or structure with a gross floor area or footprint of less than 10m²;</u> (g) <u>to temporary buildings or structures associated with or construction works or demolition and/or removal works; or</u> (h) <u>where Council has waived the requirement for a Design Report in accordance with DES37(i) below.</u> <u>Advice Notes:</u> (i) <u>Outline Plans of Works may be submitted in stages for New Prison Facilities.</u> (j) <u>Upon written request from the requiring authority, the Council may waive the requirement for:</u> (k) <u>an Acoustic Design Report or Lighting Design Report where the requiring authority can demonstrate that the noise or light source or sources will be of such a nature or well separated from the site boundaries that there is no appreciable risk of it / them contributing to a level that the standards in conditions DES13 (Operational Noise) or DES14 (Exterior Lighting) may be exceeded.</u> (l) <u>A Landscape and Architectural Design Report, for new buildings or structures that are temporary, small-scale or unlikely to generate adverse visual effects.</u>
DES28	<u>Landscape and Architectural Design Report</u> <u>The objective of the Landscape and Architectural Design Report is to confirm that the works identified in the Outline Plan of Works are consistent with and will comply with the relevant conditions of this designation; and to provide an assessment explaining how the proposed works satisfy the specific requirements of those conditions.</u> <u>The expected outcome of this condition is that new buildings are well-integrated into the existing landscape character on-site and within the surrounding area.</u> <u>The Landscape and Architectural Design Report must be prepared by a suitably qualified and experienced architectural or landscape architectural professional and shall address the following design matters:</u> (a) <u>Demonstrate that the design of New Prison Facilities minimises visual and landscape effects by:</u> (i) <u>maintaining a low building profile;</u> (ii) <u>well-integrated urban form and layout;</u> (iii) <u>using recessive colours;</u> (iv) <u>preserving existing vegetation where possible, and</u> (v) <u>shaping finished earthworks within Area C, D and for the Secure Perimeter (DES06) and Lighting (DES07), where practicable, to integrate with the surrounding landform.;</u>

	(b) <u>Confirm that the buildings comply with the maximum height limits specified in Conditions DES05, DES06 and DES07; the maximum Building Coverage in Condition DES08; the boundary setbacks in Condition DES09; and the colour palette specified in Condition DES10; and</u> (c) <u>Ensure that individual buildings or clusters of buildings are designed and separated by open space sufficient to prevent the perception of a large, consolidated building mass when viewed from off-site.</u> (d) <u>Ensure that within Area A consideration to providing for a graduated transition in building heights in the design and relationship of buildings situated at and across the boundaries of the Area A sub-areas.</u>
DES29	<u>Acoustic Design Report (ADR)</u> <u>The objective of the ADR is to confirm that the works identified in the Outline Plan of Works are consistent with and will comply with the relevant conditions of this designation; and demonstrate how the proposed works satisfy the specific requirements of those conditions.</u> <u>The expected outcome is that operational noise is managed to ensure that cumulative noise levels from the Auckland Prison Site comply with the noise limits in these conditions within the notional boundary of any Activity Sensitive to Noise.</u> <u>The ADR must be prepared by a suitably qualified and experienced acoustician and shall address the following matters:</u> (a) <u>The location and design of facilities (including but not limited to carparking layout, outdoor exercise areas, access roads loading docks or prisoner transfer facilities) and operational requirements to be implemented and followed to ensure the cumulative noise rating level of the operation of the Auckland Prison Site, including the New Prison Facilities, will achieve compliance with Condition DES13 (Operational Noise).</u> (b) <u>An assessment of predicted noise from mechanical plant, vehicle movements and parking areas and any other relevant outdoor noise sources based on the design of the New Prison Facilities in conjunction with noise from existing prison facilities at the time.</u> (c) <u>the acoustic effectiveness of the Secure Perimeter depending on the nature of activities within the Secure Perimeter, to mitigate noise effects.</u> <u>Advice Notes:</u> (d) <u>The assessments required of the ADR shall be prepared using recognised computer noise modelling software that is compliant with ISO9613 ½ and that is capable of modelling the cumulative noise levels from all relevant sources on the Site.</u> (e) <u>The assessments and prediction of noise levels must take into account existing and potential future notional boundaries to ensure ongoing compatibility with surrounding land uses. Future Notional Boundaries may be located as close as the boundary of the Auckland Prison Site in some areas.</u> (f) <u>All assessments and noise level predictions must be undertaken in accordance with NZS6801:2008 and NZS6802:2008.</u>
DES30	<u>Lighting Design Report (LDR)</u> <u>The objective of the LDR is to confirm that the works identified in the Outline Plan of Works are consistent with and will comply with the relevant conditions of this designation; and to</u>

Commented [JW15]: Council originally queried the need for condition DES08 to include specific building coverage allowances within the Area A sub areas in respect to avoiding an extreme consolidation of building coverage within Area A. RA proposed this amend which is considered more suitable and welcomed.

Commented [JW16]: A considered comment was made in regard to this at the Overview Briefing and the need for consideration of the transition of building heights at these sub area boundaries whilst providing for the flexibility needed in the design of these buildings. In response and for discussion/assisting the process Council have drafted the below potential addition which follows the example set and agreed in sub point c to manage consolidation of building coverage.

	<u>provide an assessment explaining how the proposed works satisfy the specific requirements of those conditions.</u> <u>The expected outcome is that exterior operational lighting at the Auckland Prison Site is designed to ensure that significant glare and light spill onto adjoining sites is avoided, safety for road users and aircraft is maintained and loss of night sky viewing is minimised.</u> <u>The LDR must be prepared by a suitably qualified and experienced lighting engineer and shall address the following matters:</u> (a) <u>Detailed lighting design and associated calculations confirming that the new exterior lighting will achieve compliance with Condition DES14 (Exterior Lighting).</u> (b) <u>Confirmation that new external lighting is in accordance with good lighting design principles including:</u> (i) <u>Secure perimeter lighting that is pole mounted (not wall mounted), and internally orientated (i.e. aimed away from the site boundaries);</u> (ii) <u>Adequate separation of luminaires from the site boundaries;</u> (iii) <u>Downward facing lighting at an angle of no greater than 5 degrees, to minimise upward facing lighting for protection of the night sky;</u> (iv) <u>LED light sources with warm lighting, that are controlled to known photometric parameters; and</u> (v) <u>Using sharp cut-off forward throw optics that are regressed into the light fitting and designed to be low glare, with adequate shielding of lighting below the horizontal to contain spill light and reduce glare.</u> <u>Advice Notes:</u> (c) <u>calculations shall be computer based using an NZ industry standard software package to confirm compliance with all requirements. Calculations shall be worst case using initial lumen values and an overall design maintenance factor of 1.0, ignoring the screening effects of foliage; and</u> (d) <u>light spill shall be calculated at 5m maximum intervals (in the vertical and horizontal plane) over the boundary of the Auckland Prison Site.</u> (e) <u>Lighting design to be consistent with AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting.</u> (f) <u>Lighting within the secure perimeter can be wall mounted or pole mounted.</u>
DES31	<u>Lighting Design Completion Report</u> <u>Within 30 working days of the completion of new exterior lighting that is subject to a detailed Lighting Design Report as set out in Condition DES30 the requiring authority shall submit to Auckland Council a report from a lighting engineer confirming that the lighting has been installed in accordance with the Lighting Design Report and that it achieves compliance with the requirements of Condition DES14 (Exterior Lighting).</u>
	<u>Management and Implementation Plans – Certification</u>
DES32	<u>In accordance with the process set out in Conditions DES33 to DES37, the following Management Plans shall be prepared:</u> (a) <u>Prior to commencement of construction works or demolition and/or removal works for New Prison Facilities;</u>

Commented [JW17]: Query as to the addition of 'controls that will provide for 'dusk to dawn' lighting levels as a criteria.

	(i) <u>Construction Traffic Management Plan (Condition DES38)</u> (ii) <u>Construction Noise and Vibration Management Plan (Condition DES39)</u> (iii) <u>Construction Lighting Management Plan (Condition DES41)</u> (b) <u>Prior to commencement of construction works:</u> (i) <u>Earthworks Management Plan (required by Condition DES42)</u> <u>Except that the Management Plan requirements do not apply:</u> (c) <u>to minor works involving external alterations;</u> (d) <u>to construction works (including additions to existing facilities) or demolition and/or removal works, involving building or structure with a gross floor area or footprint of less than 10m²;</u> (e) <u>to temporary buildings or structures associated with or construction works or demolition and/or removal works; or</u> (f) <u>where Council has waived the requirement for a Management Plan and the associated certification process in accordance with DES32(i) below.</u> <u>Note:</u> (g) <u><i>The Ecological Management Plan (EcMP) (required by Condition DES43) and Landscape and Ecology Implementation and Management Plan (LEIMP) (required by Condition DES45) may be amended and re-certified in accordance with the process set out in Conditions DES33 to DES37.</i></u> (h) <u><i>Management Plans may be submitted with an Outline Plan of Works where directly related to construction works associated with New Prison Facilities.</i></u> (i) <u><i>For minor works, the council may waive the requirement for Management Plans and the associated certification process.</i></u>
DES33	<u>Unless otherwise required by another condition of this designation, all Management Plans must be certified through the following process:</u> (a) <u>The Management Plan must be provided to Auckland Council for certification no less than 40 working days before the works that are the subject of the Management Plan commence;</u> (b) <u>The certification process must be confined to confirming that the relevant Management Plan is consistent with the designation and adequately addresses the requirements of the relevant condition(s);</u> (c) <u>Auckland Council will endeavour to provide certification within 20 working days of receipt of any Management Plan or otherwise provide a written response to the requiring authority explaining why certification is unable to be provided in that time;</u> (d) <u>If Auckland Council's response is that they are unable to certify the Management Plan or if the Requiring authority does not receive a response from Auckland Council within 20 working days of providing the Management Plan under (b), the Requiring authority may request that the Council provides reasons and recommendations for changes to the Management Plan in writing. The Requiring authority must consider any reasons and recommendations of the Council and resubmit an amended Management Plan for certification;</u> (e) <u>If the requiring authority does not receive a written response from Council within 20 working days of the Management Plan(s) being submitted for certification, the</u>

	Management Plan(s) will be deemed to be certified, and the requiring authority can commence the related works; (f)(e) Management Plans may be submitted in parts or stages to address particular activities and/or project phases – if submitted in part, the relevant Management Plan must clearly define the area/topic subject to the certification request, and any linkage with areas/topics for previous or subsequent certification.
DES34	Any Management Plan may be amended at any time by the Requiring authority, to reflect any minor changes in design, construction materials, methods or management of effects to align with the conditions of designation. Any minor amendments to a Management Plan must be agreed to in writing by Council prior to implementation of any changes. Re-certification is not required in accordance with Condition DES33 if Council confirms those minor amendments are within scope of the certified Management Plan and any changes to the Management Plan are clearly identified.
DES35	Any amendments to a certified Management Plan that are not minor amendments and may result in a materially different outcome shall be submitted to the Council in accordance with Condition DES33 to certify that these amendments are consistent with the relevant condition(s) prior to implementation of any changes.
DES36	If any amended Management Plan is certified, then it becomes the certified plan for the purposes of Condition DES33. Any Management Plan amendments must be: (a) for the purposes of improving the measures outlined in the Management Plan for achieving the Management Plan's purpose and/or to correct any errors in the Management Plan; and (b) consistent with the conditions of this designation.
DES37	All works and activities on the Auckland Prison Site must be carried out in general accordance with any relevant certified Management Plan.
Management and Implementation Plans – Purpose and Contents	
DES38	Construction Traffic Management Plan (CTMP) The objective of the CTMP is to manage construction traffic to ensure ongoing safe and efficient movement of traffic on public roads surrounding the Auckland Prison Site. The CTMP must be prepared by a suitably qualified and experienced traffic engineer and shall: (a) Be consistent with the New Zealand Guide to Temporary Traffic Management. (b) Provide details of: (i) the nominated Traffic Management Coordinator for the construction works, demolition and/or removal works; (ii) the proposed construction programme identifying the sequence and timing of construction phases; (iii) the traffic generating activities and vehicle types expected during the construction programme; (iv) material source locations; (v) construction transport routes;

Commented [JW18]: This clause has been corresponded on between the RA and the Council prior to substantive lodgement and acknowledged as a likely area of disagreement for the Panel to consider. Council acknowledge that the condition has been developed with this as a last option and to prevent delays in project delivery and to ensure that there is a clear process in place for certification of management plans with timing specifications.

However Management Plan conditions are required in this case as the Applicant has proposed these to provide detailed information as to how the relevant effects will be managed, deferring this in part through the use of Management Plans. This is lawful where this detail is later certified by the regulator based on skill and management. Deemed certification (even as a last resort) undermines this.

Council appreciates that many projects are time-critical and that delays in the certification process can have flow-on consequences to the final delivery of the project. However, the certification of final management plans by the Council is a key step in ensuring the environmental outcomes, as anticipated and assessed. Our monitoring unit prioritises high risk and high harm projects and can work with consent holders to ensure certification occurs in a prompt and timely manner.

	(vi) <u>daily and peak hour traffic volumes for each construction phase;</u> (vii) <u>driver and tradesperson inductions;</u> (viii) <u>construction site access (with appropriate visibility) and parking arrangements;</u> (ix) <u>potential effects on other road users and residents of the construction routes identified including information regarding private property access during periods of traffic disruption on the construction routes adopted, dust, noise, safety and convenience;</u> (x) <u>The Temporary Traffic Management Plans (TTMP) to be employed for each construction phase or stage of construction until construction of the New Prison Facilities is complete;</u> (xi) <u>a communication plan for notifying residents of the construction traffic routes adopted and other members of the community who may be potentially affected by construction traffic of the nature, timing and duration of the different construction phases;</u> (xii) <u>Details of consultation with the Ridgeview School and Ministry of Education, and any resulting limitations on heavy vehicle movements past Ridgeview School (along Pāremoremo Road) between school pick up and drop off hours (for example 8.30 – 9.15am, 2.30 – 3.15pm);</u> (xiii) <u>evidence of how the requirements of the relevant road controlling authorities have been met;</u> (xiv) <u>a complaints procedure for community members to report construction traffic issues. The complaints procedure will include:</u> (A) <u>the process for members of the community to report issues;</u> (B) <u>the process to be followed by the requiring authority to investigate and then take action to address issues identified; and</u> (C) <u>the process used to report to the Council and the complainant regarding the outcome of the investigation and the actions taken to address the issue identified.</u> (D) <u>process for review of the CTMP.</u>
DES39	<u>Construction Noise and Vibration Management Plan (CNVMP)</u> <u>The objective of the CNVMP is to manage construction noise and vibration from the Auckland Prison Site to ensure that the relevant limits set out in these conditions are complied with and to ensure that the Best Practicable Options are identified and adopted to minimise construction noise and vibration effects.</u> <u>The CNVMP shall be prepared by a suitably qualified and experienced acoustician and shall:</u> (a) <u>Be consistent with Annex E of NZS6803:1999 <i>Acoustics – Construction</i>.</u> (b) <u>Demonstrate how the best practicable options will be identified and adopted to minimise construction noise and vibration as far as practicable; and</u> (c) <u>Define the methods and procedures for each construction phase or stage of the construction period to achieve compliance with Condition DES11 (Construction Noise) and Condition DES12 (Construction Vibration), unless otherwise provided for under Condition DES40.</u>

DES40	<u>CNVMP Schedule</u> <u>If construction noise is predicted or measured to result in an exceedance of the noise criteria in Condition DES11 (Construction Noise) a suitably qualified and experienced acoustician shall prepare a Schedule to the CNVMP (Schedule), in consultation with the owners and occupiers of sites where noise is predicted or measured to result in an exceedance. The Schedule shall set out the Best Practicable Option for minimising the noise effects of works that cannot practicably comply with the criteria in Condition DES11 (Construction Noise).</u> <u>A Schedule shall include the following details:</u> (a) <u>the activity start and finish dates, equipment and methodology;</u> (b) <u>a plan showing the location of the activity and the receivers to be affected by a measured or predicted exceedance;</u> (c) <u>for each identified receiver, the predicted noise levels and durations of the exceedance;</u> (d) <u>the proposed site-specific noise-mitigation measures that are proposed to be adopted and any mitigation options that have been discounted as being impracticable, and the reasons why;</u> (e) <u>a summary of the consultation undertaken with each identified receiver, and how consultation has been considered; and</u> (f) <u>the locations, times and types of any monitoring.</u> <u>Each Schedule shall be submitted to Council for information at least 5 days, except in unforeseen circumstances, prior to the start of the activity to which the Schedule applies. The Schedule must be implemented and complied with for the duration of that activity.</u>
DES41	<u>Construction Lighting Management Plan (CLMP)</u> <u>The objective of the CLMP is to manage the construction lighting at the Auckland Prison Site so as to ensure that the lighting effects during construction are reasonable, significant glare and light spill onto adjoining sites is avoided, safety for road users and aircraft is maintained and loss of night sky viewing is minimised.</u> <u>The CLMP shall be prepared by a suitably qualified and experienced lighting engineer and shall:</u> (a) <u>Be consistent with Reference to AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting.</u> (b) <u>Demonstrate how construction lighting will minimise obtrusive lighting effects beyond the Auckland Prison Site; and</u> (c) <u>Demonstrate how the construction lighting will achieve compliance with Condition DES14 (Exterior Lighting).</u>
DES42	<u>Earthworks Management Plan (EMP)</u> <u>The objectives of the EMP are to document earthworks management measures relating to:</u> (a) <u>erosion and sediment control to minimise loss of sediment into water courses from the earthworks site;</u> (b) <u>dust control measures to minimise nuisance on neighbouring properties; and</u> (c) <u>to ensure these measures are implemented for the duration of the earthworks.</u> <u>The EMP shall set out the measures to be undertaken such that:</u>

	(a) <u>erosion and sediment control measures are in accordance with <i>Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Incorporating Amendment 3 June 2016, Auckland Council Guideline Document 2016/005</i>.</u> (b) <u>earthworks are stabilised against erosion as soon as practicable and in a progressive manner as earthworks stages are completed;</u> (c) <u>the site is monitored and maintained until vegetation is established or the site grassed to such an extent that it prevents erosion and prevents sediment from entering any watercourse;</u> (d) <u>all earthworks activities are carried out so that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges beyond the boundary of the site that cause an objectionable effect.</u> <u>The EMP shall include:</u> (a) <u>the proposed start date of the earthworks and a schedule of the earthworks programme (including the expected timing and duration of works);</u> (b) <u>the dimensioned cut and fill plans of earthworks and earthworks activities including stockpiling;</u> (c) <u>the proposed earthworks methodology, including staging;</u> (d) <u>finalised methods for dealing with any potential adverse environmental effects including but not limited to effects arising in relation to sediment, dust, noise and vibration;</u> (e) <u>methods to clean up any debris on roads;</u> (f) <u>monitoring procedures and responsibilities;</u> (g) <u>methods for dealing with any complaints generated by the activities including reporting of any complaints to Auckland Council; and</u> (h) <u>the principal contact person for the duration of the earthworks.</u>
<u>DES43A</u>	<u>Ecological Management Plan (EcMP)</u> <u>The requiring authority shall undertake construction works, demolition and/or removal works in accordance with the Ecological Management Plan (EcMP) prepared by Boffa Miskell, dated 26 March 2026 or any subsequent updated management plan(s) prepared by a suitably qualified and experienced ecologist(s), and certified by Auckland Council in accordance with the process set out in conditions DES33 to DES37:</u> <u>The objective of the EcMP is to manage potential effects on ecological values during Construction Works, demolition and/or removal works for New Prison Facilities and includes the following:</u> (a) <u>Management protocols for the avoidance of bird nesting season, or the methods to confirm there are no nesting threatened indigenous birds nesting within the tree lines.</u> (b) <u>Management and tree felling protocols for the detection and avoidance of bat usage at the time of tree felling.</u> (c) <u>Methods for the salvage and relocation of native fish from the length of any intermittent or permanent watercourse reclaimed as part of the project works.</u>
<u>DES43B</u>	<u>Lizard Management Plan (LMP)</u>

	<u>The requiring authority shall undertake construction works, demolition and/or removal works in accordance with the Lizard Management Plan (LMP) prepared by Boffa Miskell, dated 26 March 2026 or any subsequent updated LMP prepared by a suitably qualified and experienced ecologist(s)), and certified by Department of Conservation.</u> <u>The objective of the LMP is address the potential effects on lizards within the Auckland Prison Site that may be impacted during construction works.</u> <u>The LMP includes best practice methods to capture and relocate indigenous lizard species to a suitable lizard release site, provided the lizard release site has been subject to predator control measures for at least 6 months prior to the first transfer and will receive ongoing predator control for three years after the last transfer.</u> <u>Advice Note:</u> • <u>Department of Conservation, as the administering agency for the Wildlife Authority, has the authority to certify any updated LMP.</u>
DES44	<u>Landscape and Ecological Planting</u> <u>The requiring authority shall implement and maintain landscape and ecological planting in accordance with Figure C: Landscape Mitigation and Ecology Enhancement Plan (LMEEP). The objectives of the LMEEP are to:</u> (a) <u>Soften the visual effects of built development through planting;</u> (b) <u>Enhance the natural character and ecological values of the site;</u> (c) <u>Integrate the development with the surrounding landscape character; and</u> (d) <u>Provide visual screening and ecological enhancement within and around the site.</u> <u>The landscape and ecological planting shall be implemented in accordance with the following timeframes:</u> (a) <u>Visual screen planting (as identified on the LMEEP) shall be implemented within the first two planting seasons from [date the designation alteration is confirmed]</u> (b) <u>Watercourse offset planting, Watercourse compensation planting and Wetland compensation planting (as identified on the LMEEP) shall be implemented prior to the loss of any intermittent or permanent watercourse.</u> (c) <u>The balance of the planting (required under the LMEEP) shall be implemented progressively and shall be completed no later than ten years after [date the designation alteration is confirmed].</u> (d) <u>Existing planting within 3 metres of site boundaries at [date the designation alteration is confirmed] shall be maintained until such time as the new planting is completed.</u> <u>Except that (with the exception of the Watercourse offset planting, Watercourse compensation planting and wetland compensation areas identified on the LMEEP):</u> (e) <u>Area C can include balance land activities as set out in Condition DES04. Within Area C, those areas used for cultural buildings, infrastructure and services, energy generation and storage facilities need not be planted provided that these activities do not compromise the objectives of the LMEEP.</u> (f) <u>Within planting areas:</u> (i) <u>limited access tracks can be provided.</u>

	(ii) <u>stormwater management devices can be provided (and need not be planted).</u> (iii) <u>the visual screen planting over the carriageway of Iona Avenue access point can be removed and reinstated as necessary for construction traffic access.</u> <u>In visual screen planting areas, these activities shall not compromise the purpose of the visual screen planting.</u> (g) <u>Existing planting may be removed to facilitate construction of operational access 1 (western access) where necessary.</u> (h) <u>Where planting is required to be removed for construction works or earthworks it shall be replanted upon the completion of the work.</u>
DES45	<u>Landscape and Ecology Implementation and Management Plan (LEIMP)</u> <u>The requiring authority shall undertake planting and maintenance of planted areas in accordance with the Landscape and Ecology Implementation and Management Plan (LEIMP) prepared by Boffa Miskell, dated 26 March 2026 (or any subsequent updated LEIMP prepared by a suitably qualified and experienced landscape or ecology professional(s), and certified by Auckland Council in accordance with the process set out in conditions DES33 to DES37).</u> <u>The objective of the LEIMP is to provide detailed information regarding planting and maintenance of planted areas, protection and enhancement of existing ecological features (including wetlands, watercourses, and areas of indigenous vegetation), and to ensure that proposed land use and planting activities are consistent with the objectives of the LMEEP.</u> <u>The LEIMP includes the following:</u> (a) <u>A planting schedule identifying species (botanical and common names), plant numbers, locations, spacings, grades at time of planting, and timing for planting implementation;</u> (b) <u>Identification of existing vegetation to be retained and augmented where required;</u> (c) <u>Details of timing, site preparation and planting methodology;</u> (d) <u>Planting for riparian enhancement of streams, wetlands and coastal margins;</u> (e) <u>Promotion of the use of eco-sourced native species;</u> (f) <u>Details of proposed fencing and pest animal and pest plant control measures;</u> (g) <u>A plan for the ongoing maintenance and monitoring of planting, including success criteria and a process for replacement planting if required;</u> (h) <u>Confirmation that low flammability planting species will be used within 20 metres of the external clear zone (as shown on the LMEEP);</u> (i) <u>An explanation of how cultural input and advice has been incorporated (including opportunity for tangata whenua to provide feedback on plant species and details); and</u> (j) <u>An explanation of how the LEIMP integrates with the EcMP (including pest management measures).</u>
	<u>Community Liaison</u>
DES46	<u>The Requiring Authority shall establish a Community Liaison Group (CLG) within 12 months of [date the designation alteration is confirmed].</u>

	<u>The purpose of the CLG is to facilitate a relationship between Auckland Prison and the local community.</u> <u>The CLG shall include:</u> (a) <u>Representatives from Auckland Prison, including an officer whose responsibilities include the CLG.</u> (b) <u>Up to 4 representatives from community groups representing the Pāremoremo Residents.</u> <u>In addition to the representatives identified above, the CLG may include representatives from:</u> (c) <u>Auckland Council, including Auckland Transport (or Auckland Council road controlling authority) and Watercare.</u> (d) <u>New Zealand Police</u> (e) <u>Fire and Emergency New Zealand</u> (f) <u>Ridgeview School.</u> <u>The Requiring Authority shall:</u> (a) <u>Facilitate a meeting of the CLG at least every six months, or more or less frequently if requested by the majority of members.</u> (b) <u>provide reasonable administrative support to facilitate the functioning of the CLG, including venue, meeting coordination, and distribution of materials.</u> (c) <u>prepare a record of the actions agreed at each meeting.</u> (d) <u>review the effectiveness and relevance of the CLG annually, with feedback from members.</u>
DES47	<u>The Requiring Authority shall not be in breach of condition DES46 if any one or more of the named groups in specified in Condition DES46 either do not wish to attend particular meetings or be members of the CLG.</u>
DES48	<u>The Requiring Authority shall establish and maintain a complaints register for any complaints received from the community. As a minimum, the register shall record, where this information is available, the following:</u> (a) <u>The date, time, and details of the incidents that resulted in a complaint.</u> (b) <u>The location of the complainant when the incident was detected.</u> (c) <u>The possible cause of the incident.</u> (d) <u>Any corrective action taken by Requiring Authority in response to the complaint, including timing of the corrective action.</u> (e) <u>Communication with the complainant in response to the complaint.</u> <u>Feedback on the number and nature of complaints received and resolved is to be provided at the CLG meetings.</u>

Commented [JW19]: In both the AT and Watercare memorandums these parties have requested removal as a participating member. Auckland Council including these CCO's and regulatory functions have established processes for engagement with community liaison on matters. Decisions and allocation of expenditure for attendance and involvement has not been undertaken and would need to be carefully considered. It is however acknowledged that the condition is worded so that the CLG may require and allow participation rather than require this and the intent of the RA may be to allow for this rather than expect/require this outside Council established services to the local community. If the wording is retained by the Panel, the decision maker should be aware that there can be no expectation or reliance on Council providing for participation when making a decision on the substantive application.

DES49	<u>The Requiring Authority shall maintain a community notification system, which clearly outlines what the community needs to be notified of and how the community will be informed, including in the event of emergencies, incidents or escapes. Contact information for community representatives shall be kept up to date in consultation with the CLG.</u>
	<u>General Advice Notes:</u> (a) <u>The requiring authority is obliged to obtain all other necessary regional resource consents, and any other approvals, that may be required to undertake any proposed works provided for by the designation.</u> (b) <u>The submission of an outline plan of works (OPW) to Auckland Council is a requirement of s176A of the Resource Management Act 1991 unless the requiring authority requests an OPW waiver, and Auckland Council agrees to the waiver.</u> <u>Advice Note: Engineering Approval/Transport</u> <u>In respect to the engineering works to the roading network specified under condition DES17-DES19 the Requiring Authority is advised of the need to submit engineering plans (including engineering calculations and specifications) to Auckland Council and secure engineering approval prior to works commencing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities outlined in this Notice of Requirement application.</u> <u>As part of the application for Engineering Plan Approval, a registered engineer must:</u> <u>a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.</u> <u>b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.</u> <u>c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.</u> <u>If the Engineering Approval drawings require any permanent traffic or parking restrictions, the Department of Corrections must submit a resolution report for approval by Auckland Transport Traffic Control Committee (or future equivalent) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process required external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (of future equivalent) for review and approval.</u> (b) ▲ -----

Commented [JW20]: Auckland Transport memorandum seeks a similar version of this suggested advice note as in part a condition of the designation. Whilst there request should be noted and considered by the Panel, Council planners do not consider that a designation condition requiring a separate regulatory approval process to be undertaken as a condition of the designation is something that can be required. The NoR decision would not provide for these regulatory approvals if required for road works. As a response of the matter Council have proposed this advice note.

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Figure A: Designation Areas Plan

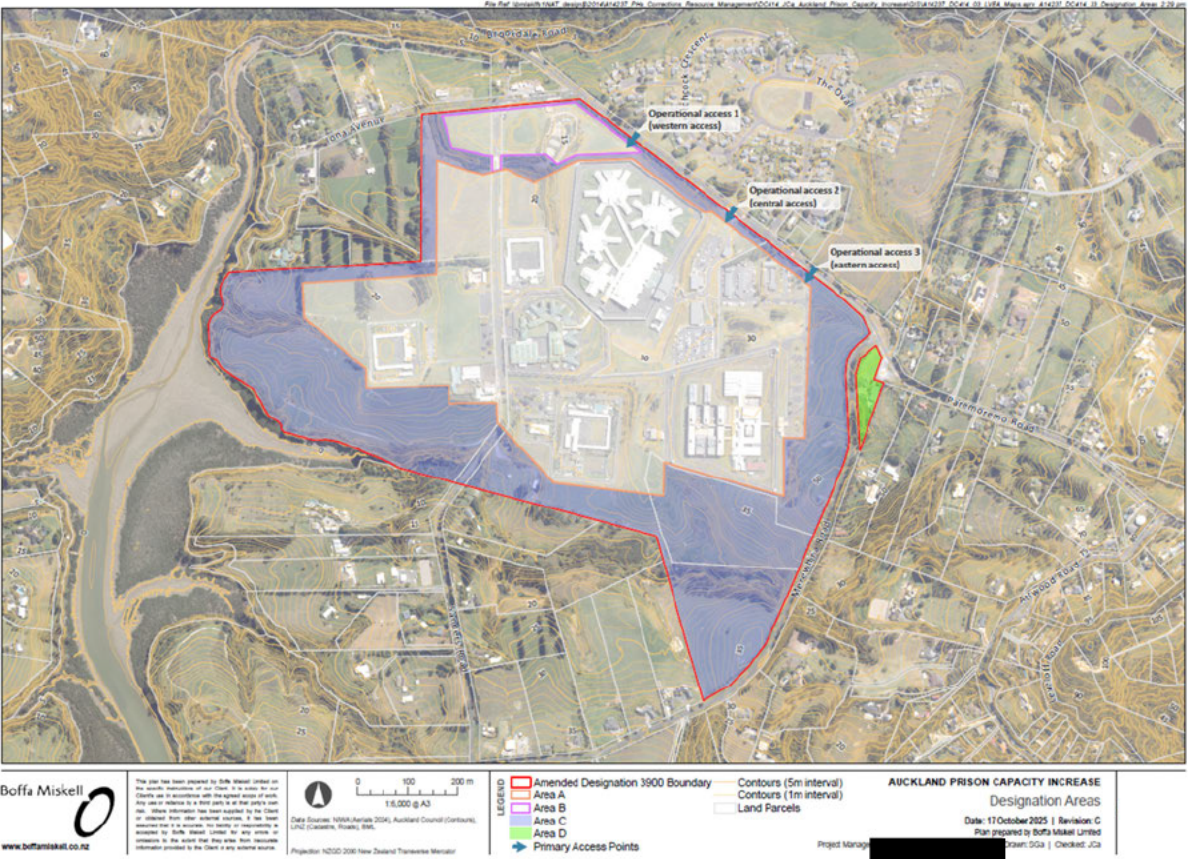
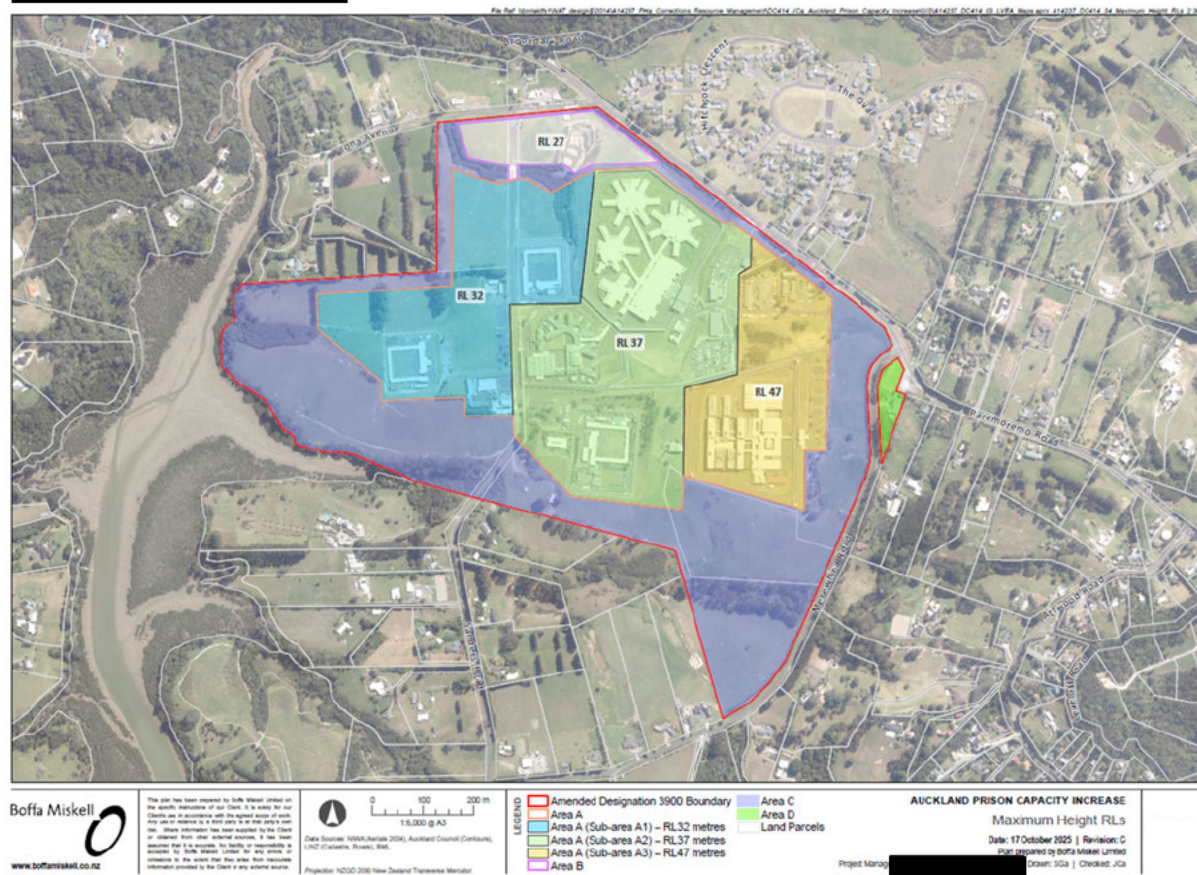


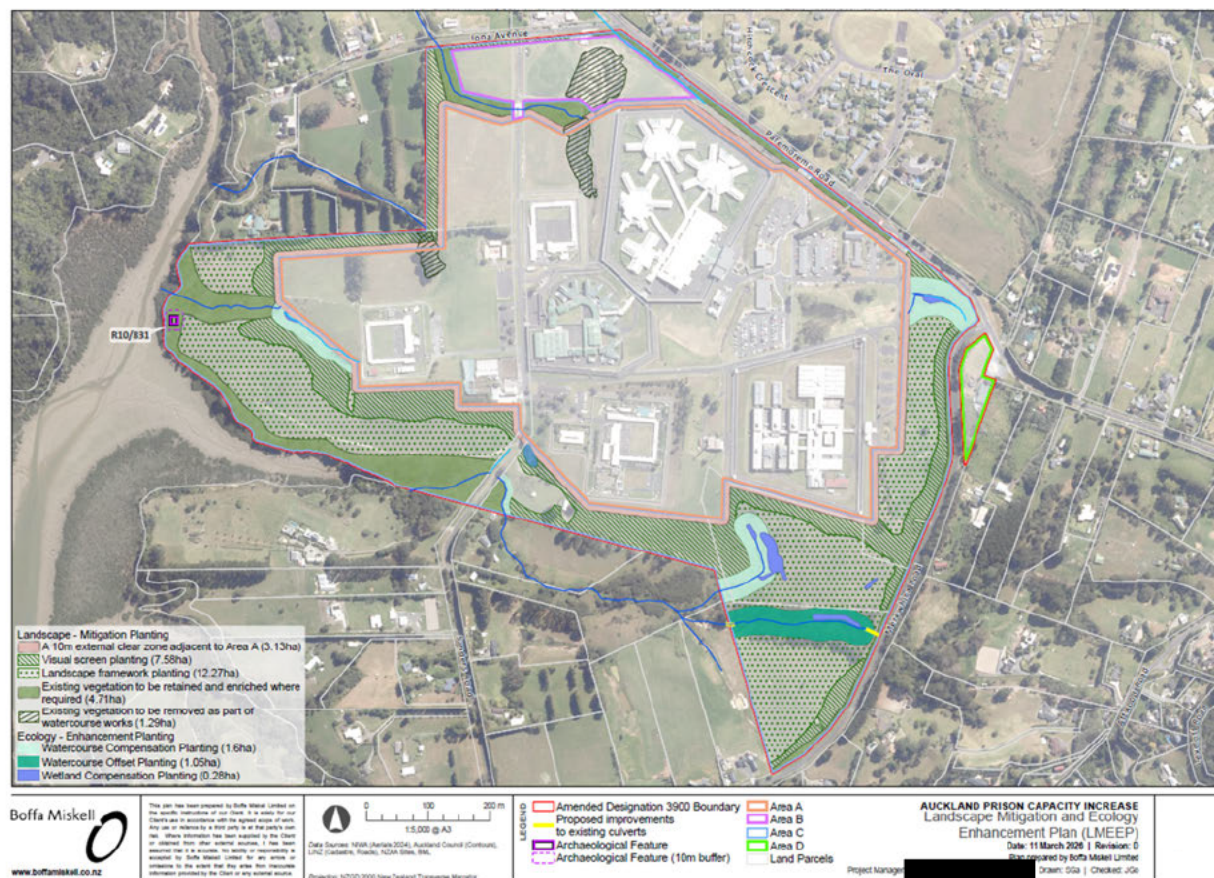
Figure B: Maximum Heights Plan



Appendix 6A: Proposed Designation Conditions

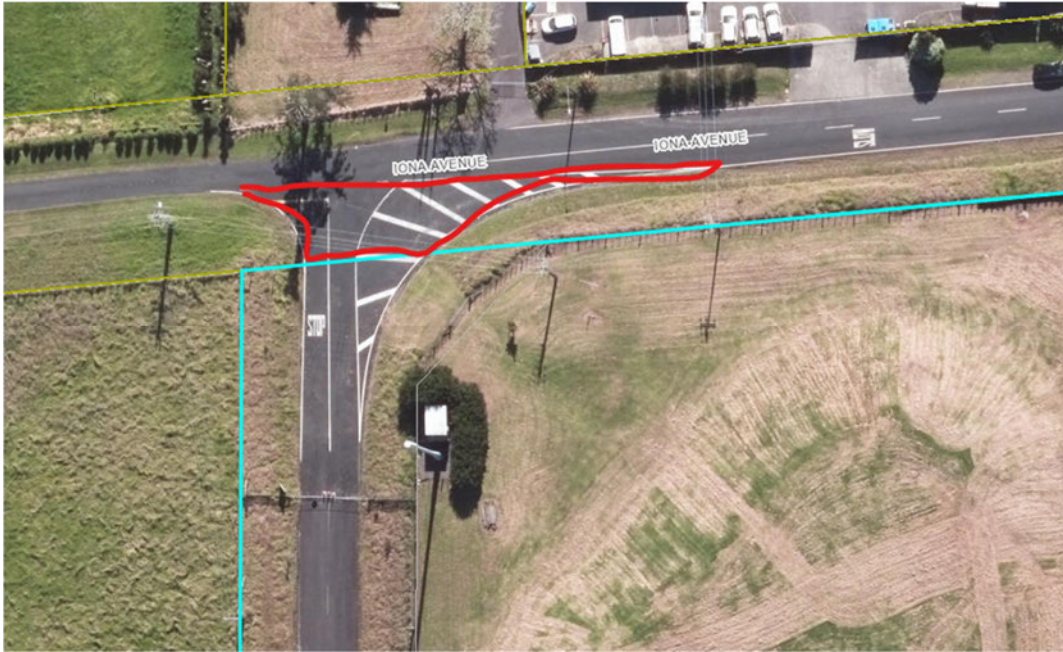
Auckland Prison Capacity Increase | Substantive Application

Figure C: Landscape Mitigation and Ecology Enhancement Plan (LMEEP)



Commented [JW21]: The RA and Panel is alerted to this drawing identifying by reference to the key and annotation on that plan that the removal of vegetation in area B forms part of the watercourse works.

This amendment follows correspondence between the RA and the Council as Council noted that as drafted this would mean that reinstatement of the area highlighted below would fall outside the condition. Discussions are ongoing with the RA regarding precise wording of this condition with intent agreed.



In response agreed that the reinstatement of these areas is to be included and RA noted that they have developed a plan (now referenced in the condition and anticipated to be provided to the Panel) which has been shared with AT for the reinstatement of this area and the provision of a vehicle access for maintenance within the definition of DES16.

