



Prison Alternative Site Assessment

Prepared for Department of Corrections

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1.0 Introduction

The Department of Corrections' (Department) statutory purpose, as set out in the Corrections Act (2004), is to improve public safety and contribute to the maintenance of a just society. The Department does this by administering the sentences and orders of the New Zealand criminal courts in a safe, secure, and humane environment and assisting in the rehabilitation of prisoners.

The prisoner population has grown steadily since 1985 as a result of population growth, legislative changes reflecting the evolving attitudes of society to crime, the changing nature of crime itself and increases in violent, sexual and drug offenders in the prisoner population.

Projections of future prisoner numbers indicate that the Departments' existing assets in their current configuration are not going to be able to provide the prisoner places required to meet immediate needs and future demand.

Accordingly, the Department has undertaken an assessment of alternative options for providing for the required number of prisoner places over the next 10 years. That business case analysis is contained in the document titled Programme Business Case – Prison Capacity Programme Volume One, dated September 2016 prepared by the Department (Programme Business Case) and has identified double bunking and new development, or re-development, on existing sites (brownfield development or re-development) as the preferred options for providing additional prisoner spaces. The Department and Ernst & Young then assessed the nineteen existing prison sites in the prison network to determine a shortlist of potential sites for further analysis. The authors of this document have reviewed that report and accept its findings.

As a result of the assessment outlined above, the Department has identified a shortlist of three potentially suitable sites under Department ownership to accommodate brownfield development or re-development – Auckland Prison, Springhill Corrections Facility and Waikeria Prison.

Section 171(1)(b)(ii) of the RMA states:

When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to –

...

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—

...

(ii) it is likely that the work will have a significant adverse effect on the environment;

This document provides a high level assessment of the three alternative sites for development of a new prison facility to ensure section 171(1)(b)(ii) of the Resource Management Act 1991 (RMA) is addressed.

2.0 Department of Corrections Statutory Context

As noted in the Introduction, the Department's activities are directed by the Corrections Act 2004 and the Corrections Regulations 2005. The Department also has functions mandated by other legislation including the Parole Act 2004 and the Public Safety (Public Protection Orders) Act 2014.

2.1 Corrections Act 2004 and Corrections Regulations 2005

The Corrections Act 2004 and the Corrections Regulations 2005 provide the legal framework for the management of prisons, prisoners and offenders serving community based sentences in New Zealand. The purpose of the correction system in New Zealand is set out in Section 5 of the Corrections Act. That purpose is to improve public safety and contribute to the maintenance of a just society. The Department's purpose is achieved by:

- Ensuring that the community-based sentences, sentences of home detention, custodial sentences and related orders imposed by the courts and the New Zealand Parole Board are administered in a safe, secure, humane and effective manner;
- Providing for the corrections facilities to be operated in accordance with rules set out in the Act and regulations made under the Act that are based, amongst other matters, on the United Nations' Standard Minimum Rules for the Treatment of Prisoners;
- Assisting in the rehabilitation of offenders and their reintegration into the community, where appropriate, and so as is reasonable and practicable in the circumstances and within the resources available, through the provision of programmes and other interventions; and
- Providing information to the courts and the New Zealand Parole Board to assist them in decision making.

3.0 Stage 1 Assessment

3.1 Forecast Demand for Prisoner Places

The prison network is current in a state of stress and is not capable of supporting the Department's obligations under the Corrections Act 2004 in future, given predicted future demand expectations.

The significant increase in the demand for prisoner places is a result of population growth, together with changes in the legislative environment, and is occurring despite the Justice Sector's progress in reducing overall crime and the Department's efforts to reduce re-offending. The Department, where suitable, encourages the use of alternatives to imprisonment. It continues to drive and support efforts to exit individuals from the criminal justice pipeline.

However, it ultimately has limited power to change the legislative settings that dictate the size of the prisoner population.

In response to the current demand pressures, the Department is increasing the level of double bunking across the prison network and making greater use of sub-optimal existing facilities. The Department is an experienced and skilled operator of the prison network, who is capable of operating a network under these circumstances. However, these are not viable long term responses to the growing prisoner population.

The required prisoner places for base capacity will exceed the current base capacity by the end of 2016, with the difference between demand and current capacity increasing to more than 1,700 by 2025. The implications of the increasing demand and insufficient capacity for the Department, prison network, justice sector and the New Zealand public need to be addressed in order for the Department to continue to meet its legislative obligations efficiently and effectively in the long term.

A series of cross sector workshops were convened in the six months to 30 June 2016 with key stakeholders and executives from the Department, Treasury, the New Zealand Police and the Ministry of Justice to clearly articulate the problems facing the Department, develop a strategic response and identify investment objectives to address the problems as defined.

The key problems and their causes, as identified in the workshop, are shown in Table 1.

Table 1 (Source: Department of Corrections)

Problem	Causes of problem
Problem 1: The current strong and variable demand for prisoner places together with the current prison network is negatively affecting prison operations, compromising the ability to efficiently and effectively provide safe and secure prisoner accommodation and rehabilitation and reintegration services	The causes of this problem are: Legislative changes resulting in an increase in the number of offenders remaining in custody, the rate of offender imprisonment, and the duration of sentences Investment in capacity within the prison network has not kept pace with the unexpected increase in demand
Problem 2: Increasing future demand for prisoner places will result in insufficient capacity within the prison network, compromising the ability to efficiently and effectively provide safe and secure prisoner accommodation and rehabilitation and reintegration services	The causes of this problem are: Legislative changes resulting in an increase in the number of offenders remaining in custody, the rate of offender imprisonment, and the duration of sentences, including for family violence Introduction of the family violence legislation changes Investment in capacity within the prison network has not kept pace with the unexpected increase in demand

Problem	Causes of problem
Problem 3: Unexpected events (e.g. earthquake or prisoner unrest) that result in prison facilities being unavailable may require an operational response that will compromise the ability to efficiently and effectively provide safe and secure prisoner accommodation	The causes of this problem are: An increase in the prison population leading to utilisation of available supplementary capacity Inadequate provision of base capacity leading to utilisation of the available supplementary capacity for day-to-day management of the prison network A reduction in the number of prisoner beds following planned decommissioning of 126 prisoner places at Waikeria Prison The remaining prisoner beds providing inadequate supplementary capacity

The Department then commissioned Ernst & Young in association with internal staff to develop strategic options and potential interventions to address the problems identified and undertake a multi-criteria analysis to determine the preferred approach. This work is described in the Programme Business Case.

3.2 Project Objectives

The primary objectives of this project are shown in Table 2.

Table 2

1. The long term (up to ten years) demand requirement of 1,700 prisoner places by 2025 is met
This criteria is relevant to individual sites that could carry out a brownfield development with a change to the existing designation. This would provide some assurance around the ability of that site to add capacity to meet national demand requirements in the long term.
2. The required prisoner places are delivered at the lowest whole of life cost 3. Operational efficiencies are achieved
Criteria 2 is relevant because operational efficiencies can drive reductions in whole of life costs without subsequent increased risks. Examples include joint facilities (such as gatehouses and vehicle check points) and infrastructure (such as water supply and wastewater disposal) which maximise common service elements as far as possible without compromising the separate nature of individual facilities. Operational efficiencies can also result from: running joint rehabilitation / reintegration programmes at larger scales; close proximity of the prison site to the Courts; close proximity of the prison site to a labour force; and, economies of scale that can be achieved at larger sites for activities such as facilities maintenance.

- 4. An optimal fit for purpose solution is provided to rehabilitate and reintegrate prisoners whereby prisoner places are provided close to prisoner demand and therefore close to prisoners family and friends**
- 5. The prison facility is located sufficiently close to communities large enough to attract and sustain sufficient staff to support a safe and secure custodial operation**
- 6. The prison facility is located sufficiently close to communities large enough to attract and sustain service providers to rehabilitate and reintegrate prisoners**

It is important that the development occurs in the area of highest demand and close to sufficiently large communities to support the Department's objectives regarding rehabilitating and reintegrating prisoners. Rehabilitation and reintegration has the highest chance of success when prisoners are located "close to home" and the Department is able to provide programmes and interventions, or source sufficient community support services to support the rehabilitation and reintegration of prisoners.

New prison facilities will need to be staffed at a ratio of around 2.5 prisoners to Corrections Officers Full Time Equivalent staff.

The development therefore needs to be located in reasonable proximity to a community or communities that are sufficiently large to attract and sustain the required workforce and rehabilitation and reintegration service providers for the development.

- 7. Environmental approvals under the RMA are obtained therefore ensuring significant environmental effects of the development are appropriately avoided, remedied or mitigated**

Having determined that the activity is reasonably necessary to achieve the Minister's objectives and that the method is appropriate, an environmental assessment must be carried out to ensure section 171(1)(b) of the Resource Management Act 1991 (RMA) is addressed.

The work identified that the strategic response to address these problems is to provide staged delivery of a programme of development in locations with the highest level of demand. This will allow the Department to:

- address growing demand for prisoner places;
- effectively manage variations in demand; and
- provide adequate supplementary capacity for managing the risk of unexpected events.

With this additional capacity, the Department will be able to fulfil its statutory purpose as discussed in Section 2 of this report.

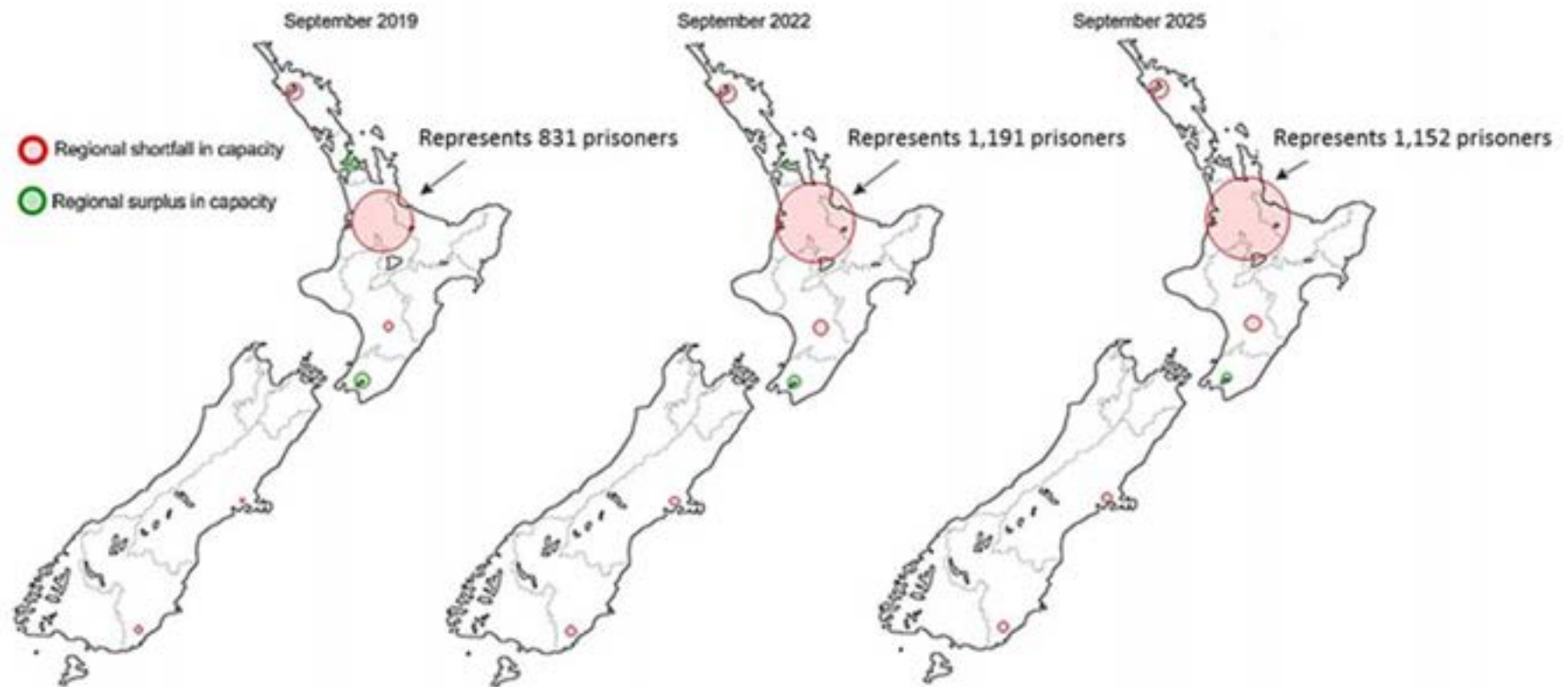
The work completed for the Programme Business Case determined that increasing the number of prisoner places through 'double bunking' at existing facilities and developing new prison buildings at existing sites (brownfield development or brownfield redevelopment) in the area of greatest demand – the upper North Island – are the most appropriate means of resolving the problems identified in Table 1.

Double bunking of existing facilities is currently being progressed at a number of sites, as is the construction of an already authorised new prison building at the Mount Eden Correctional Facility, however further new prison buildings are still required to meet forecast demand.

The Department has therefore completed a further alternatives assessment exercise to identify potential sites within the existing prison network for a brownfield prison development or redevelopment, based on the project objectives discussed in Table 2.

As shown in Figure 1, the majority of the regional shortfall in capacity over the next 10 years occurs south of Auckland and north of Taupo in the upper North Island.

Figure 1. Regional Surplus and Shortfall in Prison Capacity based on Justice Sector Forecast Demand.



3.3 Outcome of Stage 1 Alternatives Assessment

The work completed for the Programme Business Case identified three potential sites where the first six objectives outlined in Table 2 can be achieved while meeting the regional demand in the Upper North Island.

These are:

- Auckland Prison at Paremoremo
- Spring Hill Correctional Facility at Hampton Downs; and
- Waikeria Prison, south of Te Awamutu.

Each of these sites is described in section 4 before the assessment of alternatives is outlined in section 5.

4.0 Stage 2 Alternatives Assessment

4.1 The Potential Sites

4.1.1 Auckland Prison

Auckland Prison, also known as Paremoremo, is located on a 110 hectare site on Paremoremo Road, Albany on the North Shore of Auckland. The prison was established in 1968 and has capacity to accommodate up to 681 prisoners under the existing designation for the site. The site contains New Zealand's only specialist maximum security prison unit but also has minimum and medium security units¹.

The site is located in an area of rural and rural residential development in the Auckland region, adjacent to Paremoremo Creek with the Sanders Reserve and Bike Park located to the south west, Paremoremo Scenic Reserve to the north east and the Lucas Creek Scenic Reserve to the south east. It adjoins the upper reaches of the Waitemata Harbour.

4.1.2 Springhill Correctional Facility

Springhill Correctional Facility is located on a 215 hectare site at Hampton Downs, near Meremere in the Waikato region and is one of New Zealand's largest prisons. The prison was established in 2007 and has the physical capacity to accommodate up to 1038 prisoners in minimum to high security units¹.

The site is located in a rural area of the Waikato district to the west of State Highway 1 and east of the Waikato River. The Hampton Downs Motorsport Park is located to the north of the site and the Hampton Downs landfill is to the west, between the prison and the Waikato River.

¹

Department of Corrections website, 26 July 2016

4.1.3 Waikeria Prison

Waikeria Prison is located on a 1,200 hectare (approx.) site at Waikeria, 17 kilometres south of Te Awamutu in the Waikato region and is one of New Zealand's largest prisons. The prison was established in 1911 and has capacity to accommodate up to 766 prisoners in minimum to high security units². The designation allows for the accommodation of up to 1,250 prisoners on the site.

The site is located in a rural area primarily in the Otorohanga district, on Waikeria Road, 8 kilometres from State Highway 3. A small part of the designation is located in the Waipa district. The Puniu River is located to the north east of the site.

5.0 Alternatives Assessment

As detailed in Section 1 of this document, section 171(1)(b) of the Resource Management Act 1991 requires that when considering a notice of requirement for a designation from the Department, a territorial authority must, subject to Part 2, have particular regard to (amongst other things) whether consideration has been given to alternative sites or methods of undertaking the proposed development if it is likely that the development will have a significant adverse effect on the environment. Accordingly, this report outlines an initial assessment of the potential environmental effects at the three shortlisted potential sites.

The RMA does not, however, direct the territorial authority to consider the full suite of alternatives available for a public work, or to select the best option in assessing the relative merits of the alternatives identified, but simply needs to be satisfied that adequate consideration has been given to alternatives.

The Programme Business Case sets out the Department's assessment of alternative methods of solving the problems the Department faces as outlined in Table 1 and the assessment of the suitability of the nineteen existing prison sites that has led to the identification of the shortlist of potential sites for the proposed development.

The balance of this report sets out the environmental assessment of the three shortlisted potential sites to assist the Department in determining its preferred site and addressing the requirements of section 171(1)(b) of the RMA. In respect of the resource consent applications to be sought for the site that is eventually chosen by the Department, the assessment of effects on the environment that accompanies those applications must include, under clause 1(b) of the Fourth Schedule of the Act, a description of any possible alternatives locations or methods for undertaking the activity where it is likely that an activity will result in any significant adverse effect on the environment.

5.1 Methodology

A workshop was held in July 2016 between Department staff and planning and legal advisers where the three shortlisted sites were considered, the potential environmental effects likely to

² Department of Corrections website, 26 July 2016

result from the development of the sites were identified and a multi criteria assessment framework to be applied to the sites was developed and tested.

5.1.1 Effects

The potential environmental effects that are considered relevant when assessing the potential alternatives sites are:

- Social effects
- Maori cultural effects
- Heritage/archaeological effects
- Ecological effects
- Landscape and Visual effects
- Economic effects
- Lighting and glare effect
- Traffic effects
- Noise effects
- Water and wastewater effects

5.1.2 Effects Scale

For ease of reference and consistency with the earlier alternatives assessment undertaken by the Department and Ernst & Young, a scale from -2 to +2 was used to assess the anticipated effects of the proposed development at each site. The scale is shown in Table 4 below.

Table 4

Scale	Effect
-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse or positive environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

Available effects information regarding each of the sites was extracted from existing reports prepared for the Department together with other publicly available information and technical specialists in the key disciplines were engaged to inform the alternatives assessment.

The technical specialists undertook desk top information reviews prior to a site visit on 27-28 July 2016 then completed a high level assessment of the potential effects of two proposed development scenarios, in accordance with the scale set out in Table 4.

The two proposed development scenarios were:

1. The development of a 1,000 prisoner place facility; and
2. The development of a 1,680 prisoner place facility.

Scenario 1 was assessed at all three sites while scenario 2 was only assessed at Spring Hill and Waikeria. The Department determined that the Auckland Prison site did not have sufficient land to accommodate a 1,680 place prison in its preferred 2-storey configuration so the assessment of scenario 2 at Auckland Prison was not progressed.

Indicative plans of the development scenarios for each site were developed by the Department and provided to the experts to give some indication of the nature and scale of the proposed developments. The extent of these indicative layouts are shown in Appendix 1. These layouts have been prepared to allow an assessment of the same type of development at each of the sites. The final layout and design of the proposed development at the preferred site is still to be determined.

These parameters include that the maximum building height is 12m (with some exclusions) and the maximum height of the primary physical barrier is 6m.

The process provides an evaluative framework for comparing the environmental impacts of the three alternative site options relative to each other. The criteria used in the comparative assessment were determined by the potential environmental effects of the proposal based on analysis of previous similar projects (such as the Spring Hill and Wiri Mens Correctional Facility).

This process also provided a structured approach for determining the respective advantages and disadvantages of each of the options based on a range of environmental parameters which reflect, amongst other considerations, the statutory tests under the RMA.

The analysis relies on existing information where it is available and where necessary a qualitative evaluation based on the experience and knowledge of the technical experts involved and sensitivity testing of the outcomes. The results of the alternatives assessment are outlined below.

The reports produced by the technical specialists are contained in the Appendices of this report. Technical advice on water and wastewater servicing was obtained via an internal Corrections report which has not been included..

5.2 Auckland Prison

The indicative development area of a 1,000 prison place facility at Auckland Prison is shown in the southern part of the site in Appendix 1. In order to accommodate the proposed facility, Auckland East (the existing maximum security prison) and the Te Piriti Unit (Unit 8) will be demolished.

Commentary on the effects of the proposed development scenario is outlined below with the site scores summarise in Section 5.5.

5.2.1 Social Effects Assessment

Aspects of the proposed development that may have a negative social impact include:

- the effects of new prison programmes on the capacity of the modest number of existing regional volunteers;

- the small change in the existing peri-urban community that exists around the prison; and
- the stigma and fear of escapes associated with a prison being located within the community (although stigma and fear are already likely to be present as the prison already exists).

At Auckland Prison, the chance of contractor, prisoner or staff families moving to the area is considered low so there is unlikely to be additional pressures on existing housing facilities or services, or additional contributions from contractor or staff families to community life in the area. The effect of the prison on the qualities of the environment that may affect human health will be limited so the associated social and health impact on the community will be neutral. The improvement in the visual appearance of the prison as a result of the removal of the old prison building and replacement with a new building will result in a small positive effect.

Overall Quigley and Watts consider that the proposed 1,000 prisoner place scenario will have a minor adverse social effect on the community equating to a score of -0.5.

5.2.2 Cultural Effects Assessment

It is not possible to determine the extent of cultural effects of the indicative development without engaging directly with mana whenua. As the project remains confidential at this time, mana whenua engagement is not possible however a high level assessment of potential cultural effects has been undertaken.

Ngati Whatua o Kaipara (NWK) are understood to be the mana whenua iwi in the area around Auckland Prison. NWK settled their historical Treaty of Waitangi claim in 2011. This was made law under the Ngati Whatua o Kaipara Claims Settlement Act 2013.

Aspects of the indicative development that may be of interest to NWKK could include:

- Discharges to land and water such as wastewater and stormwater
- Understanding of, or involvement in social services, rehabilitation and housing
- Natural features of the site such as the pond and native plantings throughout the site

5.2.3 Heritage and Archaeology Assessment

Land was purchased for a prison facility at Paremoremo in 1962, construction of the prison began in 1965 and Auckland Prison opened in March 1969.

Neither the site in total, nor any individual buildings are recognised in the Auckland Council District Plan (North Shore Section) or the Proposed Auckland Unitary Plan as heritage items. There are no archaeological sites within the designated site boundary which are registered with the New Zealand Archaeological Association (NZAA) and there are no recorded archaeological sites within the site of the indicative new prison facility.

The Auckland Prison buildings are late 1960s structures and have not been identified as requiring heritage assessment. There are three structures on the site that pre-date the prison buildings but these structures do not warrant further heritage assessment either.

Based on the information available and the site visit undertaken it is considered that there will be no adverse historic heritage effects on the environment as a result of the proposed indicative development. The score is 0.

5.2.4 Ecological Effects Assessment

The Auckland Prison site is essentially bounded by arms of the harbour and coastal fringe on its western and southern margins, the Paremoremo Scenic Reserve to the north, and the Lucas Creek Scenic Reserve to the south-west. The site is located in the Tamaki Ecological District (ED).

The Tamaki ED covers approximately 59,904 hectares and includes the low lying hills, pumice and volcanic deposits of the North Shore, the Auckland isthmus and South Auckland. It also incorporates all the catchments that drain into the Waitemata Harbour. Only 6.9% of the Tamaki ED remains in indigenous cover. The vegetation has been highly modified, initially by clearing from early Polynesian occupation and later by urban development. Some kauri remnants with hard beech remain on the North Shore. Mangroves have been reduced from their former extent but are still present in estuaries. Approximately 20% of the remaining native vegetation remnants in the Tamaki ED are in protected areas. Priorities for protection include coastal ecosystems such as estuaries, wetlands, shrublands and forest.

The indicative footprint of a 1,000 prisoner facility at the Auckland Prison site does not extend into the coastal area and does not involve any loss of ecosystems at the site. Bird movements across the landscape are unlikely to be affected as the estuarine inlets form natural conduits, and aerial linkage between the Paremoremo Scenic Reserve and the Lucas Creek Scenic Reserve remain unaffected by the proposed location.

In summary there are no adverse or positive ecological effects arising from locating a proposed 1,000 prisoner facility at Auckland Prison. The score is 0.

5.2.5 Economic Effects Assessment

The difference in terms of capital expenditure between a 1,000 prisoner place prison and a 1,680 prisoner place prison is between \$269.5 million to \$337.8 million for capital expenditure and \$712.8 to \$787.7 million for operating expenditure over a ten year period. This would be the main difference between the economic impacts that Auckland Prison would not be able to contribute due to lack of available land.

All economic impacts for Auckland Prison is expected to remain within the Auckland economy, this is based on the assumption that the building of a 1,000 prisoner place prison will utilise the existing Auckland supply chain and not need to source materials or personnel from outside of the Auckland region (within New Zealand). If any materials or personnel are sourced from outside of the Auckland region, this alters this assumption and will lower the positive impacts in Auckland and increase the positive impacts in the rest of New Zealand. The score for the 1,000 prisoner place facility is +1.

5.2.6 Landscape and Visual Effects Assessment

The 1,000 prisoner facility would consist of buildings up to 3 storeys high of similar scaled development to the existing Auckland East building. As outlined above the facility will require earthworks to create a large flat platform for the building but overall the change would be limited to an increase in the footprint as result of a single new facility. The extent of development may require the removal of some vegetation but the indicative footprint suggests the boundary vegetation to the south would remain. Overall it is considered the character of a new 1,000 prisoner place facility would be an improvement on the appearance of the existing two facilities

that will require removal. On this basis the overall effects on the landscape elements and character is considered to be neutral with a score of 0.

As outlined above with the height of the proposed 1,000 prisoner facility being similar to the existing maximum security prison the only change to the overall scale of the development would be as a result of an increased footprint. Views of the proposed facility would therefore be afforded from the same existing properties to the east, south and west. Although the visual effects during construction are likely to be perceived as adverse by this viewing audience, the completed new facility is likely to be seen as an improvement on the older existing ones, resulting in a permanent positive effect. Opportunities for further mitigation / enhancement on land surrounding the proposed facility could further improve the outlook for this viewing audience. The visual effects score is 1.

The scores given for landscape effects and visual effects have been averaged to provide an overall score for landscape and visual effects combined. The overall score is therefore +0.5.

5.2.7 Lighting and Glare Effects Assessment

There are approximately 10 - 12 residential buildings on adjacent properties that overlook the proposed prison site on Sanders Road, Merewhira Road and Paremoremo Road.

The nearest neighbouring residential building is located approximately 116m from the indicative prison boundary. The area has some existing sky glow being in close proximity to Auckland however it is still a semi-rural area.

Based on the proximity of neighbouring residential buildings, particularly at 81 Sanders Road, and the existing ambient light in the region, the likely adverse effects from lighting on the environment will be moderate. The score is -1.

5.2.8 Traffic Effects Assessment

The close proximity of the SH1 and SH18 and generally good standard of arterial connections beyond Paremoremo Road and The Avenue means that (subject to further detailed capacity checks) the generated traffic associated with the potentially expanded corrections facility should be readily accommodated by the wider regional network.

However, there are a number of semi-rural and urban residential neighbours along the Paremoremo/The Avenue access route to the site who could be adversely affected by the additional generated traffic.

Overall potentially major adverse effects on the surrounding transport environment are expected associated with the 1000 prisoner place scenario at Auckland Prison. While there are considered to be suitable infrastructure and traffic management responses to mitigate the potential issues identified, (e.g. potential contribution to traffic signals at The Avenue/Dairy Flat Highway intersection) the number of residential neighbours along the primary access route would lead to a large number of potentially affected parties. The score is -2

5.2.9 Noise Effects Assessment

The indicative development at Auckland Prison may result in increased noise associated with increased traffic movements, an increased number of prisoners participating in outdoor recreation activities and prisoner shouting. The nearest dwellings are located approximately 300

m from the eastern most accommodation blocks in the prison, however the development can be designed to ensure that compliance with existing noise limits at the site is achieved. The score is -1

5.2.10 Water and Wastewater Assessment

The current water supply infrastructure for Auckland Prison is owned by Corrections and water is supplied by Watercare. It is understood that there have been prior discussions with Watercare about vesting the supply assets outside of the Auckland Prison site with Watercare. Whilst the new facility can be serviced by adding to the existing external storage and supply facility, risks to the security and stability of supply of water to the overall Auckland Prison site could result from:

- diminished or complete loss of service due to issues in the Watercare network
- damage caused by dragging of anchors illegally used in proximity to the pipeline
- reduction of flow if Watercare provide water service to additional consumers from the currently dedicated pipeline

The current wastewater system from the Auckland Prison Facility is owned by Corrections and discharges into the Watercare network. It is understood that there have been prior discussions with Watercare about vesting the supply assets outside of the Auckland Prison site with Watercare. Whilst the new facility can be serviced by adding to the existing wastewater storage and discharge infrastructure, risks to the wastewater network from the overall Auckland Prison site could result from:

- pipeline failure or damage by others (e.g. where the pipeline passes under Lucas Creek or is exposed under a pipe bridge).
- pumping outages due to pump station break down (power outages are generally covered by standby generation capacity).

The score is 0.

5.3 Spring Hill Corrections Facility

The indicative layout of a 1,000 prison place facility and a 1,680 prisoner place facility at Spring Hill Corrections Facility is shown in Appendix 1.

Commentary on the effects of the proposed development scenario is outlined below with the site scores summarise in Section 5.5.

5.3.1 Social Effects Assessment

Aspects of the proposed development that may have a negative social impact include:

- the change in the rural community that exists around the prison; and
- the stigma and fear of escapes associated with a prison being located within the community (although stigma and fear are already likely be present as the prison already exists).

The existing low numbers of volunteers in the community (due to low population) is likely to continue once the facility is operational.

At Spring Hill, the chance of contractor or prisoner families moving to the area is low but staff families may relocate nearby putting additional pressures on existing housing facilities or

services in the area. However, these people are also likely to make positive contributions to the community through volunteer involvement in community organisations and activities. The effect of the prison on the qualities of the environment that may affect human health will be limited so the associated social and health impact on the community will be neutral.

Overall Quigley and Watts consider that either of the proposed facilities will have a minor adverse social effect on the community. The social effects are expected to be similar regardless of whether the 1,000 place or 1,680 place facility is constructed. While there will be a change in the size of the site and the number of people affected, any effects will be triggered by the construction of the smaller facility and the relative uplift to the large facility is modest. The score is -0.5.

5.3.2 Cultural Effects Assessment

It is not possible to determine the extent of cultural effects of the indicative development without engaging directly with mana whenua. As the project remains confidential at this time, mana whenua engagement is not possible however a high level assessment of potential cultural effects has been undertaken.

The mana whenua Iwi at Springhill is understood to be Ngāti Naho, a hapū of Waikato-Tainui. Waikato-Tainui settled their historical Treaty of Waitangi land claim in 1995 and their river claim in 2010.

Aspects of the indicative developments that may be of interest to Ngati Naho and Waikato-Tainui could include:

- Discharges to land and water such as wastewater and stormwater
- Understanding of or involvement in social services, rehabilitation and housing
- Natural features of the site such as the stream running through the indicative site area and native plantings throughout the site

5.3.3 Heritage and Archaeology Assessment

Spring Hill Corrections Facility is not registered under the provisions of the Heritage New Zealand Act 2014 and as an early 21st century structure has not been identified as requiring heritage assessment. There are no archaeological sites within the designated site boundary which are registered with the New Zealand Archaeological Association (NZAA).

Based on the information available and the site visit undertaken it is considered that there will be no adverse historic heritage effects on the environment as a result of either of the proposed indicative developments. The score is 0.

5.3.4 Ecological Effects Assessment

The existing Spring Hill Corrections Facility is located in the headwaters of a tributary of the Waikato River catchment and is encircled by broad gullies with mixed vegetation. Within the broader area, the facility is situated within highly modified pastoral farmland with few fragments of native vegetation, which occur mainly in the headwaters of a variety of small tributaries.

The facility is within the Meremere ED, which is characterised by the lower reaches of the Waikato River and the extensive complex of wetlands and shallow lakes in the area, with the RAMSAR listed Whangamarino Swamp to the east.

The proposed indicative footprint of both a 1,000 and 1,680 capacity facility at the Spring Hill site is on the floodplain of a small stream. Both proposed facilities would result in either the loss or the diversion of a length of stream and parts of tributaries. The tributaries are likely to be intermittent waterways (with surface flows ceasing during drier times of the year) but the main watercourse is likely to be a permanently flowing stream. The riparian margins of the stream have been planted and fenced; we understand that no covenant exists over the riparian margins of that stream across the proposed site.

There are no significant stands of indigenous forest within the indicative footprints of either the 1,000 or 1,680 facility, although remnant patches of indigenous bush occur across the landscape, along with several small stands of planted pine. The main ecological linkage is likely to be between the Whangamarino swamp, the incidental lower Waikato lakes and wetlands, and the Waikato River and associated floodplain wetlands. Neither of the two-sized facilities is likely to cause any disruption to linkages or migratory routes of birds or fauna.

In summary the loss of the stream is a significant adverse effect. The extent of the adverse effect for both the 1,000 and 1,680 facility is the same because the footprint of both sized-facilities does not result in any further habitat loss or impact on ecosystems or habitats. The score is -2.

5.3.5 Economic Effects Assessment

Spring Hill Corrections Facility is located in Waikato, close to the Auckland region border, so the economic impact is assumed to be spread between the Auckland and Waikato economies. This is based on the assumption that specialist contractors and materials for a prison build will need to be sourced from Auckland therefore lowering the positive impacts in Waikato and increasing the positive impacts in Auckland. The same assumption has been applied to the location of construction personnel who will either travel from Auckland or Waikato to Spring Hill Corrections Facility due to its location between the two regions.

The economic impact of operating Spring Hill Corrections Facility is expected to result in the same distribution as the construction phase due to the proximity of the site to both Auckland and Waikato. This means that personnel could commute from either region to SHCF, therefore, the economic impact is likely to be distributed between these two regions. The score for the 1,000 prisoner place facility is +1 and the score for the 1,680 prisoner place facility is +2.

5.3.6 Landscape and Visual Effects Assessment

Both development options would result in similar effects on the local landform features, and the existing watercourse and associated vegetation. The 1,680 prisoner facility footprint would remove more of the existing woodlot screening on the site. Both options would alter the existing landscape character by increasing the overall scale of the Spring Hill facility to a point where it is no longer contained at the head of the valley. As such it would become a more dominant element of the landscape and reduce the existing rural character particularly in relation to the existing and proposed expansion of the Motorsport Park to the north. This adverse effect would be exacerbated with the 1,680 prisoner facility. Based on the above analysis (without mitigation) it is considered that the adverse landscape effects of the proposed 1,000 prisoner facility would be high and the 1,680 facility very high. The score for both options is -2.

While the existing corrections facility is visually discrete within the existing landscape of the area, the proposed facilities would open up more views from offsite location i.e. outside the designation. While it is considered likely that the 1,000 prisoner facility could largely be

screened from view, for the larger 1,680 prisoner facility, it would be more difficult due to the total removal of the landform and lack of separation between the existing and new built elements, therefore opportunities for effective mitigation would be limited. Based on this (and without any mitigation) it is considered that the adverse visual effects of the 1,000 prisoner facility would be low and the 1,680 facility would be moderate. The score for both options is -1.

The scores given for landscape effects and visual effects have been averaged to provide an overall score for landscape and visual effects combined. The overall score for both options is therefore -1.5.

5.3.7 Lighting and Glare Effects Assessment

There are potentially three residential buildings on surrounding properties that overlook the proposed prison facility. These buildings are located on surrounding ridgelines. The nearest residential building is located approximately 400m from the indicative prison boundary.

There are some areas where motorists on State Highway 1 will have a direct sight line to the indicative prison site. The area has negligible sky glow being approximately 7km from the nearest township located at Te Kauwhata.

The indicative prison boundary extends further east for Option 2 when compared to Option 1 and this means the distance and viewing angle to the closest residential building has sufficient separation from the proposed prison site to make this larger size scenario appear quite similar.

Based on the proximity of neighbouring residential buildings and the proposed commercial development at Hampton Downs, the likely adverse effects from lighting on the environment will be moderate. The score is -1.

5.3.8 Traffic Effects Assessment

The close proximity of the SH1 Waikato Expressway and generally high standard of the Hampton Downs Road means that (subject to further detailed capacity assessments) the traffic associated with the potentially expanded corrections facility should be readily accommodated by the wider transport network.

The location and 'peaky' operation of the motorsport park imposes a potential constraint during main event days. The current "4 minute" condition attached to the motorsport park consent is generally appropriate in theory but is currently difficult to monitor and enforce (from the Department's perspective) and would continue to be in the future.

There are few neighbours that would be affected by the traffic generated by an expanded facility however the motorsport park is a major neighbour likely to be interested in the overlap of traffic movements especially with the growing commercial and wider motorsport activities being developed around the park.

With regard to the overall transport effects associated with these two development scenarios, both 1000 and 1680 inmate scenarios at Spring Hill are assessed as giving rise to moderate adverse effects on the surrounding transport environment. There are considered to be suitable infrastructure and traffic management responses to mitigate the issues, and there are no major differences in the infrastructure or operational measures that would be needed to support either of the inmate scenarios, hence the same moderate adverse effect assessment is made for both Spring Hill accommodation scenarios. The score is 0.

5.3.9 Noise Effects Assessment

The indicative development at Spring Hill Prison may result in increased noise associated with increased traffic movements, increased number of prisoners participating in outdoor recreation activities and prisoner shouting. Two dwellings are located approximately 650 m to the west of the proposed development, however both development scenarios can be designed to achieve compliance with existing noise limits at the site. The scores are 0 for the smaller facility and -0.5 at the larger facility.

5.3.10 Water and Wastewater Assessment

Water supply at the Spring Hill Corrections Facility is provided by Waikato District Council from the Te Kauwhata municipal water supply.

Wastewater from the Spring Hill Corrections Facility is reticulated to the Te Kauwhata wastewater treatment plant. The designation for the Spring Hill site limits the volume of wastewater discharged from the Corrections Facility to the wastewater treatment plant to 300m³ per day. It is expected that the Department will need to enter into an agreement with Waikato District Council to enable additional wastewater to be reticulated to the Te Kauwhata plant. Furthermore, the Te Kauwhata wastewater treatment plant is likely to require upgrading to treat the additional wastewater from the site. Such an upgrade will be required to comply with the Vision and Strategy for the Waikato River which seeks to restore and protect the water quality of the River. As a result, a reduction in contaminant loads from the wastewater treatment plant to the River is likely to be required. The score is -1.

5.4 Waikeria Prison

The indicative development area of a 1,000 prison place facility and a 1,680 prisoner place facility at Waikeria Prison is shown in Appendix 1.

Commentary on the effects of the proposed development scenario is outlined below with the site scores summarise in Section 5.5.

5.4.1 Social Effects Assessment

Aspects of the proposed development that may have a negative social impact include:

- the movement of contractor, prison and staff families into the area which will put pressure on existing housing and community facilities and services;
- the change in the rural community that exists around the prison; and,
- the stigma and fear of escapes associated with a prison being located within the community (although stigma and fear are already likely be present as the prison already exists).

There will be an adverse visual effect from the prison that may have a social impact on affected residents. The existing low numbers of volunteers in the community (due to low population) is likely to continue once the facility is operational.

Prison contractors and staff are likely to make positive contributions to the communities they move into through volunteer involvement in community organisations and activities.

Overall Quigley and Watts consider that either of the proposed facilities will have a moderate adverse social effect on the community. The social effects are expected to be similar regardless of whether the 1,000 place or 1,680 place facility is constructed. While there will be a change in the size of the site and the number of people affected, any effects will be triggered by the construction of the smaller facility and the relative uplift to the large facility is modest. The score is -1.

5.4.2 Cultural Effects Assessment

It is not possible to determine the extent of cultural effects of the indicative development without engaging directly with mana whenua. As the project remains confidential at this time, mana whenua engagement is not possible however a high level assessment of potential cultural effects has been undertaken.

It is understood that the mana whenua Iwi at Waikeria is likely to be a hapū of Ngāti Raukawa or Ngāti Maniapoto, or one of the Iwi itself. It is further understood that Ngāti Raukawa has settled its Treaty of Waitangi claim but Ngāti Maniapoto has not.

Aspects of the indicative developments that may be of interest to Ngāti Raukawa and/or Ngāti Maniapoto could include:

- Discharges to land and water such as wastewater and stormwater
- Clean up of contaminated land on the site
- Understanding of, or involvement in, social services, education, rehabilitation and housing
- The status of the Waikeria Prison site as a Deferred Selection Property in the Ngāti Raukawa Treaty settlement.
- Natural features of the site such as the views to Mt Pirongia

Due to the inability to engage with mana whenua at present, all development scenarios at all sites have been scored 0 for cultural effects.

5.4.3 Heritage and Archaeology Assessment

The Waikeria Prison site was selected as a site for an experimental reformatory in New Zealand following the adoption of the Crimes Amendment Act in 1910. The site was officially opened on 24th November 1911. The historical significance of Waikeria Prison relates not only to the Top Jail, but also to the wider site context of a prison farm that formed part of a radical penal reform programme established in the early part of the twentieth century. However, neither the site in total nor individual buildings thereon are recognised in the Otorohanga District Council Plan (Operative 30 October 2014) as heritage items.

Waikeria Prison is not registered under provisions of the Heritage New Zealand Act 2014, however it is understood that particular areas of the site were occupied prior to 1900. Therefore, the site, or parts of it, may be defined as an archaeological site in accordance with Section 6(a)(i) of the Heritage New Zealand Pouhere Taonga Act 2016, which recognises that places associated with human occupation prior to 1900 are, by definition, archaeological sites.

There are a total of four sites within the legal boundary which are registered with the New Zealand Archaeological Association (NZAA) however none of these sites are located within the indicative site area for the two potential developments.

Based on the information available and the site visit undertaken it is considered that there will be no adverse historic heritage effects on the environment as a result of either of the proposed indicative developments. The score is 0.

5.4.4 Ecological Effects Assessment

The existing facility is located in the Punui Catchment, itself a tributary of the Waipa River, and within the Waipa ED.

The Waipa ED is located in the southern end of the Waipa District. The District was originally almost entirely covered in indigenous vegetation (approx. 15 % forested, 80 % indigenous scrub and 5 % wetland habitat.) By 1995 this coverage had dropped to between 1-2 % vegetation remaining. Most of this ED is now farmed pasture and residential property. The largest area currently protected within the Waipa ED is the Kakepuku Reserve. There are also multiple district council covenants and QEII reserves on private property and riparian margins along key waterways such as the Punui River and Mangaohoi Stream.

The existing Waikeria Prison site is located in a largely pastoral landscape with a number of small stream gullies running through the pasture. These waterways are comprised of a mix of ephemeral headwaters and intermittent waterways. One notable wetland area occurs to the southeast of the existing facility, and would be within the footprint of both of the proposed sized facilities. Although at the time of the site visit the wetland area was highly modified and was under heavy grazing from a herd of cattle, it nevertheless is a significant feature within the site. This wetland and a number of small intermittent waterways and headwater wetlands would be reclaimed within both the proposed indicative footprints.

There are no significant stands of indigenous forest within either of the proposed indicative footprints, although remnant patches of indigenous bush occur across the landscape, along with several small stands of planted pine. The main ecological linkage is likely to be along the waterways that occur around the site and well away from the proposed development. Either of the two-sized facilities is unlikely to cause any disruption to ecological linkages or the migratory routes of birds or indigenous fauna.

In summary the loss of the wetland areas is an adverse effect, although the wetlands are heavily modified. The extent of the adverse effect for both the 1,000 and 1,680 facility is the same because the footprint of both sized-facilities does not result in any further habitat loss or impact on ecosystems or habitats. The score is -1.

5.4.5 Economic Effects Assessment

Although Waikeria Prison is located within the Waikato region, it is assumed that specialist contractors and materials for a prison build will be sourced from Auckland. This means that the economic impact for Waikeria is distributed between the Auckland and Waikato economy. The majority of the economic impact will still be retained within the Waikato economy as it is expected that construction personnel will be accommodated in the region throughout the entire build.

The economic impact of operating Waikeria Prison is not expected to result in the same distribution as for construction, as the long lead in times for the prison build means that AM/FM providers and the Department will have sufficient time to scale up or establish operations in the

Waikato region, close to Waikeria. The score for the 1,000 prisoner place facility is +1 and the score for the 1,680 prisoner place facility is +2.

5.4.6 Landscape and Visual Effects Assessment

In relation to the two options it is considered both would result in similar physical effects on the landform, vegetation and typology.

In relation to landscape character the 1,000 prisoner facility would result in an approximate doubling of the size of the existing facility and become a more dominant element reducing the rural character of the area. The 1,680 prisoner facility is approximately 50% larger in size, and would result in a large area (approximately 50 hectare including the existing facility) of built form in this part of the site, with a greater impact on the character of the rural landscape. While the physical effects of both facilities would be low with respect to the larger facility, the overall scale of the change to the landscape character would be greater. In relation to adverse effects on landscape character, the effects are considered to be moderate for the 1,000 prisoner facility, and high for the 1,680 facility resulting in scores of -1 and -2 respectively.

However, given the size of the Waikeria property it is considered that mitigation measures such as woodlot / forestry planting on a relatively large scale could reduce those effects considerably.

As outlined above viewing audiences to the existing and proposed facility site vary. To the east there are approximately 5-6 properties with dwellings who would have the potential to see the proposed facilities from some 500 - 1,000m away. To the west there are estimated to be some 15-20 residents that would have the potential to view the proposed facilities at a distance of between 1.8 and 3.0 kilometres, around Wharepuhunga Road, Ngahape Road and their intersections with SH3.

Similar to the effects on landscape character, it is considered that the visual effects would be greater for the larger facility as it extends further to the south opening up more extensive views to the west. However, views from this quarter are distant and the opportunity for mitigation is better than for those closer properties to the east. In both cases large scale tree / woodlot / forestry type planting as outlined above could reduce adverse effects considerably over time.

Based on the above analysis it is considered the visual effects associated with the 1,000 prisoner facility would overall be low-moderate and moderate-high for the 1,680 prisoner facility, both without mitigation. The score for both indicative developments is -1.

The scores given for landscape effects and visual effects have been averaged to provide an overall score for landscape and visual effects combined. The overall scores are therefore -1 for the 1,000 prisoner facility and -1.5 for the 1,680 prisoner facility.

5.4.7 Lighting and Glare Effects Assessment

As discussed in the previous section, residential buildings on neighbouring properties are located quite some distance away. There are approximately 20 to 26 residential buildings on distant ridges that overlook the indicative prison site. These properties are located predominantly to the west, with some to the north and northeast.

The nearest neighbouring residential building is located approximately 800m away from the indicative prison boundary.

The area has negligible sky glow from the nearest townships being approximately 12km northwest to Te Awamutu and 17km to Otorohanga.

The indicative prison boundary extends further south for Option 2 when compared to Option 1 and this means the significant distance and viewing angle to the closest residential building to the north has sufficient separation from the proposed prison site to make this larger size scenario appear similar to the smaller one.

Based on the distance from neighbouring residential buildings and the existing dark rural setting, the likely adverse effects from lighting on the environment will be moderate. The score is -1.

5.4.8 Traffic Effects Assessment

The wider road network around Waikeria Prison including SH3 and the strategic road network beyond, is considered to be readily able to support the traffic movements that would be generated by either of the development scenarios.

Access from the site via Waikeria Road towards SH3 would be via a relatively short section of collector road in a manner generally consistent with the expectations of the roading hierarchy, (i.e. a partial increase in through movement on the western section of the road but ultimately providing a property access function at the entrance to the site).

Some rural production and associated residential neighbours along Waikeria Road are likely to perceive additional adverse effects on amenity associated with the increase in traffic volumes, however the projected future flows of up to 2000 vehicles per day are not inconsistent with the flows expected to be carried by a collector road.

The presence of the single-lane bridge on the route is not expected to be a major impediment to its safe and convenient operation, however further investigations would be warranted to assess the degree of additional queuing and delay associated with vehicles waiting for an opposing vehicle to clear the bridge. An associated review is necessary of the consequential safety issues associated with drivers (especially Corrections staff) expecting to have a free-flow journey after leaving the prison facility.

With regard to the overall transport effects associated with these two development scenarios at the Waikeria site, both 1000 and 1680 inmate scenarios are assessed as giving rise to moderate adverse effects on the surrounding transport environment. There are suitable infrastructure and traffic management responses to mitigate these issues, and there are no major differences in the infrastructure or operational measures that would be needed to support either of the inmate scenarios. The same moderate adverse effect assessment is therefore made for both Waikeria scenarios. The score is -1.

5.4.9 Noise Effects Assessment

The indicative developments at Waikeria may result in increased noise associated with increased traffic movements, increased number of prisoners participating in outdoor recreation activities and prisoner shouting. The nearest dwelling is located at least 1,200 m from the indicative development and the development can be designed to achieve compliance with existing noise limits at the site. The score is 0.

5.4.10 Water and Wastewater Assessment

The water supply for the Waikeria Prison comes from a groundwater bore on the site. The Department is authorised to take up to 1,000m³ of water per day from the groundwater bore.

The Department has a backup water supply water supply, also sourced from groundwater. Water is fed from the groundwater bore to two water reservoirs from which it is reticulated to the site.

Maintenance and upgrade works on the water infrastructure onsite are ongoing. Once those works are completed, it is expected that the existing water supply will be of sufficient volume to cater for either of the proposed indicative prisoner facilities.

The existing wastewater treatment plant for the site is nearing the end of its useful life and will require significant upgrade or replacement to service either of the proposed indicative prisoner facilities options and avoid, remedy or mitigate significant adverse effects on the receiving environment. Such an upgrade will be required to comply with the Vision and Strategy for the Waikato and Waipa Rivers which seeks to restore and protect the water quality of the Rivers. As a result, a reduction in contaminant loads from the wastewater treatment plant to the river catchment is likely to be required. The score is -1.

5.5 Summary of Alternatives Assessment – Raw Scores

Effect	Auckland Prison	Spring Hill Corrections Facility		Waikeria Prison	
	1,000 place	1,000 place	1,680 place	1,000 place	1,680 place
Social Effects Assessment	- 0.5	- 0.5	- 0.5	-1	-1
Maori Cultural Effects Assessment	0	0	0	0	0
Heritage/Archaeological Effects Assessment	0	0	0	0	0
Ecological Effects Assessment	0	-2	-2	-1	-1
Landscape and Visual Effects Assessment	0.5	-1.5	-1.5	-1	-1.5
Economic Effects Assessment	+1	+1	+2	+1	+2
Lighting and Glare Effects Assessment	-1	-1	-1	-1	-1
Traffic Effects Assessment	-2	-1	-1	-1	-1
Noise Effects Assessment	-1	0	-0.5	0	0
Water and Wastewater Effects Assessment	0	-1	-1	-1	-1
TOTAL SCORE	-3	-6	-5.5	-5	-4.5

5.6 Weighting

The use of weighting in an assessment of alternatives is a method of taking into account the relativity of different effects and the potential ability for a development to be designed to avoid or mitigate significant adverse effects.

The weighting applied to each of the potential effects was determined based on consideration of the matters contained in Part 2 of the Resource Management Act. Consideration was also given to previous approval processes undertaken by the Department under the Resource Management Act at other sites and the issues that were identified by decision makers, technical experts and submitters in those processes, together with the qualitative weighting afforded to those issues by the decision-makers in those cases. Consideration was also given to the opinions of the technical experts engaged to assist with this alternatives assessment in the course of undertaken their assessments discussed above and contained within the Appendices of this report.

Social, cultural, heritage, ecological and landscape effects are considered to be effects with high potential impact and high probability of occurrence in the context of developing a large prison. These effects can be difficult to avoid, remedy or mitigate regardless of where the proposed prison is located so are attributed a higher weighting than other effects.

Conversely, effects caused by lighting, traffic, noise, water and wastewater can be avoided or mitigated more easily through management techniques. For example, traffic effects can be avoided by increasing road or intersection capacity through design changes such as road widening or the introduction of turning bays. Noise effects can be avoided through appropriate use of insulating materials and the location of the site at some distance from neighbouring properties. Effects of wastewater can be reduced or mitigated through improvements in waste treatment.

The weighting attributed to each potential effect is shown in Table 3. The summary of weighted scores is shown in section 5.7.

Table 3. Weighting of Effects

Effect	Weighting
Social effects	3
Māori cultural effects	3
Ecological effects	3
Landscape and visual effects	3
Economic effects	3
Heritage/archaeological effects	1
Lighting and glare effects	1
Traffic effects	1
Noise effects	1
Water and wastewater effects	1

5.7 Summary of Alternatives Assessment – Weighted Scores

Effect	Auckland Prison	Spring Hill Corrections Facility		Waikeria Prison	
	1,000 place	1,000 place	1,680 place	1,000 place	1,680 place
Social Effects Assessment	-1.5	-1.5	-1.5	-3	-3
Maori Cultural Effects Assessment	0	0	0	0	0
Heritage/Archaeological Effects Assessment	0	0	0	0	0
Ecological Effects Assessment	0	-6	-6	-3	-3
Economic Effects Assessment	3	3	6	3	6
Landscape and Visual Effects Assessment	1.5	-4.5	-4.5	-3	-4.5
Lighting and Glare Effects Assessment	-1	-1	-1	-1	-1
Traffic Effects Assessment	-2	-1	-1	-1	-1
Noise Effects Assessment	0	0	-0.5	0	0
Water and Wastewater Effects Assessment	0	-1	-1	-1	-1
TOTAL SCORE	0	-12	-9.5	-9	-7.5

5.8 Discussion

5.8.1 Raw Scores

The aggregated raw scores from the alternatives assessment undertaken indicate that overall environmental effects are likely to be least for a 1,000 prisoner place facility located on the Auckland Prison site and greatest for at 1,000 prisoner place facility at the Spring Hill Corrections Facility, followed closely by the 1,680 prisoner place facility at Spring Hill Corrections Facility.

The scores for all sites fall within a small range (-3 - -6) although they are differentiated.

Key reasons for Auckland Prison scoring higher include the likely positive landscape and visual effects that will result from the required removal of the old maximum security buildings and replacement with modern style prison buildings. In addition, the already highly modified and built nature of the surrounding area and the sites connection to municipal water and wastewater facilities reduce adverse effects on ecology and from water and wastewater. Conversely, due to the built up nature of the surrounding area and the growth being experienced, the proposed development will cause adverse effects on the surrounding roading network which would need to be addressed.

Key reasons for Spring Hill Correction Facility scoring lower include the high or very high landscape and visual effects that will occur due to the substantial extent of landscape modification that would be required to accommodate either development scenario on the site. Adverse ecological effects resulting from the loss of the stream will also be significant. This is consistent with the issues of concern identified at the Springhill site during the RMA approval process to authorise the existing prison.

The key differences between Waikeria Prison and the other sites are that except for landscape and visual effects associated with the larger development scenario, the anticipated adverse effects are moderate

5.8.2 Weighted Scores

The introduction of weighted scores increases the range of scores but the hierarchy between the sites is unchanged. Auckland Prison scores highest and Spring Hill Corrections Facility scores lowest with the smaller development scenario at Spring Hill scoring lowest of all sites. The scores for Waikeria Prison and Spring Hill Corrections Facility are closer together as a result of the higher score and weighting for social effects at Waikeria Prison.

6.0 Part 2 Analysis

When considering the sustainable management purpose of the RMA, the proposal to construct a prison in the upper North Island will improve public safety and contribute to maintaining a just society by providing additional prisoner places in the prison network which is under pressure. The construction and operation of the prison will contribute to the social wellbeing of the national community and the community in the upper North Island in particular. The prison will also contribute to the economic wellbeing of the regional community through the provision of short term employment during the construction of the facility and permanent employment of prison staff once the facility is operational.

The high level environmental effects assessment indicates that landscape, visual and ecological effects of the proposal at the Spring Hill site may be significant and unable to be avoided, remedied or mitigated. At the other two sites, potential significant adverse effects are fewer and can be avoided, remedied or mitigated.

While a comprehensive assessment of cultural effects is not possible at this stage of the project, it is expected that rehabilitation and reintegration programmes provided in any new prison facility may contribute to the wellbeing of prisoners of Maori descent.

Section 6 of the RMA has two potentially relevant matters that must be recognised and provided for when considering the use and development of resources for a prison facility. These are:

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:

While a comprehensive assessment of cultural effects has not been completed at this stage of the process, it is anticipated that with careful design, management and involvement of tangata whenua in the RMA process, the relationship of Maori and their culture and traditions with the things that are important to them at the chosen development site may be able to be recognised and provided for.

The only site with historic heritage that may require protection is Waikeria Prison. It is expected that with careful design and management of the new prison facility any historic heritage protection requirements can be achieved.

The relevant matters of section 7 of the RMA to which particular regard must be given are:

- (a) kaitiakitanga:
- (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:

With the exception of Spring Hill (where sections 7(c), (d) and (f) may not be able to be achieved), a new prison facility can be designed and managed to ensure consistency with the relevant requirements of section 7 of the RMA.

As discussed in relation to section 6(e) of the RMA above, it is expected that with careful design, management and involvement of tangata whenua in the RMA process, the principles of the Treaty of Waitangi should be able to be taken into the account in the development of a new prison facility at all three potential sites.

Overall therefore, subject to the caveats discussed above, it is considered that the development of a new prison facility at either Auckland Prison or Waikeria Prison will achieve the sustainable management purpose of the RMA.

7.0 Conclusion

The Department is proposing to construct and operate a new prison facility to provide up to 1,680 prisoner places in the upper North Island to relieve stress on existing prison facilities as a result of the expected increase in prisoner numbers over the next decade.

The Department has identified three potential existing prison sites where a new prison facility could be accommodated. These are Auckland Prison, Spring Hill Corrections Facility and Waikeria Prison.

The Department engaged technical experts in relevant disciplines to undertake a high level environmental effects assessment of two potential development scenarios at the three sites.

Prior to undertaking this work, the Department determined that there was insufficient land available to accommodate a 1,680 prisoner facility in its preferred 2-storey configuration at the Auckland Prison site, so this option was removed from further consideration.

The likely adverse landscape and ecological effects associated with either facility at the Spring Hill site are considered to be very high or significant. These effects cannot be avoided and could be difficult to mitigate. It may also be difficult to address some matters in section 7 of the RMA at the Spring Hill site. For these reasons, it is considered that the proposed developments should not be progressed further at the Spring Hill Corrections Facility.

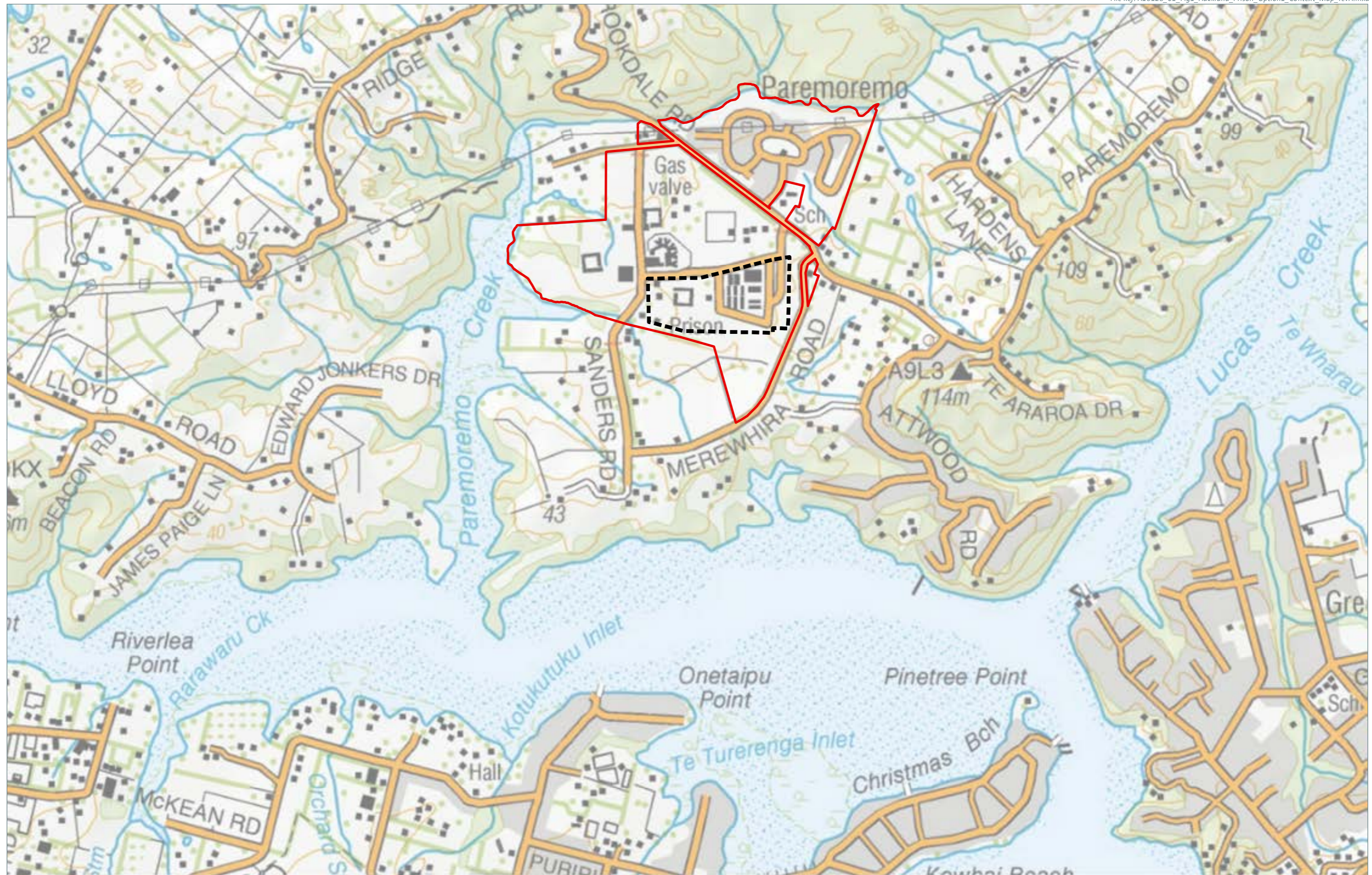
The assessment undertaken indicates that the proposed scenarios of:

- a 1,000 prisoner place facility at Auckland Prison; or
- a 1,000 or 1,680 prisoner place facility at Waikeria Prison,

could be developed while avoiding, remedying or mitigating significant adverse effects on the environment.

This assessment has adequately considered alternatives for the proposed development of a 1,000 or 1,680 prisoner place facility at three potential sites. One of those sites has been removed from further consideration due to the potentially very high or significant adverse effects the development would have and potential difficulties in addressing some matters in section 7 of the RMA. The Department can choose to develop any of the remaining options at Auckland Prison or Waikeria Prison and is not required to select the best option or site.



Appendix 1: Indicative Plans

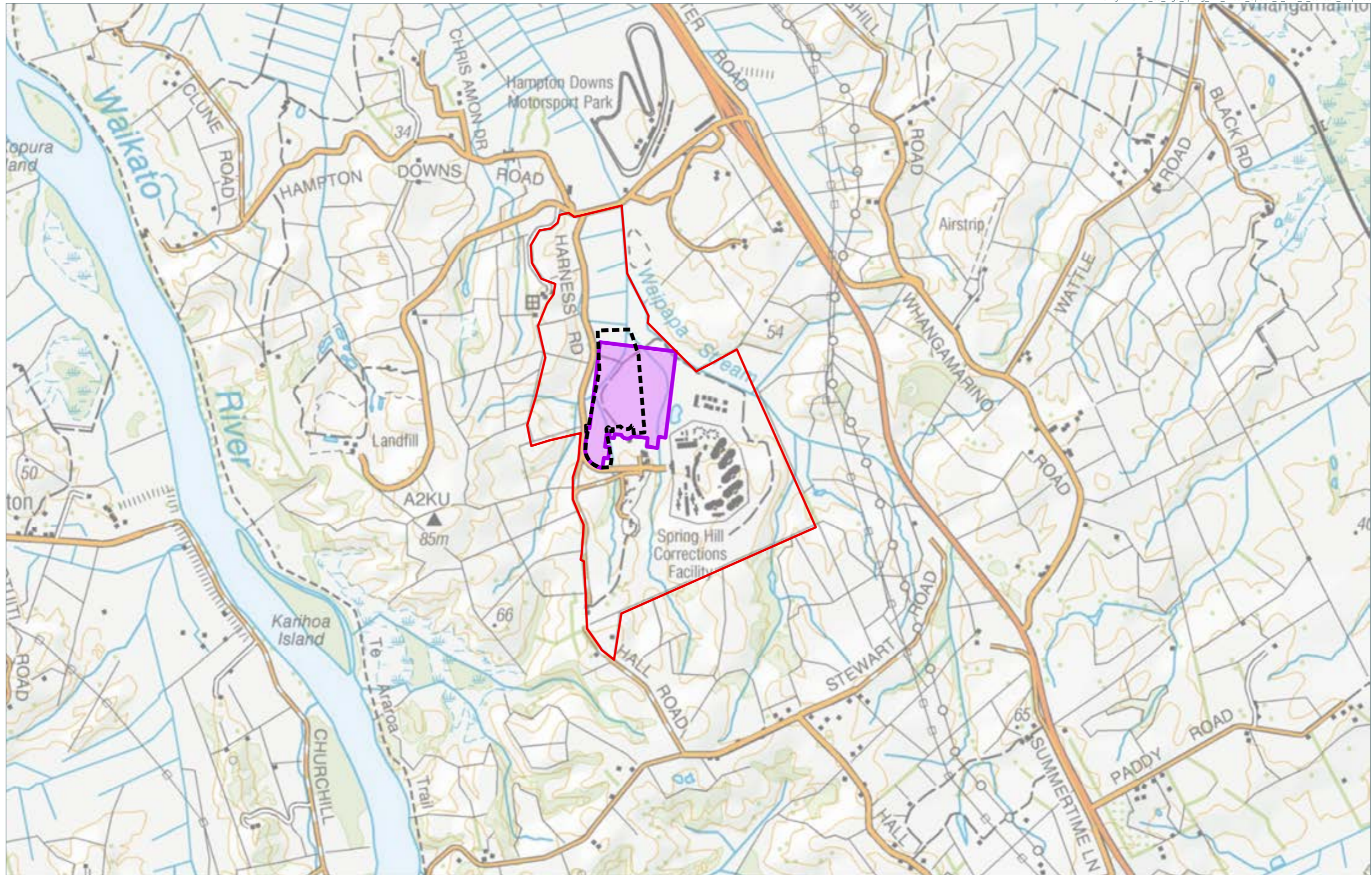





Option 1 - 1000 Prisoner Prison



-  Auckland Prison Designation
-  Indicative Site Area
-  Contours 2m Interval



Legend

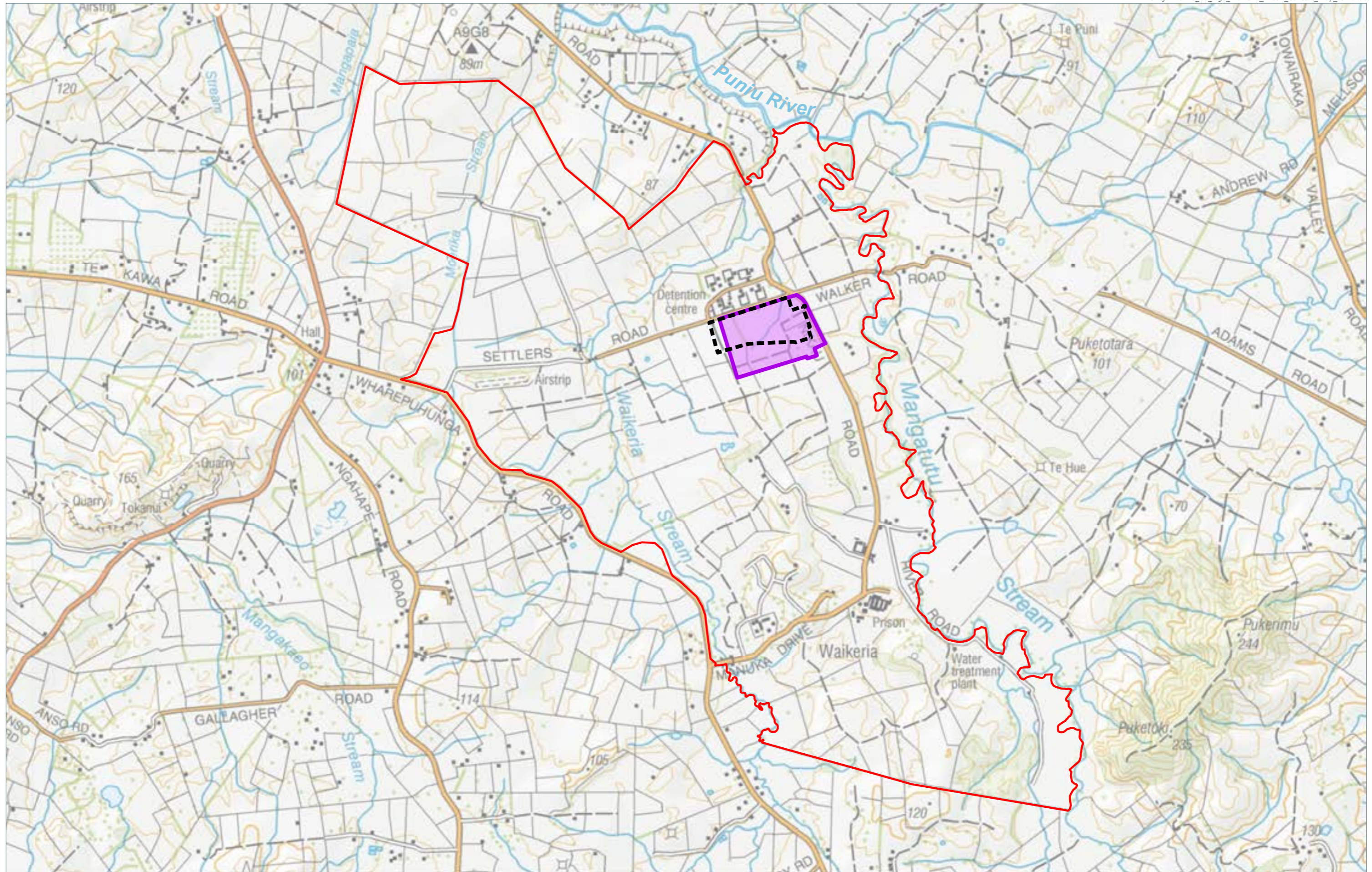
-  Spring Hill Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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Legend

-  Waikaria Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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Legend



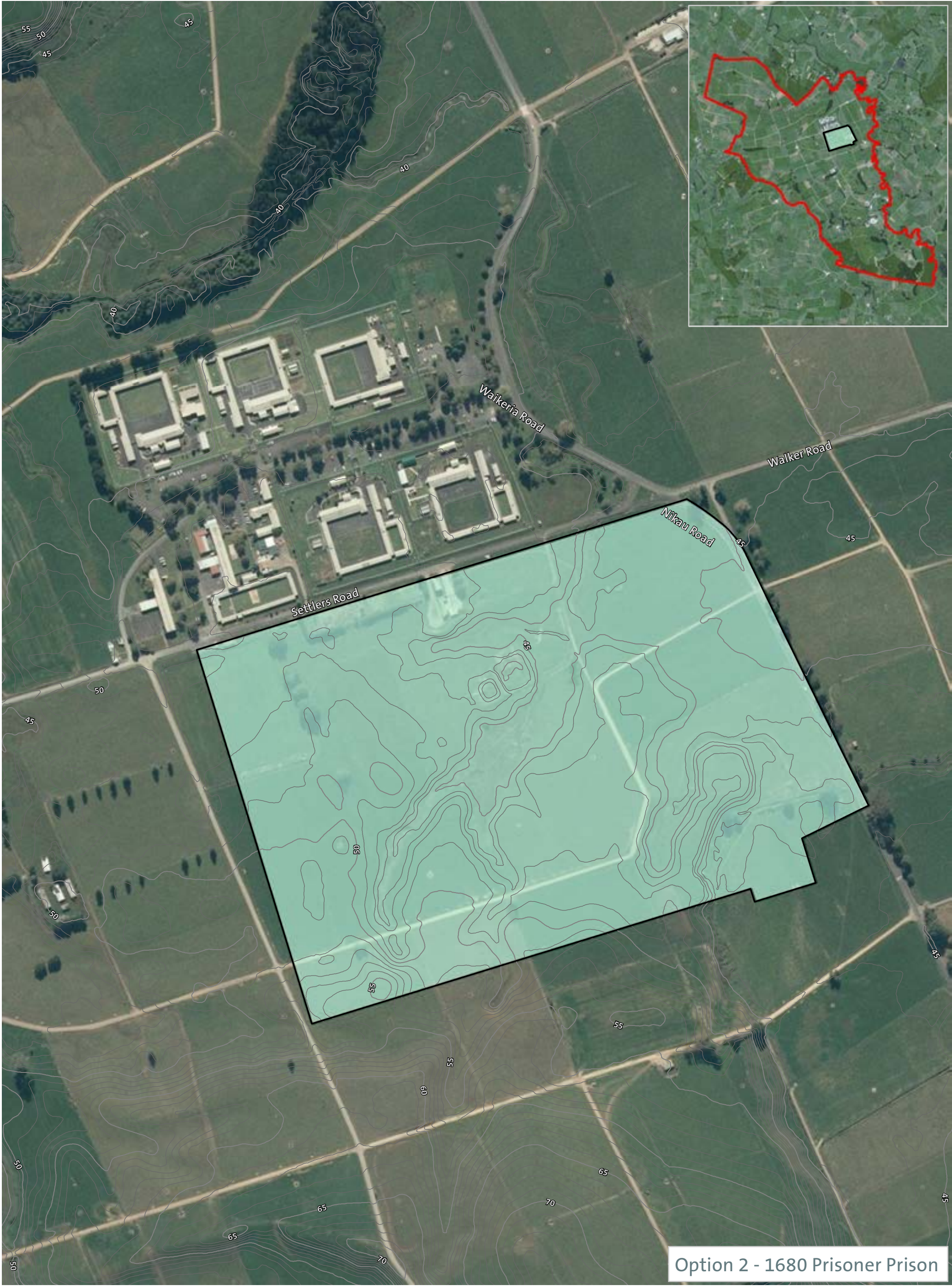



-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval

Figure 7: Waikeria Prison Option 1 - Site Map

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Legend

-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval

Appendix 2: Social Effects Assessment

Prison Capacity Phase 2

Alternatives Assessment – Social

By Robert Quigley

Director, Quigley and Watts Ltd

For Boffa Miskell

16 August 2016



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Introduction

The purpose of this document is to undertake an alternatives assessment of potential social effects for three potential prison sites: Paremoremo (1000 build), Spring Hill (1000 or 1680 build) and Waikeria (1000 or 1680 build).

Social impact assessment (SIA) is the most common framework used in New Zealand and internationally to analyse, monitor and manage the social consequences of development. SIA can inform the choice of options, design and resource consent applications of projects. The International Association of Impact Assessment (2003; 2015) describes social impacts as one or more of the following:

- people's way of life – that is, how they live, work, play and interact with one another on a day-to-day basis
- their culture – that is, their shared beliefs, customs, values and language or dialect;
- their community – its cohesion, stability, character, services and facilities
- their political systems – the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- their environment – the quality of the air and water people use; the availability and quality of the food they eat, the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity
- their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

Method

SIA cannot start with a checklist of potential impacts, but must identify the social impacts from an awareness of the project and an understanding of how the project will affect what is important to the project's stakeholders (IAIA, 2015). While there was little data available on the operation of the existing prisons at this early-stage alternatives assessment, there were a number of other sources of information.

A first set of material provided an awareness of the potential project by considering the evidence base about the actual social effects from prisons in New Zealand. These included:

- literature review of New Zealand evidence about the actual effects of prisons (Quigley and Watts Ltd, 2016a)
- 2015 Annual Monitoring Report of the social effects of the Auckland South Correction Facility on the local community (Quigley and Watts Ltd, 2016b).

A second set of material considered what might be important to potential stakeholders, by drawing on what has been important to previous stakeholders when new prisons have been built in New Zealand. These included:

- list of possible social and cultural indicators developed during the Auckland South Correction Facility Board of Inquiry (Board of Inquiry 2011; Volume 2 of 2)
- 2016 Social impact Monitoring Plan for the Auckland South Corrections Facility (Quigley and Watts Ltd, 2016c).

Finally, to complement the above information, site and stakeholder specific information was considered to further understand the proposed project and what might be important to stakeholders. The new information was:

- discussions with National Office Corrections staff about existing stakeholders and stakeholder relationships
- site visits to Waikeria, Spring Hill and Paremoremo (July 2016) and consequent discussions with other impact assessors.

Taken together, the above information was used to provide a preliminary prediction of potential social effects if a prison is built at Waikeria, Spring Hill or Paremoremo.

Alternatives assessment – Paremoremo

Scale	Potential effect
-2	Major adverse social effect
-1	Moderate adverse social effect
0	No adverse or positive social effect
+1	Moderate positive social effect
+2	Major positive social effect

Overall Paremoremo score

-0.5

Overall, minor adverse potential social effect

Comments on Paremoremo score

The social effects have been considered for a 1000 build (see Appendix 1 for site photo). See table below for further comments.

Paremoremo – potential social effect

Drivers of potential social effect	Score for potential social effect				
	-2	-1	0	+1	+2
The lodgement process: Relationships with local community		Modest number of people strongly against as it is in a peri-urban area. The area north of Auckland is developing rapidly. Modest contribution to community angst/division.			
Building the prison: Contractors local or non-local and consequent stress on services such as health, housing, social and education ability to cope			Building contractors are regional (site is north of Auckland). Low chance of contractor families moving locally due to cost.		
Building the prison: contribution to community life			Building contractors are regional. Low chance of contractor families moving locally due to cost. Likelihood of them contributing positively to the community is neutral.		
Prison operation: Prisoners local or non-local?			Prisoners are regional. Low chance of prisoner families moving, or prisoners on release moving nearby due to cost. Literature review concludes it's not a big issue.		
Prison operation: Staff local or non-local and consequent stress on services such as health, housing, social and education ability to cope			Staff are regional. Low chance of new staff families moving locally due to cost. Because of proximity to the City there is little to no effect on the ability of services to cope e.g. GP, housing, temporary housing, schools.		
Prison operation: Staff local or non-local and consequent contribution to community way of life			Staff are regional. Low chance of new staff families moving locally due to cost. Likelihood of them contributing positively to the community is neutral.		
Prison operation: Local volunteers capacity to respond to need for programmes		The number of existing regional volunteers available to work in a prison is modest and the effect of new prison programmes on their capacity is modest.			
Prison operation: Community feeling a change to their peri-urban area and way of life		Peri-urban community. Small feeling of change of their peri-urban environment. Approximately nine households in line of sight/nearby. Prison already exists.			

Prison operation: Community feeling stigma applied to their area		People feel stigma may be applied to their community because the local area is getting another prison, however a large prison (with males) is already on site and so if there is any stigma, it would already exist.			
Prison operation: Community fear of escape affecting physical safety and mental health		Escapes. Actual experience is nil escapes from modern Corrections facilities. However, fear of escape still exists due to older-style Corrections facilities which did have escapes. Even major events (such as a riot) have not resulted in escapes within modern facilities.			
Prison operation: Social effects from biophysical changes e.g. noise and light.				Small positive effect as existing properties to the east, south and west would view the new prison. All have sight lines to the existing facility. While the visual effects during construction are likely to be perceived as adverse, the completed new facility is likely to be seen as an improvement on the existing maximum security prison, resulting in a permanent positive effect.	
Prison operation: Quality of the environment, such as air, water and food, dust and noise			No current issues of and no substantial issues expected therefore neutral effect		
Summary: Overall effect on peoples' way of life, values and their community		-0.5 Overall, minor adverse potential social effect			

Alternatives assessment – Spring Hill

Scale	Potential effect
-2	Major adverse social effect
-1	Moderate adverse social effect
0	No adverse or positive social effect
+1	Moderate positive social effect
+2	Major positive social effect

Overall Spring Hill score

-0.5

Overall, minor adverse potential social effect

Comments on Spring Hill score

The social effects are expected to be similar whether a 1000 build (see Appendix 2 for site photo) or 1680 build (see Appendix 3 for site photo). While there is a change in magnitude (number of people affected), any positive or negative effects will be triggered by the smaller of the two builds, and the relative uplift to the bigger (1680) build is modest. See table below for further comments.

Spring Hill – potential social effect

Drivers of potential social effect	Score for potential social effect				
	-2	-1	0	+1	+2
The lodgement process: Relationships with local community		Very small number of people strongly against as it is in a rural area. The area is developing rapidly with Hampton Downs, and several towns/cities nearby. Contributes a small amount to community angst/division			
Building the prison: Contractors local or non-local and consequent stress on services such as health, housing, social and education ability to cope			Building contractors are regional (site is between Auckland and Hamilton). Low chance of contractor families moving locally due to proximity.		
Building the prison: contribution to community life			Building contractors are regional. Low chance of contractor families moving locally due to proximity. Likelihood of them contributing positively to the community is neutral.		
Prison operation: Prisoners local or non-local?			Prisoners are regional. Low chance of prisoner families moving, or prisoners on release moving nearby due to proximity to previous home. Literature review concludes it's not a big issue.		
Prison operation: Staff local or non-local and consequent stress on services such as health, housing, social and education ability to cope		Staff are regional. Small chance of new staff families moving to townships nearby. Because they are small towns the ability of services to cope with an influx is low/adequate e.g. GP, housing, temporary housing, schools			
Prison operation: Staff local or non-local and consequent contribution to community way of life				Staff are regional. Small chance of staff moving to townships nearby. Likelihood of them contributing positively to the community is high	
Prison operation: Local volunteers capacity to respond to need for programmes			Existing local volunteers are few. This continues.		

Prison operation: Community feeling a change to their rural area and way of life		Rural community feeling of change of their rural aspect, but no one in direct sight of prison. Prison already exists.			
Prison operation: Community feeling stigma applied to their area		People feel stigma may be applied to their community because the local area is getting another prison, however a large prison (with males) is already on site and so if there is any stigma, it would already exist.			
Prison operation: Community fear of escape affecting physical safety and mental health		Escapes. Actual experience is nil escapes from modern Corrections facilities. However, fear of escape still exists due to older-style Corrections facilities which did have escapes. Even major events (such as a riot) have not resulted in escapes within modern facilities.			
Prison operation: Social effects from biophysical changes e.g. noise and light.			Neutral effect, no one appears to be in direct line of sight or very nearby.		
Prison operation: Quality of the environment, such as air, water and food, dust and noise			No current issues of and no substantial issues expected therefore neutral effect		
Summary: Overall effect on peoples' way of life, values and their community		-0.5 Overall, minor adverse potential social effect			

Alternatives assessment - Waikeria

Scale	Potential effect
-2	Major adverse social effect
-1	Moderate adverse social effect
0	No adverse or positive social effect
+1	Moderate positive social effect
+2	Major positive social effect

Overall Waikeria score

-1

Overall, moderate adverse potential social effect

Comments on Waikeria score

The social effects are expected to be similar whether a 1000 build (see Appendix 4 for site photo) or 1680 build (see Appendix 5 for site photo). While there is a change in magnitude (number of people affected), any positive or negative effects will be triggered by the smaller of the two builds, and the relative uplift to the bigger (1680) build is modest. See table below for further comments.

Waikeria – potential social effect

Drivers of potential social effect	Score for potential social effect				
	-2	-1	0	+1	+2
The lodgement process: Relationships with local community		Small number of people strongly against as it is in a rural area south of Hamilton. Contributes a small amount to community angst/division. A prison already exists.			
Building the prison: Contractors local or non-local and consequent stress on services such as health, housing, social and education ability to cope		Building contractors are non-local. High chance of contractor families moving to townships nearby. Because they are small towns the ability of services to cope is low/adequate e.g. GP, housing, temporary housing, schools			
Building the prison: contribution to community life			Building contractors are short-term community members and therefore the likelihood of them contributing positively to the community is neutral.		
Prison operation: Prisoners local or non-local?		Prisoners are non-local. Small chance of prisoner families, or prisoners on release, moving to townships nearby. Literature review concludes it's not a big issue with rural prisons.			
Prison operation: Staff local or non-local and consequent stress on services such as health, housing, social and education ability to cope		Staff are non-local. High chance of new staff families moving to townships nearby. Because they are small towns the ability to cope with an influx is low/adequate e.g. GP, housing, temporary housing, schools			
Prison operation: Staff local or non-local and consequent contribution to community way of life				Staff are non-local and chance of staff moving to townships nearby is high. Likelihood of them contributing positively to the community is high.	
Prison operation: Local volunteers capacity to respond to need for programmes			Existing local volunteers are few. This continues.		
Prison operation: Community feeling a change to their rural area and way of life		Rural community feeling of change of their rural aspect. Approximately 20-26 households in line of sight/nearby. Prison already exists.			

Prison operation: Community feeling stigma applied to their area		People feel stigma may be applied to their community because the local area is getting another prison, however a large prison (with males) is already on site and so if there is any stigma, it would already exist.			
Prison operation: Community fear of escape affecting physical safety and mental health		Escapes. Actual experience is nil escapes from modern Corrections facilities. However, fear of escape still exists due to older-style Corrections facilities which did have escapes. Even major events (such as a riot) have not resulted in escapes within modern facilities.			
Prison operation: Social effects from biophysical changes e.g. noise and light.		Small negative effect as approximately 20-26 households are in line of sight (15-20 very far away, 5-6 nearer), though all have sight lines to the existing facility.			
Prison operation: Quality of the environment, such as air, water, food, dust and noise				Past issues with waste water disposal will be fixed with new prison	
Summary: Overall effect on peoples' way of life, values and their community		-1 Overall, moderate adverse potential social effect			

References:

Board of Inquiry (2011). *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. Volume 2 of 2.*

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Appendix 3: Cultural Effects Assessment

Cultural Effects Report - Prison Alternatives Assessment

Department of
Corrections

August 2016

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1. Introduction

The Department of Corrections is currently considering possible sites for a new prison facility in the Upper North Island. Three existing prison sites have been identified as potentially suitable, with the proposed prison either being on top of or adjacent to existing prison facilities:

- ▶ Auckland Prison (Paremoremo)
- ▶ Springhill Corrections Facility (Springhill)
- ▶ Waikeria Prison (Waikeria)

The build of a new prison will require consents and approvals under the Resource Management Act 1991 (RMA). In consideration of the alternative options, the Department of Corrections has requested advice as to the extent of environmental effects, including cultural effects, likely at each potential site.

1.1 Scope

This engagement provides the Department of Corrections with:

- ▶ A high level overview of the likely cultural effects that the proposed development of a 1000 and a 1680 prisoner place facility will generate at each site;
- ▶ A ranking for these effects for each of these facilities according to the scale in the table below; and
- ▶ Recommendations regarding a suggested approach to consultation with mana whenua groups in the context of the broader prison capacity project and RMA work stream.

Limitations on scope

We did not engage with any Iwi representatives, as part of this engagement. This was expressly determined out of scope by the Department of Corrections.

Inherent limitations

In performing our procedures, we have accumulated data, written various memoranda for our own use, and participated in two days' worth of site visits to the three prison sites.

The views expressed in our report are strictly limited to Ernst & Young Tahi Limited's ("Tahi") area of professional expertise and your instructions as stated in the scope section above. Our report is strictly limited by the matters stated in it and is not to be applied by implication to any other matters.

Our fieldwork was completed on 28 July 2016.

Third party reliance

This report has been prepared at the request of the Department of Corrections. This report is solely for the benefit of Department of Corrections for the purpose set out in this report, and is not to be used for any other purpose or distributed to any other party or relied upon by any other party without Tahi's prior written consent.

2. Auckland Prison (Paremoremo)

Assessment of Cultural Effects

The site visit suggested that there are likely cultural effects, however the extent of these cannot be known unless engagement with mana whenua is carried out, therefore the site has been scored a '0' on the assessment scale provided (see table below).

This assessment is applicable to both the smaller and larger proposed prison plans.

A site map is included in Attachment A.

Scale	Effect
-2	Major adverse cultural effect
-1	Moderate adverse cultural effect
0	No adverse or positive cultural effect
+1	Moderate positive cultural effect
+2	Major positive cultural effect

Mana whenua

Ngāti Whātua ki Kaipara (NWKK) are the mana whenua Iwi at Paremoremo. NWKK settled their historical Treaty of Waitangi grievances in 2011, which was made law under the Ngāti Whātua o Kaipara Claims Settlement Act 2013 and included financial redress to the value of \$22.1 million.

Possible Cultural Effects

The possible cultural effects arising from the build of a small or large prison at the Paremoremo site could traverse a range of concerns.

- ▶ Some of the physical environmental features of this site will potentially give rise to cultural effects:
 - Pond
 - Hills / ridge line
 - Native plantings throughout the complex.
- ▶ Other site features of interest to mana whenua may be:
 - Waste water / storm water
 - the surrounding farm land.

Additionally, if this site is considered the preferred option, it would be important to note:

- ▶ The Iwi operates as a social service provider and is beginning to establish interests in community housing. They have a right of first refusal to surplus Crown-owned housing stock at Paremoremo
- ▶ The Iwi may be interested in understanding the delivery of prisoner treatment and/or rehabilitation units/programmes, as well as Corrections strategy overall.

Recommendation

It is recommended that engagement be carried out with Ngāti Whātua ki Kaipara in the event that Paremoremo is determined as the preferred option, to more fully assess the cultural effects.

3. Springhill Corrections Facility (Springhill)

Assessment of Cultural Effects

The site visit suggested that there are likely cultural effects, however the extent of these cannot be known unless engagement with mana whenua is carried out, therefore the site has been scored a '0' on the assessment scale provided (see table below).

This assessment is applicable to both the smaller and larger proposed prison plans.

A site map is included in Attachment A.

Scale	Effect
-2	Major adverse cultural effect
-1	Moderate adverse cultural effect
0	No adverse or positive cultural effect
+1	Moderate positive cultural effect
+2	Major positive cultural effect

Mana whenua

The mana whenua Iwi at Springhill is Ngāti Naho, a hapū of Waikato-Tainui. Waikato-Tainui settled their historical Treaty of Waitangi grievances in 1995, valued at \$170 million. The Iwi now has assets over \$1bn. Tainui Group Holdings is the commercial arm of Waikato-Tainui with diversified investments in retail, property development and residential, commercial, industrial and rural properties. Waikato-Tainui also has an established social service provider, Raukura Hauora o Tainui.

Possible Cultural effects

The possible cultural effects arising from the build of a small or large prison at the Springhill site could traverse a range of concerns.

- ▶ Some of the physical environmental features of this site will potentially give rise to cultural effects:
 - a stream through the middle of both indicative facilities
 - pukekos (native bird) were present in the surrounding fields.
 - the proximity to the Waikato and Waipa rivers (need to consider the Vision & Strategy for the Waikato and Waipa Rivers and the Iwi's role in this strategy).
- ▶ Other site features of interest to mana whenua may be:
 - Waste water / storm water
 - the surrounding farm land.

Additionally, if this site is considered the preferred option, it would be important to note:

- ▶ This prison is operating a programme to carry out the refurbishment of HNZN houses. If the mana whenua Iwi have a housing strategy, it is possible that they could look to participate in this programme in some form (I.e. The repair of Iwi housing in poor condition).

Recommendation

It is recommended that engagement be carried out with Ngāti Naho and Waikato-Tainui in the event that Springhill is determined as the preferred option, to more fully assess the cultural effects.

4. Waikeria Prison (Waikeria)

Assessment of Cultural Effects

The site visit suggested that there are likely cultural effects, however the extent of these cannot be known unless engagement with mana whenua is carried out, therefore the site has been scored a '0' on the assessment scale provided (see table below).

This assessment is applicable to both the smaller and larger proposed prison plans.

A site map is included in Attachment A.

Scale	Effect
-2	Major adverse cultural effect
-1	Moderate adverse cultural effect
0	No adverse or positive cultural effect
+1	Moderate positive cultural effect
+2	Major positive cultural effect

Mana whenua

The mana whenua Iwi at Waikeria is likely to be a hapū of Ngāti Raukawa or Ngāti Maniapoto, or one of the Iwi itself. Ngāti Raukawa is post-Settlement, however Ngāti Maniapoto is pre-Settlement, with Settlement not expected in the next two years.

The Raukawa Settlement Trust is the post-Settlement Governance Entity for Ngāti Raukawa and is responsible for managing the \$50 million value of settlement assets received as part of their individual Iwi Settlement and the Ngāti Raukawa share of the Central North Island Forestry Settlement.

Ngāti Maniapoto is currently governed by the Maniapoto Māori Trust Board. As they are

Possible Cultural effects

The possible cultural effects arising from the build of a small or large prison at the Waikeria site could traverse a range of concerns:

- ▶ Some of the physical environmental features of this site will potentially give rise to cultural effects:
 - Vista toward Mt. Pirongia.
 - There is a contaminated green waste site that Iwi may be concerned with and keen to address and remediate.
 - The proximity to the Waikato and Waipa rivers (need to consider the Vision & Strategy for the Waikato and Waipa Rivers and the Iwi's role in this strategy).
- ▶ Other site features of interest to mana whenua may be:
 - Waste water / storm water
 - The dairy farm of significant scale operated at the site, owned by the Department of Corrections. Iwi may be interested in the impact this has on local waterways.

Additionally, if this site is considered the preferred option, it would be important to note:

- ▶ Te Awamutu is close to Waikeria Prison. Te Wānanga o Aotearoa (TWOA) is an established tertiary education provider that specialises in kaupapa Māori education programmes. Mana whenua Iwi might be interested in understanding the extent to which TWOA are involved in delivery of rehabilitation programmes at the prison.

Recommendation

It is recommended that engagement be carried out with both Ngāti Maniapoto and Ngāti Raukawa in the event that Waikeria is determined as the preferred option, to identify the appropriate mana whenua and to then more fully assess the cultural effects.

Note: The Ngāti Raukawa Treaty settlement has Waikeria Prison registered as a Deferred Selection Property, meaning that it is considered within the Ngāti Raukawa area of interest. This is not to say that Ngāti Maniapoto do not have a mana whenua interest also. Further engagement with either Iwi should be cognisant of this.

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5. Recommendations for Engagement Strategy

All three alternative prison sites will likely give rise to cultural effects. The extent of these cultural effects will only be determined through consultation with the mana whenua Iwi at the locations, to understand the impact that the construction and operation of a prison facility may have on the Iwi.

1. It is **recommended** that the Department of Corrections undertake consultation with Iwi surrounding the preferred prison site, to:
 - ▶ confirm the mana whenua relationship; and
 - ▶ understand the extent of cultural effects.

2. It is also **recommended** that the consultation undertaken with Iwi be informed by the following approaches and experiences:

- ▶ Engagement vs consultation

The relationship with mana whenua should be established on the grounds of meaningful engagement with the Department of Corrections, rather than purely on the grounds of consultation for the proposed prison build. Many Iwi are seeking opportunities to better support outcomes for their members and as a provider of social services (rehabilitation and reintegration services), and in this respect the Department of Corrections is in a clear position to advance an Iwi priority. Understanding the current relationship with mana whenua (if one exists) is critical to understanding the context for any future engagement and consultation.

- ▶ Strategic relationship possibilities - collaboration and innovation

Depending on the nature of the preferred capacity project model, there may be an opportunity for the mana whenua Iwi to participate at a broader project level. In the past, the RMA work stream of a new prison project have benefited from an ongoing dialogue with mana whenua Iwi throughout the design of the procurement model, paving the way for collaborative and innovative relationships to be formed with the future prison operations. Given that over 60% of the prison population in New Zealand is Māori, this type of relationship could be leveraged to assist with both the rehabilitation and reintegration of prisoners in care and upon discharge.

3. It is **recommended** that engagement be carried out by a person experienced in engagement with Māori. Additionally, this person should be considered for membership in any operational design project or procurement team, given the likely nature of cultural effects and areas of concern or interest from mana whenua. It should be noted that this could extend to the care and treatment of the men inside the prison as much as the physical and meta-physical environment that the prison is built on.

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Appendix 4: Landscape and Visual Effects Assessment

Prison Capacity Alternatives Assessment



Landscape and Visual Effects
Prepared for Department of Corrections

12 August 2016

The logo for Boffa Miskell, featuring a large, stylized white 'C' shape on a dark teal background.

Boffa Miskell

Document Quality Assurance

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1.0 Introduction

The Department of Corrections is assessing sites for a new prison in the upper north island. The Department has identified three potentially suitable sites that meet its internal project objectives. These sites are Auckland Prison, Spring Hill Corrections Facility, and Waikeria Prison all of which are existing Department of Corrections facilities.

While the exact size of the proposed facility is yet to be determined, for the purposes of this assessment two alternative corrections facility sizes are to be considered – a 1,000 prisoner facility and a 1,680 prisoner facility. This report provides a high level desk top assessment of the potential landscape and visual effects for each of the two facility size options at -Spring Hill Corrections Facility and Waikeria Prison- and a 1,000 prisoner facility at Auckland Prison. A 1,680 prisoner facility at Auckland Prison has not been assessed as the Department has determined that there is insufficient land available on the site to accommodate an operationally feasible development of that size.

This assessment has been undertaken by a professional landscape architect with reference to the Quality Planning Landscape Guidance Note¹ and its signposts to examples of best practice². The effects rating and description of effects used for this assessment is located in **Appendix 1**. To ensure consistency with the rating scale used for all other technical assessments these have been translated into a five point scale as outlined in **Appendix 2**.

Although landscape and visual effects assessments consider the effect of the proposed development on a landscape, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on an environmental resource (i.e. landscape elements, features and/or character).

The assessment of visual effects considers how changes to the physical landscape affect the viewing audience.

The types of effects can be summarised as follows:

Landscape effects:

Change in the physical landscape, which may change its character or value.

Visual effects:

Change to specific views which may change the visual amenity experienced by people.

In preparing this report the following have been used as background to inform the assessment findings:

- i. A site visit to survey the proposed Auckland, Spring Hill and Waikeria locations on 27 and 28 July 2016.
- ii. A specified building area has been identified for each development scenario (see Figures 1-8). Buildings in this area are assumed to be no more than 12m high. Total building coverage within this area is assumed to be approximately 20%, providing a

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Including: Guidelines for Landscape and Visual Impact Assessment ("GLVIA") 3rd Edition, Landscape Institute (UK) and IEMA (2013); and, Best Practice Note 10.1, Landscape Assessment and Sustainable Management, NZILA

good degree of open space around buildings and flexibility in detailed building design in the future.

- iii. Aerial photos, contours and NZMS 50 maps for each of the sites.

2.0 Auckland Prison

2.1 Landscape Context (Refer to Figure 1)

The existing Auckland Prison is located at Paremoremo and contains 3 separate facilities on land to the south-west of Paremoremo Road. Currently a new facility is being constructed on the northwest portion of the site to replace the existing Maximum Security Prison (Auckland East) in the south east of the site.

These facilities are located on land that ranges from RL 20m (in the west) to RL 40 (in the east), and present an intensive industrial looking built character set within areas of open space. The designation boundary of the southern part of the site follows Paremoremo Road to the north, Merewhira Road to the east and extends to the Paremoremo Creek to the west. In the south the boundary traverses rural land. Beyond the site is a mix of residential, rural residential and rural lifestyle holdings. The residential development to the north (Paremoremo village) is also within the designation site and provides accommodation for prison staff. Outside the designation located on the corner of Paremoremo Road and the Curtis Crescent is Paremoremo Primary School.

To the east and south of the site Merewhira Road and Sanders Road provide access to a number of properties on more elevated land from which there is the potential to view the site. To the west and north of the site and the flatter land surrounding Paremoremo village the land rises up along a vegetated escarpment around Brookdale Road and Ridge Road. Some of the properties within this general area would potentially overlook the site.

2.2 Proposal (Refer to Figure 2)

The 1,000 prisoner facility is indicatively located across two of the existing facilities located to the south of the site – the Maximum Security Prison and Te Piriti – Unit 8. In order to accommodate the new facility these existing prison facilities would both be demolished. It is likely that earthworks would also be required prior to construction as the existing facilities are located at different elevations.

2.3 Landscape and Visual Effects

2.3.1 Landscape Effects

The 1,000 prisoner facility as indicated on the site plan would replace the existing built development with buildings up to 3 storeys high with a similar scaled development. As outlined above it is likely that this facility would require earthworks to create a larger flat platform for buildings but overall the change would be limited to an increase in the

footprint as result of a single new facility. The extent of development may require the removal of some vegetation but the indicative footprint indicates the boundary vegetation to the south would remain. Overall it is considered the character of a new 1,000 facility would be an improvement on the appearance of the existing two facilities. On this basis the overall effects on the landscape elements and character is considered to be neutral.

2.3.2 Visual Effects

As outlined above with the height of the proposed 1,000 prisoner facility being similar to the existing maximum security prison the only change to the overall scale of the development would be as a result of an increased footprint. Views of the proposed facility would therefore be afforded from the same existing properties to the east, south and west. Although the visual effects during construction are likely to be perceived as adverse by this viewing audience, the completed new facility is likely to be seen as an improvement on the older existing ones, resulting in a permanent positive effect. Opportunities for further mitigation / enhancement on land surrounding the proposed facility could further improve the outlook for this viewing audience.

3.0 Spring Hill Corrections Facility Option

3.1 Landscape Context (Refer to Figure 3)

The existing Spring Hill Corrections Facility (opened in 2007) is located at the head of a broad valley at the end of Harness Road, Hampton Downs, approximately 800 metres west of the nearest point to State Highway 1 (SH1).

The existing facility is located on relatively flat land between RL 12m and RL 26m. It is enclosed to the south by landform that rises up to RL 60m, to the east and west by two ridges and elevated land between RL 40m and RL 20m. To the north, the land reduces in elevation and becomes more open as it transitions to the flat wetland area north of Hampton Downs Road, and the Hampton Downs Motorsport Park. In addition to the enclosure provided to the existing facility by the landform, pine forest around the slopes at the head of the valley, and mitigation and enhancement planting associated with the existing facility provide extensive screening of the corrections facility from offsite locations. This, coupled with the rural nature of the surrounding land use to the south, east and west result in a facility that is difficult to view from publically accessible locations or private residences. Even to the north where the valley opens up and there is more through traffic on Hampton Downs Road and around the motor racing facility, views of the correction facility are restricted by landform and vegetation.

The only public views of any note are from two locations on SH1 to the east approximately 1 kilometre away. The views from these two locations are fleeting due to the speed of travel and contain only a small part of the correction facility buildings set within a broader rural landscape of rolling pasture, pine forest and other vegetation. In relation to the general view travelling along SH1 the Hampton Downs Motorsport Park is a more dominant built element in this landscape, particularly when travelling south.

3.2 Proposals (Refer to Figures 4 and 5)

Both the 1,000 and 1,680 prisoner facilities are indicatively located to the north-west of the existing correction facility adjacent to Harness Road. Both facilities would require the modification of an existing local landform feature (up to RL 20m) which provides screening and containment of the existing correction facility from both Harness Road and Hampton Downs Road to the north.

The primary difference between the two options is the size of the footprint. Whereas the 1,000 prisoner facility would likely 'cut into' the local landform feature resulting in an embankment to the east, the 1,680 prisoner facility would result in the removal of this feature. Based on this it is likely the 1,680 prisoner facility would also be visible from the viewpoint locations on SH1.

Both options would require the removal of existing semi-mature trees planted to screen views of the existing facility from Hampton Downs Road and an existing watercourse containing native revegetation.

3.3 Landscape Effects

In relation to the two options, both would result in similar effects on the local landform feature, and the existing watercourse and associated vegetation. The 1,680 prisoner facility footprint would remove more of the existing woodlot screening. Both options would alter the existing landscape character by increasing the overall scale of the Spring Hill facility to a point where it is no longer contained at the head of the valley. As such it would become a more dominant element and reduce the existing rural character to a high extent particularly in relation to the existing and proposed expansion of the Motorsport Park to the north. This adverse effect would be exacerbated with the 1,680 prisoner facility. Based on the above analysis (without mitigation) it is considered that the adverse landscape effects of the proposed 1,000 prisoner facility would be high and the 1,680 facility very high.

3.4 Visual Effects

While the existing corrections facility is visually discrete within the existing landscape of the area, the proposed facilities would open up more views from offsite location i.e. outside the designation. While it is considered likely that the 1,000 prisoner facility could largely be screened from view, for the larger 1,680 facility it would be more difficult due to the total removal of the landform and lack of separation between the existing and new built elements, therefore opportunities for effective mitigation would be limited. Based on this (and without any mitigation) it is considered that the adverse visual effects of the 1,000 prisoner facility would be low and the 1,680 facility would be moderate.

4.0 Waikeria Corrections Facility Option

4.1 Landscape Context (Refer to Figure 6)

The Waikeria Prison site is located in an area identified as the Otorohanga Plains approximately 17 kilometres northeast of Otorohanga. The landscape is characterised by low-lying areas

interspersed with rolling hills and small ridges. Many of these hills and ridges do not have a specific alignment which is reflected in the meandering patterns of roads and streams within the character area.

The land in the Otorohanga Plains area is generally open and used for pastoral farming activities. Trees are typically located in groups associated with residential activities or in open paddocks often forming shelter belts. Other vegetation consists of small woodlots, typically *Pinus radiata*, and some small areas of native vegetation usually associated with steeper gullies and the riparian margins of streams. Parts of the flat valley floor have been drained and these water channels are typically incised and lack riparian planting. Major streams in the area consist of the Mangatutu Stream and Waikeria Stream. The Mangatutu Stream defines the eastern boundary of the designation site.

The landscape is, overall, relatively homogenous and has a pleasant pastoral character typical of much of the lower Waikato area. The property is surrounded by a mix of rural lifestyle and farming activities. The site is zoned Rural in the Otorohanga District Plan.

Views to the wider landscape, including Pirongia, Te Kawa and Kakepuku volcanic features (all in the Waipa District), are afforded from parts of the site, resulting in the Waikeria Prison property having a strong relationship with the surrounding rural landscape.

The site is 1,278.39 hectares in size and the majority of the site is used for dairy farming operations and other dry stock purposes.

Three dairy farms are operational within the site with various other agricultural facilities (e.g. piggery) present but no longer utilised. The existing prison facilities form several small “nodes” within the site, and are located away from site boundaries.

Given its location within a valley much of the site is screened from external views by a combination of landform and vegetation. To the northwest of the site, a 3.8ha stand of exotic trees (approximately a ten-year growth of *Pinus radiata*) screens views into much of the western part of the site from Wharepuhunga Road. A second, smaller copse of pine trees (approximately 3.5ha) is located directly to the north of the first and these too restrict views into the site from this general area.

In summary the existing prison facilities are all separated by large areas of farmland so they are not dominant elements in the landscape. They are also generally one to two storeys in height and although they may contain external security fences, these are not particularly noticeable from the publicly accessible roads and private residences due to distance, topography and / or existing vegetation.

The existing facility in the northern part of the site is located to the north of Settlers Road and west of Waikeria Road. To the north is a vegetated stream and gully feature, and to the south the land rises as part of a north-south oriented ridge. The existing facility is on land between RL44 and RL49.

4.2 Proposals (Refer to Figures 7 and 8)

Both the 1,000 and 1,680 prisoner facilities are indicatively located to the south of Settlers Road which form the southern boundary of the existing correction facility in the north of the site (as outlined above). The proposal extends from Nikau Road in the east to an internal farm road/race in the west which aligns with the western boundary of the existing facility. The key difference between the two proposals is that the 1,000 prisoner option would extend approximately 300m to the south and ‘touch on’ the northern extent of a north-south central

ridge up to RL50, while the 1,680 facility would extend approximately 450m to the south and up to a high point of RL 55.

Both options would result in the removal of approximately 5 mature Oaks (up to 20m high) and some other tree and shrub vegetation. Each option would also require some landform modification although it is considered that this would be relatively limited and the facilities could be designed to integrate with the surrounding topography.

4.3 Landscape Effects

In relation to the two options it is considered both would result in similar physical effects on the landform, vegetation and typology.

In relation to landscape character the 1,000 prisoner facility would result in an approximate doubling of the size of the existing facility and become a more dominant element reducing the rural character of the area. The 1,680 prisoner facility is approximately 50% larger in size, and would result in a large area (approximately 50 hectare including the existing facility) of built form in this part of the site, with a greater impact on the character of the rural landscape. While the physical effects of both facilities would be low with respect to the larger facility, the overall scale of the change to the landscape character would be greater. In relation to adverse effects on landscape character, the effects are considered to be **moderate** for the 1,000 prisoner facility, and **high** for the 1,680 facility.

However given the size of the Waikeria property it is considered that mitigation measures such as woodlot / forestry planting on a relatively large scale could reduce those effects considerably.

4.4 Visual Effects

As outlined above viewing audiences to the existing and proposed facility site vary. To the east there are approximately 5-6 properties with dwellings who would have the potential to see the proposed facilities from some 500 - 1,000m away. To the west there are estimated to be some 15-20 residents that would have the potential to view the proposed facilities at a distance of between 1.8 and 3.0 kilometres, around Wharepuhunga Road, Ngahape Road and their intersections with SH3.

Similar to the effects on landscape character, it is considered that the visual effects would be greater for the larger facility as it extends further to the south opening up more extensive views to the west. However views from this quarter are distant and the opportunity for mitigation is better than for those closer properties to the east. In both cases large scale tree / woodlot / forestry type planting as outlined above could reduce adverse effects considerably over time.

Based on the above analysis it is considered the visual effects associated with the 1,000 prisoner facility would overall be low-moderate and moderate-high for the 1,680 prisoner facility, both without mitigation.

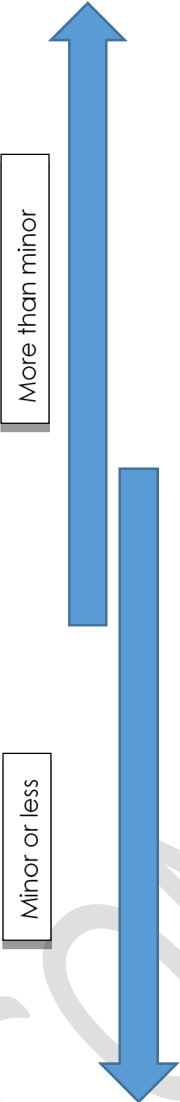
5.0 Summary of Alternatives Assessment

Based on a desk top analysis and brief overview site visit the following table sets out the effects in relation to landscape and visual amenity without mitigation. This is based on the rating scale in **Appendix 2**.

Table 1: Comparative Effects

Location	Auckland		Spring Hill			Waikeria	
Prisoner Facility Option	1,000		1,000	1,680		1,000	1,680
Landscape Effects	0		-2	-2		-1	-2
Visual Effects	+1		-1	-1		-1	-1

Appendix 1: Effects Ratings and Definitions



Effect Rating	Use and Definition
Very High:	Total loss to the characteristics or key attributes of the receiving environment and /or visual context amounting to a complete change of landscape character.
High:	Major change to the characteristics or key attributes of the receiving environment and /or the visual context within which it is seen; and/or a major effect on the perceived amenity derived from it. <u>Oxford English Dictionary Definition</u> High: adjective- 1. Extending above the normal level. 2. Great in amount, value, size, or intensity.
Moderate-High:	A moderate - high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate - high level of effect on the perceived amenity derived from it.
Moderate:	A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it. <u>Oxford English Dictionary Definition</u> Moderate: adjective- average in amount, intensity, or degree
Moderate - Low:	A moderate - low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have moderate - low level of effect on the perceived amenity derived from it.
Low:	A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it. <u>Oxford English Dictionary Definition</u> Low: adjective- 1. Below average in amount, extent, or intensity.
Very Low:	Very low or no modification to key elements/ features/ characteristics of the baseline or available views, i.e. approximating a 'no change' situation.

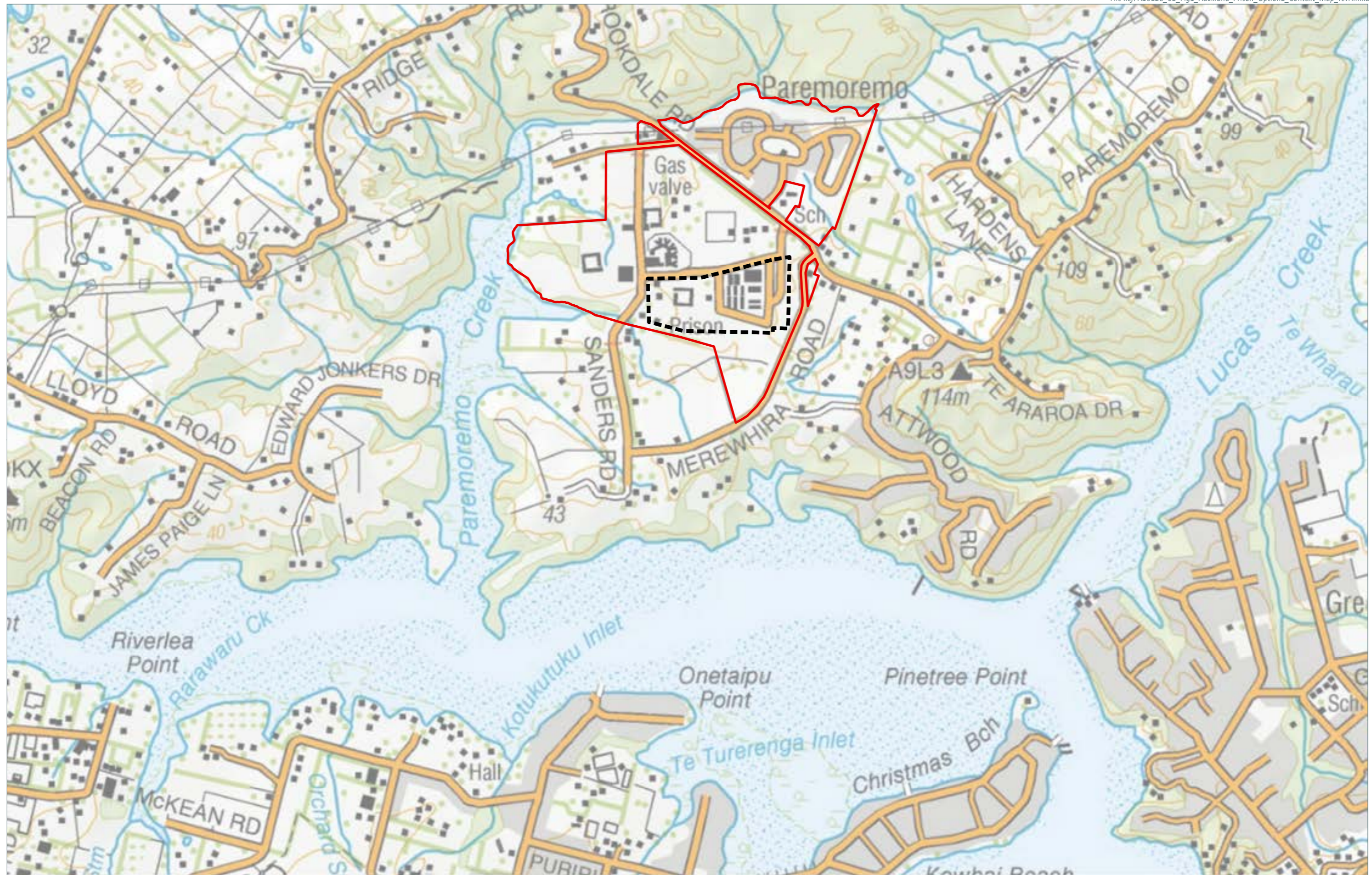
Note: The effect rating 'Moderate' may be considered 'more than minor', 'minor', or 'less than minor'. It is under the discretion of the author's professional judgement to which it is considered. For the purpose of clarity, the effect rating 'Moderate' is considered 'less than minor' within this assessment.

Appendix 2: Rating Scale

Assessment Scale for Alternative Assessment

Scale	Effect
-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse or positive environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

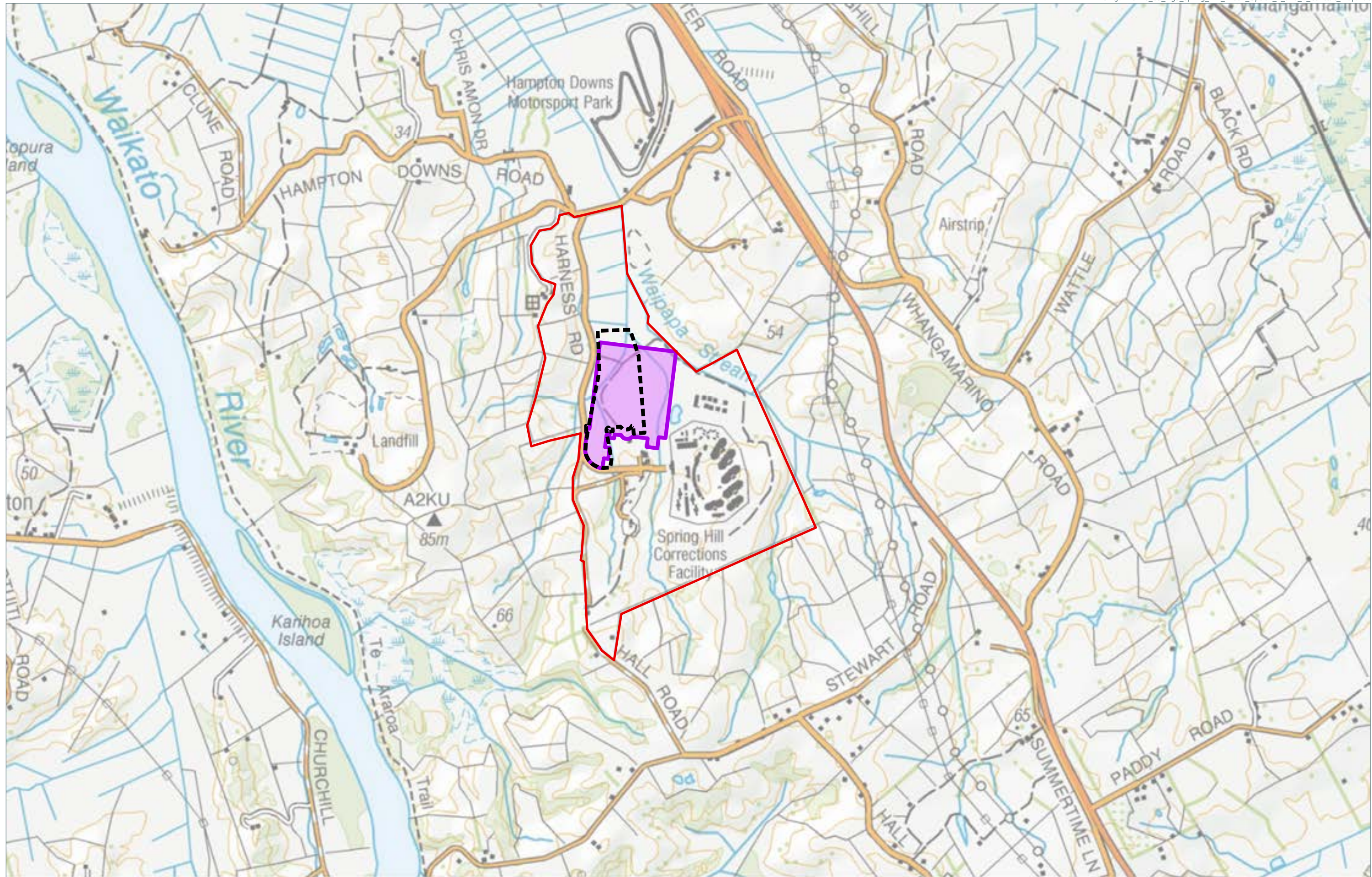
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Option 1 - 1000 Prisoner Prison





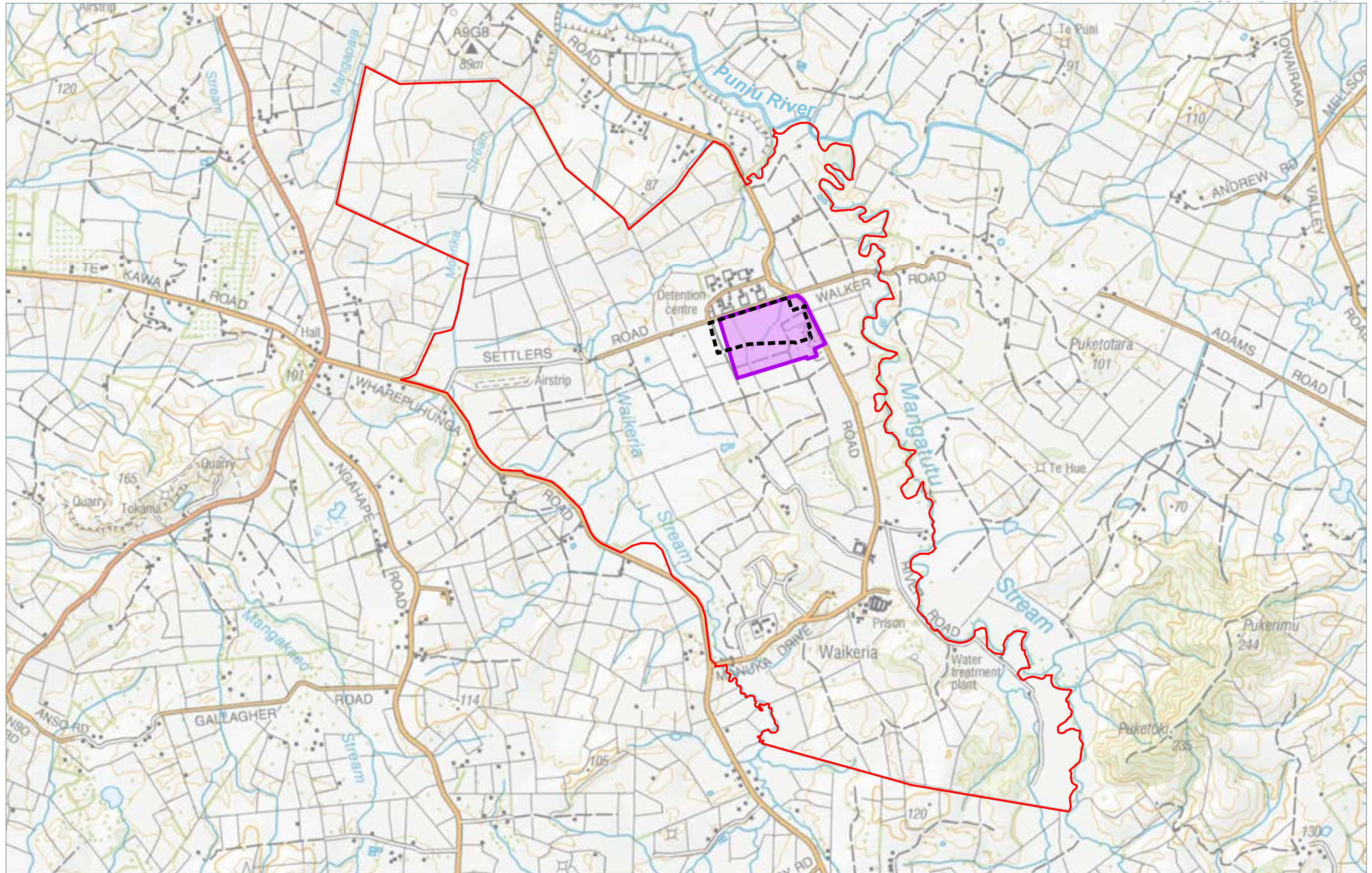
-  Spring Hill Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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-  Waikeria Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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Legend



-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval

Figure 7: Waikeria Prison Option 1 - Site Map


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Option 2 - 1680 Prisoner Prison



Legend

-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval

Appendix 5: Lighting and Glare Effects Assessment

19th August 2016

Boffa Miskell Limited
P.O. Box 91 250
Auckland 1142

Attn: Ms. Sharon Dines

Dear Sharon,

re: - Department of Corrections Prison Capacity Alternative Assessment– External Lighting Effects

Introduction

On 27th and 28th July 2016 I attended a visit along with the project team to three sites being assessed by Department of Corrections and Boffa Miskell for increased prisoner capacity as follows:

1. Auckland Prison.
2. Spring Hill Corrections Facility.
3. Waikeria Prison.

This assessment is based on two possible scenarios being an additional 1,000 prisoner place and 1,680 prisoner place facility for each site, except Auckland Prison where only an additional 1,000 prisoner place facility is being considered due to limited space.

This assessment included reference to Boffa Miskell site map drawings for each option showing an overlay of a proposed prison facility in relation to prison property boundaries, land contours and existing buildings in proximity to each prison facility. The general location and elevation of neighbouring residential buildings relative to the proposed prison facility location was assessed during the site visits to determine potential lighting and glare effects on the environment and verify information gained from research completed prior to the visits.

Auckland Prison - Option 1

Description of site

Auckland Prison is set in a semi rural area with lifestyle blocks located to the south and west. The site is accessible from Paremoremo Road.

A replacement high security prison facility is currently being built which will leave the area of the existing high security prison vacant.

Refer to Boffa Miskell's Auckland Prison Option 1 - Site Map for the indicative prison location.

Surrounding Area

There are approximately 10 or 12 residential buildings on adjacent properties that overlook the proposed prison site. These properties are located on Sanders Road, Merewhira Road and Paremoremo Road.

The prison staff clubhouse located at the intersection of Paremoremo Road and Merewhira Road has not been included in this assessment. It is located on land designated for prison purposes.

The nearest neighbouring residential building is located approximately 116m from the indicative prison boundary.

The area has some existing sky glow with it being in close proximity to Auckland however it is still a semi rural area.

Conclusion

Based on the proximity of neighbouring residential buildings, particularly #81 Sanders Road, and the existing ambient light in the region, I consider the likely adverse effects on the environment will be moderate.

Spring Hill Corrections Facility - Option 1

Description of site

Spring Hill Corrections Facility is set in a valley in a rural area and has operating farmland surrounding it's facilities within Department of Corrections land. Development is planned for nearby Hampton Downs with possible commercial use for people that use Hampton Downs Motor Sport Park facility.

Refer to Boffa Miskell's Spring Hill Prison Option 1 - Site Map for the indicative prison location.

Surrounding Area

There are possibly 3 residential buildings on surrounding properties that overlook the proposed prison facility. It was difficult to determine in the rain. These buildings are located on surrounding ridgelines.

The nearest residential building is located approximately 400m from the indicative prison boundary.

There are some areas where motorists on State Highway 1 will have a direct sight line to the indicative prison site.

The area has negligible sky glow being approximately 7km from the nearest township located at Te Kauwhata.

Conclusion

Based on the proximity of neighbouring residential buildings and the proposed commercial development at Hampton Downs, I consider the likely adverse effects on the environment will be moderate.

Spring Hill Corrections Facility - Option 2

Description of site

Spring Hill Corrections Facility is set in a valley in a rural area and has operating farmland surrounding it's facilities within Department of Corrections land. Development is planned for nearby Hampton Downs with possible commercial use for people that use Hampton Downs Motor Sport Park facility.

Refer to Boffa Miskell's Spring Hill Prison Option 2 - Site Map for the indicative prison location.

Surrounding Area

There are possibly 3 residential buildings on surrounding properties that overlook the proposed prison facility. It was difficult to determine in the rain. These buildings are located on surrounding ridgelines.

The nearest residential building is located approximately 400m from the indicative prison boundary.

There are some areas where motorists on State Highway 1 will have a direct sight line to the indicative prison site.

The area has negligible sky glow being approximately 7km from the nearest township located at Te Kauwhata.

The indicative prison boundary extends further east for Option 2 when compared to Option 1 and this means the distance and viewing angle to the closest residential building has sufficient separation from the proposed prison site to make this larger size scenario appear quite similar.

Conclusion

Based on the proximity of neighbouring residential buildings and the proposed commercial development at Hampton Downs, I consider the likely adverse effects on the environment will be moderate.

Waikeria Prison - Option 1

Description of site

Waikeria Prison is set in a low lying rural area of approximately 1,278 hectares and has operating farmland surrounding it's facilities within Department of Corrections land. The site is accessible from Waikeria Road and Wharepuhunga Road.

Refer to Boffa Miskell's Waikeria Prison Option 1 - Site Map for the indicative prison location.

Surrounding Area

Residential buildings on neighbouring properties are located quite some distance away. There are approximately 20 to 26 residential buildings on distant ridges that overlook the indicative prison site. These properties are located predominantly to the west, with some to the north and northeast.

The nearest neighbouring residential building is located approximately 800m away from the indicative prison boundary.

The area has negligible sky glow from the nearest townships being approximately 12km northwest to Te Awamutu and 17km to Otorohanga.

Conclusion

Based on the distance from neighbouring residential buildings and the existing dark rural setting, I consider the likely adverse effects on the environment will be moderate.

Waikeria Prison - Option 2

Description of site

Waikeria Prison is set in a low lying rural area of approximately 1,278 hectares and has operating farmland surrounding it's facilities within Department of Corrections land. The site is accessible from Waikeria Road and Wharepuhunga Road.

Refer to Boffa Miskell's Waikeria Prison Option 2 - Site Map for the indicative prison location.

Surrounding Area

Residential buildings on neighbouring properties are located quite some distance away. There are approximately 20 to 26 residential buildings on distant ridges that overlook the indicative prison site. These properties are located predominantly to the west, with some to the north and northeast.

The nearest neighbouring residential building is located approximately 800m away from the indicative prison boundary.

The area has negligible sky glow from the nearest townships being approximately 12km northwest to Te Awamutu and 17km to Otorohanga.

The indicative prison boundary extends further south for Option 2 when compared to Option 1 and this means the significant distance and viewing angle to the closest residential building to the north has sufficient separation from the proposed prison site to make this larger size scenario appear similar.

Conclusion

Based on the distance from neighbouring residential buildings and the existing dark rural setting, I consider the likely adverse effects on the environment will be moderate.

Summary of Lighting and Glare Effects

The following table provides a score ranking of likely lighting and glare effects based on a 5 point scale ranging from -2 to +2 for each prisoner facility. The score is based on good lighting design practice being used as outlined in my recommendations below.

Location	Option	Prisoner Capacity	Score
Auckland Prison	1	1,000	-1
Spring Hill Correction Facility	1	1,000	-1
Spring Hill Correction Facility	2	1,680	-1
Waikeria Prison	1	1,000	-1
Waikeria Prison	2	1,680	-1

The score of -1 refers to a moderate adverse environmental effect in a five step range between major adverse to major positive environmental effects with a score of 0 being no adverse environmental effects.

There are existing prison facilities with external lighting at each of the above sites.

Recommendations Relating to External Lighting (applicable to all sites)

The final selection of perimeter fence construction will determine what lighting is required for security and operational use. A 6m high concrete wall will provide a visual barrier and will be easier to design lighting sympathetic to the rural environment and sensitive receivers at each site. A concrete wall would also help to further mitigate effects from lighting located within the site when viewed off site. A mesh fence will not provide any screen for offsite sensitive receivers in neighbouring residential homes and will rely on good lighting design practice. The above scoring reflects this.

Perimeter security lighting must be well designed to limit glare and obtrusive light when viewed from neighbouring homes.

There are no details of proposed floodlighting or security lighting to be used however the proximity of residential buildings, particularly at Auckland Prison, will require luminaires with good optics to control light. A recommendation is to select lighting using LED technology and flat lens optics to reduce energy, spill light and glare by allowing low aiming angles to direct light away from sensitive receivers including residential buildings.

Any special floodlighting used during a riot or other such event that is not a daily occurrence must be carefully aimed and directed away from sensitive receivers including residential buildings.

Perimeter lighting must meet applicable Council Bylaws and Planning requirements and be effectively controlled to limit spill light typically to 10-lux maximum after 10.00pm.

External lighting design must also meet glare requirements outlined in AS 4282 Control of obtrusive effects of Outdoor Lighting.

Buildings within the prison facility will be no more than 3 storey high. Lighting from these buildings will have no adverse effect on the environment.

I trust the above is useful to assist Department of Corrections to make a final selection on the site to be assessed further. Let me know if I can be of further assistance.

Yours faithfully
Kern Consultants Ltd

A handwritten signature in dark ink, appearing to read 'Russ Kern', with a stylized, cursive script.

Russ Kern

Appendix 6: Traffic Effects Assessment

Sharon Dines
Boffa Miskell
P O Box 91250
Auckland, 1142

TDG Ref: 14029
12 August 2016

Issued via email: Sharon.Dines@boffamiskell.co.nz

Dear Sharon

Prison Capacity Project Phase 2: Traffic

1. Introduction

The Department of Corrections is in the process of assessing potential sites for a new prison facility in the Upper North Island. Based on the Department's internal project objectives, three potentially suitable alternative sites have been identified – Paremoremo, Spring Hill and Waikeria.

While the exact size of the proposed facilities are yet to be determined, for the purposes of this assessment to support the Department of Corrections alternative site assessment of the three sites identified above, two alternative facility sizes are considered – a 1,000 inmate facility and a 1,680 prisoner facility for both of the Spring Hill and Waikeria sites, and a 1,000 inmate facility added to the Paremoremo site.

2. Methodology

The following preliminary assessments have been undertaken using a briefing summary and assessment of the current roading and transport conditions existing at each of the three sites. Using the potential scale of facility at each of the sites, the estimated additional traffic movements are then superimposed onto the existing surrounding roading environment (at both a traffic carrying capacity level as well as at a strategic road hierarchy functionality level) to reach a broad conclusion as to the ability of the sites and their surrounding network to accommodate the potential development and to reach a conclusion as to the extent of external traffic effects associated with each potential development.

3. Site: Paremoremo Auckland Prison

3.1 Existing Site Characteristics

Figure 1 presents the location of the Paremoremo Auckland Corrections Facility within the regional context of the greater Auckland area, situated in Paremoremo Rd, in northwest Auckland.

Both southbound and northbound arrival and departure traffic would ordinarily arrive at Paremoremo Rd either via

- SH18 and SH16 to continue on Coatesville-Riverhead Highway, or
- SH1 - Albany Expressway or Oteha Valley Road - Dairy Flat Highway, The Avenue and continue onto Paremoremo Road.

As seen in **Figure 2** below, the existing facility is generally accessed by vehicle from Paremoremo Rd to arrive at the entrance. A dedicated access road connects the facility with Paremoremo Rd.



Figure 1: Paremoremo Auckland Prison – Site Location



Figure 2: Arrival and Departure Routes Auckland Prison

3.2 Road Network

The SH1Northern Motorway near the Albany and Oteha Valley Road interchanges is defined as a Strategic Route within the Operative District Plan. The motorway form of route provides a median divided, two-way, six land carriageway.

Oteha Valley Road and Albany Expressway west of the interchanges are both defined as Regional Arterials and provide median divided, multi-lane arterial carriageways. Dairy Flat Highway and Coatesville-Riverhead Highway are classified as Regional Arterials and provide two-lane, two-way undivided arterial carriageways.

From these District and Regional Arterial routes towards the site, The Avenue and Paremoremo Road forms a local Collector Road route with one traffic lane in each direction and a simple painted centreline separating the opposing directions of flow.

3.3 Traffic Volumes on Surrounding Road Network

The traffic volumes on the road network surrounding the Paremoremo site are summarised in **Table 1** below.



NETWORK TRAFFIC VOLUMES			
Road Name & Location	Year	Direction	Average Daily Traffic (vpd)
SH1 Oteha Valley Rd Interchange ¹	2014	Both	22,000
SH16 South of Coatesville Riverhead Highway ²	2014	Both	28,093
SH1 Albany Highway Interchange ³	2014	Both	22,500
The Avenue (west of Dairy Flat Highway) ⁴	2014	Both	5681
Paremoremo Road ⁵	2014	Both	102

Table 1: Traffic Volumes on Road Network near Paremoremo Auckland Prison

As can be seen the average daily volumes on all roads are generally consistent with the hierarchy classification of these routes.

3.4 Existing Operational Trip Volumes

Trip rates for the Auckland Prison at Paremoremo were recorded by TDG during the 2006 Notice of Requirement process seeking to alter the Designation for the that site. The total weekday and weekend trip generation for the site (catering for a maximum of 650 inmates at the time of the surveys) were derived for both the weekday and weekend periods. The weekday total trip generation was found to be approximately 430 vehicles per day (vpd) and on the weekend day approximately 530vpd.

3.5 Future Operational Traffic Demands

Two sources for operational trip generation for corrections facilities have been sourced from previous work TDG has undertaken on behalf of the Department of Corrections.

Firstly, the trip rates from the 2006 survey at Auckland Prison discussed above. Trip rates were derived for the existing facility for both the weekday and weekend periods were derived as being 0.66 vpd/inmate on a weekday, and 0.82 vpd/inmate for a weekend day. These surveyed rates have then been applied to the 1000 inmate proposed increase in inmate accommodation at the Paremoremo site and are presented in **Table 2**.

¹ SHTV Motorway Traffic Counts NZTA 2010-2014

² SHTV Motorway Traffic Counts NZTA 2010-2014

³ SHTV Motorway Traffic Counts NZTA 2010-2014

⁴ Traffic Count Auckland Transport 2012-2016

⁵ Traffic Count Auckland Transport 2012-2016

Day	Trip Rate ⁶	Daily Trips (vpd) (1000 Prisoners)
Weekday	0.66	660
Weekend	0.82	820

Table 2: Projected Trip Volumes Paremoremo Auckland Prison

The second source of projected trip generation for a corrections facility were derived as part of Wiri Men's Prison Notice of Requirement process in 2010 by 'first principles' (i.e. accounting for projected staffing schedules and estimated frequency of inmate visits to the Men's Prison at Wiri). Under this scenario and on the assumption that 80% of all prisoners at the facility would receive two visits per week, an upper estimate of an average of 1.0 vehicle movements per prisoner per day was estimated.

While further information about the scale of inmate visitation (by either professional/legal services or families) is not available for the current Upper North Island corrections facilities, it is considered that the 0.66 and 0.82 vpd per inmate are generally appropriate for the preliminary assessments that follow having been based on actual surveys, in preference to the Wiri estimates and projections.

In this regard it is estimated that the addition of a 1000 inmate bed facility within the Paremoremo site could contribute up to approximately 800 additional traffic movements per day to the Paremoremo Road/The Avenue route between the existing Auckland Prison site and the Regional/District arterial routes to the south and east.

3.6 Traffic Effects of Possible Development

The ordinary operation of an expanded corrections facility plus the typical weekday background traffic movements to and from the various adjacent residential activities along the Paremoremo Road route should be readily handled by the general standard of the route. The proximity of the Paremoremo Auckland site to both Albany Expressway route the Coatesville-Riverhead Highway and the grade separated interchanges with SH1 allows for the extra trips likely to be generated by the expansion to be accommodated within the wider regional transport network.

The local context of the site itself is located in a rural environment, and the additional traffic activity has the potential to adversely affect a large number of residential neighbours along both Paremoremo Road and The Avenue. TDG is also aware that the operation of The Avenue/Dairy Flat Highway is coming under increasing peak period pressure from wider traffic volume growth from the increasing number of residential developments in the area. Through the Proposed Auckland Unitary Plan process TDG understands that Auckland Transport is currently considering a proposal to upgrade the intersection by way of traffic signals that have been flagged up as a potential improvement dating back to when the Dairy Flat Highway was part of the State Highway 17 route and administered by NZ Transport Agency.

In this regard with up to a further 100 peak hour traffic movements associated with the potential expanded facility, the intersection will be a critical location and could lead to a significant increase in traffic demand and be a local of significantly reduced traffic performance with consequences for a wider environment not just Paremoremo Road/The Drive.

⁶ Statement of Evidence of Gary Edwin Vlieg (TDG) – Notice of Requirement to Alter Designation Application, May 2006



3.7 Conclusion

- The close proximity of the SH1 and SH18 and generally good standard of arterial connections beyond Paremoremo Road and The avenue means that (subject to further detailed capacity checks) the generated traffic associated with the potentially expanded corrections facility should be readily accommodated by the wider regional network.
- There are a number of semi-rural and urban residential neighbours along the Paremoremo/The Avenue access route to the site who could be adversely affected by the additional generated traffic and would potentially submit in opposition to the proposal.
- With regard to the overall transport effects associated with the 1000-inmate scenario at Paremoremo, it is assessed as potentially giving rise to major adverse effects on the surrounding transport environment. While there are considered to be suitable infrastructure and traffic management responses to the mitigation of the issues identified above (e.g. potential contribution to traffic signals at The Avenue/Dairy Flat Highway intersection) the number of residential neighbours along this route would lead to a high potential number of potentially affected parties.

-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse on positive environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

4. Site: Spring Hill

4.1 Existing Site Characteristics

Figure 3 depicts the Spring Hill Corrections Facility situated in Hampton Down Road, Te Kauwhata in northern Waikato. This figure shows that the existing facility is generally accessed via vehicle from the Waikato Expressway - State Highway 1 (SH1) via the Hampton Downs grade-separated interchange and then via Hampton Downs Road. A dedicated access road (Harness Road) connects the facility with Hampton Downs Road.

As seen in **Figure 4** both southbound and northbound arrival and departure traffic would ordinarily take the Hampton Downs Exit from SH1 to follow Hampton Downs Road onto Harness Road to arrive at the facility entrance.

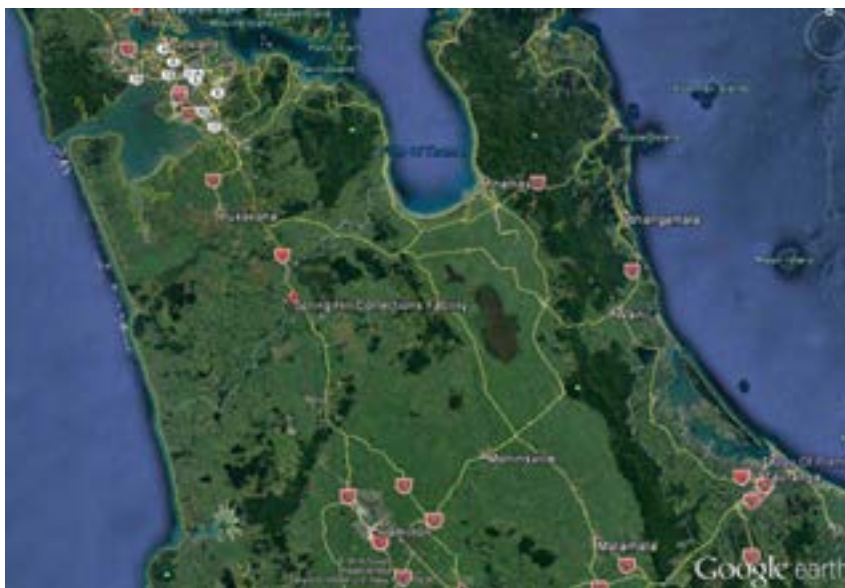


Figure 3: Spring Hill Corrections Facility



Figure 4: Arrival and Departure Routes Spring Hill Facility

4.2 Road Network

The Waikato expressway (SH1) near the Hampton Downs interchange is defined as a Strategic Route within the Waikato District Plan, providing two lanes in each direction separated by a grassed median. Hampton Downs Road west of the interchange is defined as a Collector Route and provides a single traffic lane in each direction within a standard 20m road reserve. From Hampton Downs Road into the site, Harness Road is a local (unclassified) road with a single sealed traffic lane in each direction.

4.3 Traffic Volumes on Surrounding Road Network

The traffic volumes on the road network surrounding the Spring Hill site are summarised in **Table 1** below.

NETWORK TRAFFIC VOLUMES			
Road Name & Location	Year	Direction	Average Daily Traffic (vpd)
SH1 south of Island Block Road, Meremere ⁷	2015	Both	22,500
SH1 south of Tahuna Overbridge, Rangiriri ⁸	2015	Both	21,600
Hampton Downs Road (SH1 to Prison Access Road) ⁹	2015	Both	70

Table 3: Traffic Volumes on Road Network Spring Hill Correction Facility

As can be seen the average daily volumes on Hampton Downs Road are quite modest, however as was presented within the reports and evidence associated with the Motorsport Park process, the peak period volumes on this route can reach several hundreds (if not thousands) of vehicle movements per day during race and event days.

4.4 Existing Operational Trip Volumes

Up to approximately 130 day staff and 50 shift staff are currently rostered onto duties at the Spring Hills Corrections Facility during typical weekdays. During the weekends a total of 30 day staff and up to 50 shift staff are rostered onto duties. Visitors are currently restricted to four sessions each day with a maximum of 65 appointments per session. Assuming one vehicle arrives per appointment, a total of up to 260 visitor trips could be expected on a daily basis.

However as can be appreciated by the daily traffic volume reported in Table 1 above, the typical volumes of both staff and visitors are much lower than these operation maxima.

4.5 Future Operational Traffic Demands

Two sources for operational trip generation for corrections facilities have been sourced from previous work TDG has undertaken on behalf of the Department of Corrections.

Firstly, trip rates for the Auckland Prison at Paremoremo were recorded by TDG during the 2006 Notice of Requirement process seeking to alter the Designation for the that site. Trip rates were derived for the existing facility for both the weekday and weekend periods, and these have been applied to the 650 inmate accommodation of the existing Spring Hill facility and these are presented in **Table 2**.

⁷ Source: NZTA traffic count data

⁸ Source: NZTA traffic count data

⁹ Waikato District Council Traffic Count Database November 2015

Day	Trip Rate ¹⁰	Daily Trips (vpd) (650 Prisoners)
Weekday	0.66	429
Weekend	0.82	533

Table 4: Trip Volumes Spring Hill (Existing)

The second source of projected trip generation for a corrections facility were derived as part of Wiri Men's Prison Notice of Requirement process in 2010 by 'first principles' (i.e. accounting for projected staffing schedules and estimated frequency of inmate visits to the Men's Prison at Wiri). Under this scenario and on the assumption that 80% of all prisoners at the facility would receive two visits per week, an upper estimate of an average of 1.0 vehicle movements per prisoner per day was estimated.

While further information about the scale of inmate visitation (by either professional/legal services or families) is not available for the current Upper North Island corrections facilities, it is considered that the 0.66 and 0.82 trips per day per inmate are generally appropriate for the preliminary assessments that follow having been based on actual surveys, in preference to the Wiri estimates and projections.

Without specific traffic count data for the Spring Hill facility, these operational trip generation rates from the Paremoremo site are applied as an estimate of the operation of the Spring Hill site. As a result, between 430 and 530 traffic movements per day can be expected to and from the existing corrections facility on a daily basis.

4.6 Potential Development

Increasing capacity of the Spring Hill site prison is currently constrained by the existing Designation applying to the site which limits capacity to 1038 inmates. The possible extension of the current Spring Hill facility to would anticipate catering for a further 1000 or 1680 inmates, with access continuing to be provided from Harness Road.

4.7 Expected Trip Generation

In broad summary and adopting the TDG estimate of trip generation derived from the Paremoremo site during 2006, the potential expansion of inmate capacity at Spring Hill could result in between 660 and 1380 additional traffic movements per day. While the current Waikato District Traffic Count database reports the existing average daily traffic on Hampton Downs Road as only 70 vpd, it is estimated that the daily total would be closer to 500 vpd (based on the Paremoremo trip rates).

With the possible expansion of the Spring Hill facility the average daily total traffic on Hampton Downs Road could up 1900 vpd (in both directions).

4.8 Traffic Effects of Possible Development

The ordinary operation of an expanded corrections facility plus the typical weekday background traffic movements to and from the various motorsport park activities should be readily handled by the general standard of route provided by Hampton Downs Road.

¹⁰ Statement of Evidence of Gary Edwin Vlieg (TDG) – Notice of Requirement to Alter Designation Application, May 2006



The proximity of the Spring Hill site to Waikato Expressway route and the grade separated interchange allows for the extra trips likely to be generated by the expansion to be accommodated within the wider regional transport network. However, the location and operation of the motorsport park nearby and its peak event traffic generation imposes a potential constraint during main event days. The current consent condition applying to the motorsport park activities whereby access between the Spring Hill site and the Expressway interchange must be able to be completed within “4 minutes” remains generally appropriate in theory but is difficult to quantify and review in practice. This may require an alternative infrastructure response in order to enhance the certainty for emergency and rapid response vehicles associated with an enlarged Spring Hill facility.

Consideration should be given at later stages of the investigation to, for example, development of an access route from Hampton Downs Road (or another route) which would avoid the peak period queuing and congestion generated by event days at the motorsport park. Alternatively, widening of the Hampton Downs Road to provide, say, a widened emergency shoulder lane that could be used by emergency services could be considered. One potential risk of this latter type of provision could be its use (permitted or not) by motorsport patrons unless it was otherwise controlled or permitted.

While ideally the “4 minute” condition should be modified to account for the increased traffic demands associated with the potentially increased inmate capacity, it will be difficult for the Department to alter the condition attached to the motorsport park. This is potentially a risk associated with the development scenarios being explored and will require solutions largely within the control of the Department or the road controlling authority (Waikato District Council) to be favoured.

4.9 Conclusion

- The close proximity of the SH1 Waikato Expressway and generally high standard of the Hampton Downs Road means that (perhaps subject to further detailed capacity checks) the generated traffic associated with the potentially expanded corrections facility should be readily accommodated by the wider transport network.
- The location and ‘peaky’ operation of the motorsport park imposes a potential constraint during main event days. The current “4 minute” condition attached to the motorsport park consent is generally appropriate in theory but is currently, difficult to monitor and enforce (from the Department’s perspective) and would continue to be in the future.
- There are generally few neighbours that would be affected by the generated traffic however the motorsport park is a major neighbour likely to be interested in the overlap of traffic movements especially with the growing commercial and wider motorsport activities being developed around the park.



- With regard to the overall transport effects associated with these two development scenarios, both 1000 and 1680 inmate scenarios at Spring Hill are assessed as giving rise to moderate adverse effects on the surrounding transport environment. There are considered to be suitable infrastructure and traffic management responses to the mitigation of the issues identified above, and there are no major differences in the infrastructure or operational measures that would be needed to support either of the inmate scenarios, hence the same moderate adverse effect assessment is made for both Spring Hill accommodation scenarios.

-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse on positive environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

5. Site : Waikeria

5.1 Existing Site Characteristics

Figure 5 depicts the Waikeria Corrections Facility situated south of Te Awamutu at Settlers Road, Waikeria.

The facility is accessed by vehicle via State Highway 3 (SH3).

As presented in **Figure 6** both southbound and northbound arrival and departure traffic would access the site via SH3 at Waikeria Road. While Wharepuhanga Road also connects the site to SH3, this route is not the main entrance to the site and is not available for visitor or service access to the site.

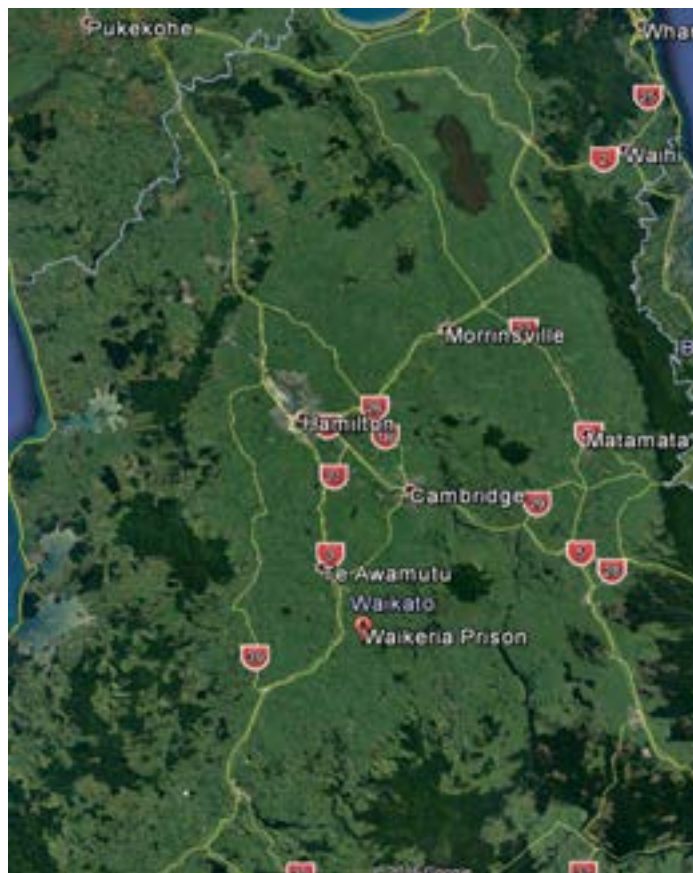


Figure 5: Strategic Location and Roading Network Waikeria Prison

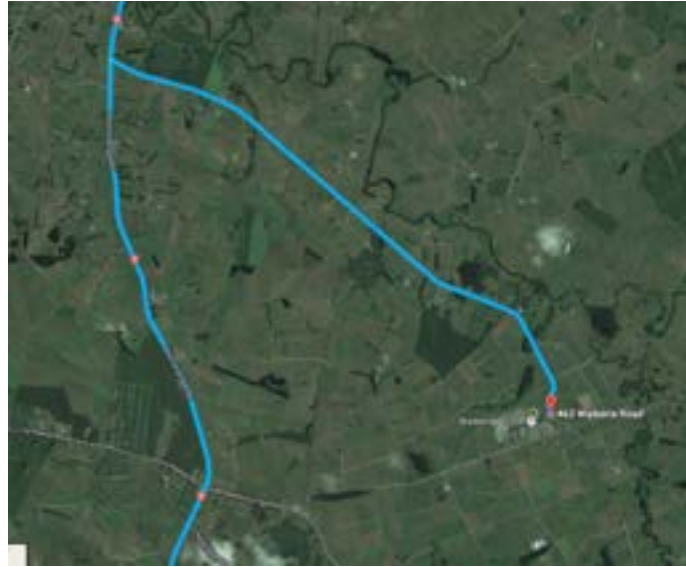


Figure 6: Arrival and Departure Routes Waikeria Prison

5.2 Road Network

State Highway (SH3) near the Waikeria site is defined as a Strategic Route within the Otorohanga and Waipa District Plans, providing two lanes in each direction separated by painted centreline. At its intersection with Waikeria Road there are no formal turning lanes marked but a wide sealed shoulder is available on the western side of the highway to provide some turning opportunity.

Waikeria Road is a defined Collector Road (expected to provide for a combination of through-traffic movement as well as direct property access). The two directions of travel along the road are separated by a simple painted centreline. The key transport network feature along the route is a single lane bridge across a tributary of the Puniu River located at approximately 5km from the SH3 intersection and 1km north of the security control point at the entrance to the facility.

Within the Waikeria site itself Settlers Road and Nikau Roads are private, local access roads controlled by the Department.

5.3 Traffic Volumes on Surrounding Road Network

The traffic volumes on the road network surrounding the Waikeria site are summarised in **Table 5** below.

NETWORK TRAFFIC VOLUMES			
Road Name & Location	Year	Direction	Average Daily Traffic (vpd)
SH3 south of south of Allen Rd ¹¹	2015	Both	8,000
SH3 north of Wharepuhanga Rd ¹²	2015	Both	6,400
Waikeria Road	2009	Both	800 (est.)

Table 5: Traffic Volumes on Road Network – Waikeria Corrections Facility

These volumes are generally consistent with the hierarchy classification of these routes and the available traffic-carrying capacity of generally two-lane arterial and local roads.

5.4 Existing Operational Trip Volumes

Results of a traffic survey at the intersection of Waikeria Road and SH3 undertaken by Opus International Consultants Ltd on behalf of the Department in September 2009 indicated a peak period bothways traffic count on Waikeria Road of between approximately 70 and 135 vehicles per hour (vph). On the basis of typical patterns of activity on similar rural collector roads (where the peak hour volume represents approximately 15% of the daily total) it is expected that the daily traffic volume on Waikeria Road is approximately 700 – 800 vpd. While not all of this traffic at the western end of the route will be associated with the corrections facility, for the purposes of this preliminary assessment it is estimated that all of the peak period traffic movements recorded in the Opus survey would have been generated by the facility.

5.5 Future Operational Traffic Demands

Trip rates for an operational corrections facility were recorded by TDG at the Auckland Prison site at Paremoremo during the 2006 Notice of Requirement process seeking to alter the Designation for the that site. Trip rates were derived for the existing Auckland Prison facility for both the weekday and weekend periods, and these have been applied to the 766 inmate capacity of the existing Waikeria facility and these are presented in **Table 6**:

Day	Trip Rate ¹³	Daily Trips (vpd) (766 inmates)
Weekday	0.66	505
Weekend	0.82	628

Table 6: Trip Volumes Waikeria Prison - Existing Capacity

¹¹ Source: NZTA traffic count data

¹² Source: NZTA traffic count data

¹³ Statement of Evidence of Gary Edwin Vlieg (TDG) – Notice of Requirement to Alter Designation Application, May 2006



Without specific automatic traffic count data for the Waikeria facility itself (e.g. security centre/gatehouse counts), these operational trip generation rates from the Paremoremo site are applied as an estimate of the operation of the Waikeria site. As a result it is estimated that between 500 and 600 vpd can be expected to and from the existing corrections facility on a daily basis.

5.6 Potential Development

The possible extension of the current facility would cater for a further 1000 or 1680 inmates, with access continuing to be provided from Waikeria Road (and its intersection with SH3).

5.7 Expected Trip Generation

In broad summary and adopting the TDG estimate of trip generation derived from the Paremoremo site during 2006, the possible expansion of inmate capacity at Waikeria could result in between 660 and 1380 additional traffic movements per day, and the future average daily total traffic (corrections facility generated traffic plus background activity) on Waikeria Road could be up to 2000 vpd (in both directions).

5.8 Traffic Effects of Possible Development

The ordinary operation of an expanded corrections facility plus the typical weekday background traffic movements to and from the various activities along Waikeria Road and its surrounding catchment, should be readily handled by the general standard and capacity of the midblock sections of Waikeria Road. Key capacity and safety constraints would however be imposed at both the single-lane bridge and at the Waikeria/SH3 intersection (which is currently not equipped with any specific right turning bay and has somewhat limited existing sight distances from the Waikeria Road approach).

Without further detailed assessment including updated traffic counts from both the SH3 intersection and the volumes (and directional distributions) across the one-lane bridge, it is expected that the scale of proposal from both the 1000 and 1680 inmate scenarios if adopted at the Waikeria site would require further roading infrastructure improvements. The key matters are the provision of a dedicated right turn bay within the SH3/Waikeria Road intersection as well as sight distance improvements to ensure on-going safety of the intersection. It is also understood that previous assessment processes around the Waikeria site have identified the capacity and safety limitation of the single-lane bridge. Should the project advance it is recommended that a detailed traffic count including peak period traffic directional surveys at the bridge be undertaken to allow greater certainty over the level of capacity, convenience and safety afforded by the current bridge and the potential benefits to be achieved by widening it.



6. Conclusion

- The wider road network supporting the Waikeria corrections facility including SH3 and the strategic road network beyond, is considered to be readily able to support the traffic movements that would be generated by an expanded facility.
- Access from the site via Waikeria Road towards SH3 would be via a relatively short section of collector classified road in a manner that would be generally consistent with the expectations of the roading hierarchy, ie. a partial increase in through movement on the western section of the road but ultimately property access function at the entrance to the site
- Some rural production and associated residential neighbours along the Waikeria Road route would most-likely perceive some additional amenity effects associated with the increase in traffic volumes, however the projected future flows of up to 2000 vpd are not inconsistent with the flows expected to be carried by a collector road.
- The presence of the single-lane bridge along the route is not expected to be a major impediment to the safe and convenient operation of the route, however further investigations would be warranted to assess the degree of additional queuing and delay associated with vehicles/drivers having to wait for an opposing vehicle to clear the bridge, with an associated review of the consequential safety issues associated with drivers (especially Corrections staff) expecting to have a free-flow journey after leaving the prison facility.
- With regard to the overall transport effects associated with these two development scenarios at the Waikeria site, both 1000 and 1680 inmate scenarios are assessed as giving rise to moderate adverse effects on the surrounding transport environment. There are considered to be suitable infrastructure and traffic management responses to the mitigation of the issues identified above, and there are no major differences in the infrastructure or operational measures that would be needed to support either of the inmate scenarios, hence the same moderate adverse effect assessment is made for both Waikeria scenarios.

-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse on positive environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

TDG

Appendix 7: Noise Effects Assessment

15 August 2016

Department of Corrections
c/o Boffa Miskell
PO Box 91250
Auckland 1142

Attention: Sharon Dines

Dear Sharon

PRISON CAPACITY OPTIONS ASSESSMENT - ACOUSTICS

Introduction

Department of Corrections is currently undertaking an options assessment for increasing prisoner numbers in the upper North Island. Corrections is investigating the feasibility of increasing the number of beds at either Auckland Prison (Auckland), Spring Hill Corrections Facility (Springhill) or Waikeria Prison (Waikeria). Marshall Day Acoustics has been commissioned to undertake a high order assessment of the likely environmental acoustic impact of increasing the muster at each prison.

This assessment has been undertaken based on a site visit of the prisons; review of the noise performance standards given in each of the Designation Conditions and proximity of the indicative proposed siting of the new prison with respect to the nearest sensitive receivers.

Designated Conditions

The noise performance standards for the prison sites are:

Auckland Prison

At the boundary of an adjacent site

- All days 7:00 am to 10:00 pm 55 dB L_{A10}
- All days 10:00 pm to 7:00 am 40 dB L_{A10} /75 dB L_{Amax}

except Lot 3 DP 64525

- Monday to Saturday 7:00 am to 8:00 pm 50 dB L_{A10}
- Monday to Saturday 8:00 pm to 11:00 pm 45 dB L_{A10}
- All other times 40 dB L_{A10} /75 dB L_{Amax}

Spring Hill Corrections Facility

At the notional boundary of a dwelling existing at 12 June 2003

- Monday to Friday 7:00 am to 7:00 pm 50 dB L_{A10}
- Saturday 7:00 am to 6:00 pm 50 dB L_{A10}
- All other times including public holidays 40 dB L_{A10}

2

Outdoor recreational activities can give rise to an adverse acoustic effect due to a large number of prisoners shouting in unison. It can be controlled by locating the outdoor areas within the centre of the facility. If outdoor activities are contained to day time periods only then the noise limit is likely to be complied with at a distance of 200 to 400 m.

Prisoner shouts may be audible (due to low background noise at the dwellings surrounding all sites) but still be compliant with the noise performance standards up to a distance of 500 m. There are a number of dwellings within the 500 m contour at Auckland, but none at Springhill or Waikeria.

The separation distances to sensitive dwellings at Springhill and Waikeria are such that it is considered that the acoustic effects would be less than minor. Due to the significant distance at Waikeria it is likely that the acoustic effect would be inaudible.

Assessment

The acoustic effect for the three indicative proposed sites may be weighted as:

Prison	Beds	Effect	Scale
Auckland	1,000	minor acoustic effect	-1.0
Springhill	1,000	no adverse effect	0
Waikeria	1,000	no adverse effect	0
Spring Hill	1,680	little to no adverse effect	-0.5
Waikeria	1,680	no adverse effect	0

Yours faithfully

MARSHALL DAY ACOUSTICS LTD



Curt Robinson

Acoustician

28 July 2016

Department of Corrections
c/o Boffa Miskell
PO Box 91250
Auckland 1142

Attention: Sharon Dines

Dear Sharon

PRISON CAPACITY OPTIONS ASSESSMENT - ACOUSTICS

Introduction

Department of Corrections is currently undertaking an options assessment for increasing prisoner numbers in the North Island. Corrections is investigating the feasibility of increasing the number of beds by an additional 1,000 to 1,750 at either Auckland Prison; Spring Hill Prison or Waikeria Prison. Marshall Day Acoustics has been commissioned to rank the sites with respect to the likely environmental acoustic impact of the increase in muster.

This assessment has been undertaken based on a site visit of the prisons; review of the noise performance standards given in each of the Designation Conditions and proximity of proposed siting of the new prison with respect to the nearest sensitive receivers.

Designated Conditions

The noise performance standards for the prison sites are:

Auckland Prison

At the boundary of an adjacent site

- All days 7:00 am to 10:00 pm 55 dB L_{A10}
- All days 10:00 pm to 7:00 am 40 dB L_{A10} /75 dB L_{Amax}

except Lot 3 DP 64525

- Monday to Saturday 7:00 am to 8:00 pm 50 dB L_{A10}
- Monday to Saturday 8:00 pm to 11:00 pm 45 dB L_{A10}
- All other times 40 dB L_{A10} /75 dB L_{Amax}

Spring Hill Prison

At the notional boundary of a dwelling existing at 12 June 2003

- Monday to Friday 7:00 am to 7:00 pm 50 dB L_{A10}
- Saturday 7:00 am to 6:00 pm 50 dB L_{A10}
- All other times including public holidays 40 dB L_{A10}

Waikeria Prison

At the notional boundary of a dwelling

- Monday to Friday 7:00 am to 10:00 pm 55 dB L_{A10}

- Saturday 7:00 am to 7:00 pm 55 dB L_{A10}
- Sunday & Public Holidays 8:00 am to 5:00 pm 55 dB L_{A10}
- All other times 45 dB L_{A10} /70 dB L_{Amax}

Discussion

Waikeria Prison noise performance standards are the least stringent with permitted noise levels up to 55 decibels during all days. Auckland Prison noise limits permits a daytime level of 55 decibels for all days except at one dwelling which has a stringent 40 decibel standard for all Sunday and public holidays. Spring Hill also has a stringent noise limit for Sunday activities to all dwellings.

Sensitive Receivers

Auckland Prison

The dwelling at Lot 3 DP 64525 is located approximately 670 m from the acoustic centre of the proposed site.

Spring Hill Prison

Two dwellings are located approximately 730 m to the west of the proposed site

Waikeria Prison

The nearest dwelling is at least 1,200 m from the proposed site

Discussion

The nearest sensitive receiver at Auckland and Spring Hill Prisons are at similar distances but the separation distance at Waikeria Prison is significantly greater at over one kilometre.

Activities

The three main activities that could give rise to environmental noise emission are:

- Traffic movements
- Outdoor recreational and work activities for the prisoners
- Construction

Discussion

The separation distances to sensitive dwellings for all 3 prisons are such that it is considered that the acoustic effects would be less than minor. Due to the significant distance at Waikeria it is likely that the acoustic effect would be inaudible.

Assessment

The acoustic effect for the three proposed sites may be weighted as:

Prison	Effect	Scale
Auckland	little to no adverse effect	-0.5
Spring Hill	little to no adverse effect	-0.5
Waikeria	no adverse effect	0

Yours faithfully

MARSHALL DAY ACOUSTICS LTD



Curt Robinson

Acoustician

Appendix 8: Heritage/Archaeological Effects Assessment

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prison capacity project

phase 2 alternatives assessment - heritage

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for
The Department of Corrections

august 2016

confidential

prepared for:

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auckland, august 2016

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1. introduction

The Department of Corrections is in the process of assessing potential sites for a new prison facility. Three sites were considered as part of this review; Auckland Paremoremo, Spring Hill, and Waikeria. With respect to the role of **Archifact - architecture & conservation ltd**, this assessment is to consider the potential effects of the proposed development on historic heritage values.

2. methodology

The initial task required a process of desktop research for each of the prospective sites in order to identify background historical information sufficient to inform whether any potential heritage value is associated with the place.

The scope and extent of the desktop research was restricted to available electronic information on that date and any research previously undertaken at the prospective sites.

Further to the desktop research, a site visit to each of the prospective sites at Auckland, Spring Hill and Waikeria was undertaken between 27 and 28 July 2016. In conjunction with the desktop research and at the completion of the site visits, consideration was given to the potential effects on the heritage values through the development of either a small prison addition of 1000 places (Option 1), or a larger addition for 1680 places (Option 2) at each of the selected sites. Indicative development site maps of each proposed option have been provided by Boffa Miskell and these are included in Appendix A.

An initial, verbal report to the Boffa Miskell planners was given in accordance with the scoring assessment provided with a ranking of the effects for each of the facilities considered according to the scale in the table below:

Scale	Effect
-2	Major adverse environmental effect
-1	Moderate adverse environmental effect
0	No adverse environmental effect
+1	Moderate positive environmental effect
+2	Major positive environmental effect

Based on the available information, a formal brief report is presented within this document on the potential heritage effects on heritage values of the proposed development at each site respectively.

3. waikeria prison – background information

3.1 location

Waikeria Prison is located approximately 16 kilometres south of Te Awamutu in the Waikato region. The Waikeria Prison site is accessed from Waikeria Road via a security gate that is located near to the intersection with Manuka Drive and Wharepuhunga Road. The current capacity is 766 minimum to high security prisoners. The Waikeria Prison site is divided into four sections which identify the operational sectors of the site which remains one of the largest dairy production farms in the region.

3.2 historical background

Initial plans for selecting a site for an experimental reformatory in New Zealand were put in place following the adoption of the Crimes Amendment Act 1910. The site for Waikeria Prison was established on a section of Crown land covering an area of approximately 1,200 acres and the site was officially opened on 24th November 1911.

The historical significance of Waikeria Prison relates not only to the Top Jail, but also to the wider site context of a prison farm that formed part of a radical penal reform programme established in the early part of the twentieth century.

3.3 site context

The topographic image shown below in Figure 1 identifies the Waikeria Prison context with regard to the Prison Designation boundary and indicative extent of development.

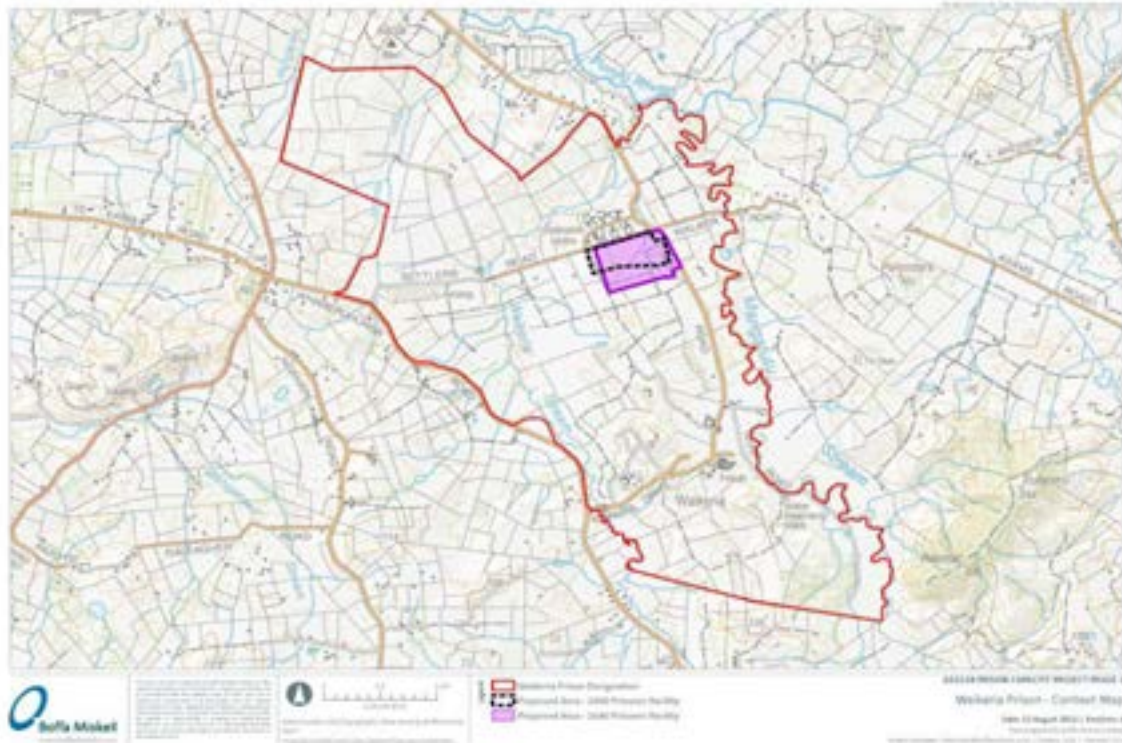


Fig. 1. Waikeria Prison context map. (Source: Boffa Miskell).

3.3.1 location of principal built elements

The aerial image shown below in Figure 2 identifies the location of the bottom jail minimum security facility in relation to the other associated prison units throughout the Waikeria Prison complex.



Fig. 2. Aerial photo showing the Waikeria Prison site and the locations of the Bottom Jail, the Nikau Unit, the Youth Wing and the Top Jail (the subject site). (Source image: Google Maps, 2016).

3.4 statutory recognition

Neither the site in total nor individual buildings thereon are recognised in the Otorohanga District Council Plan (Operative 30 October 2014) as heritage items.

In accordance with the Otorohanga District Council Plan, the Waikeria Prison site is recognised as Designation D55 as defined in the Otorohanga District Council Plan (Operative 30 October 2014) on Map M7. The subject designated area is identified on the map shown in Figure 2 below.

Waikeria Prison is not registered under provisions of the Heritage New Zealand Act 2014, however it is understood that particular areas of the site were occupied prior to 1900. Therefore, the site, or parts of it, may be defined as an archaeological site in accordance with Section 6 (a) (i) of the Heritage New Zealand Pouhere Taonga Act 2016, which recognises that places associated with human occupation prior to 1900 are, by definition, archaeological sites.

There are a total of four sites within the legal boundary which have been identified as registered with the New Zealand Archaeological Association (NZAA). These sites are identified within the Waikeria Prison designated area, and all as located on Otorohanga District Council planning map No17. The identifiers are:

- B161
- B229
- B231
- B230

3.4.1 recorded sites of significance

The designated area for Waikeria Prison and location of identified archaeological sites within the designated boundary are highlighted on the map extract in Fig. 2 below.

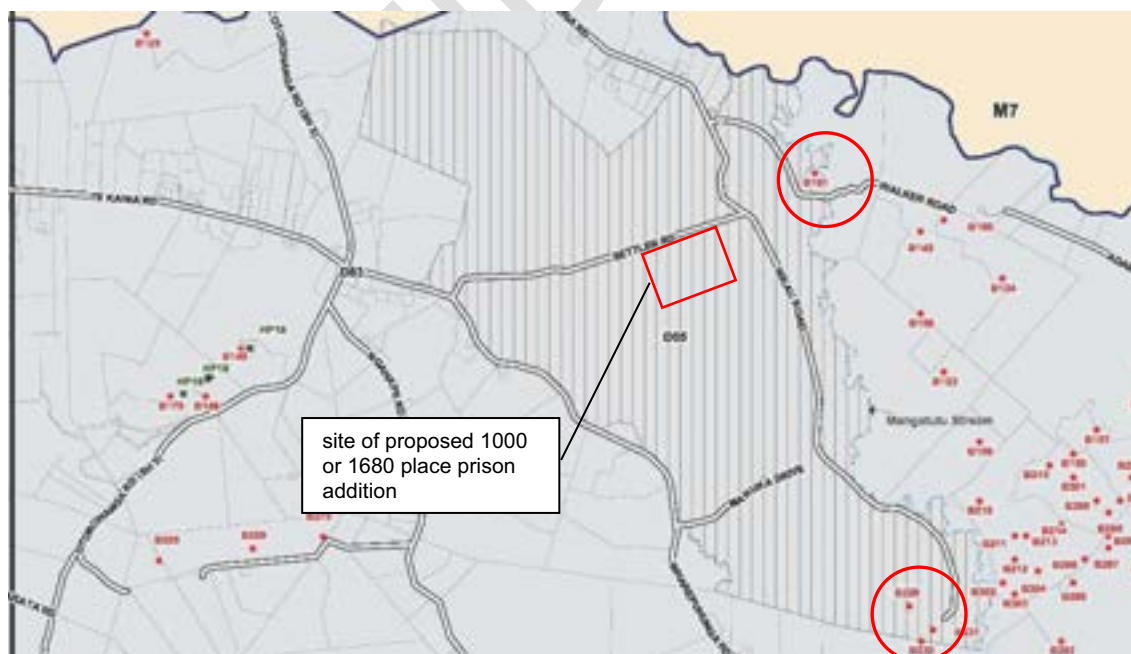


Fig. 3. Map extract showing the location and extent of the Waikeria Prison site Designation D55 (hatched area).. The proposed site for a 1000 place or 1680 place facility is highlighted by the rectangle. The location of identified archaeological sites are circled.
(Source: Otorohanga District, District Plan Map Operative 30 October 2014. Refer Appendix A for a full sized copy of this map).

3.5 waikeria prison - assessment of historic heritage

3.5.1 bottom jail-minimum security

The location and arrangement of the existing bottom jail Minimum Security buildings are shown in Figure 4 below.



Fig. 4 Aerial image showing the bottom jail Minimum Security facility. (Source: Google Earth, 2016).

3.6 heritage assessment

The bottom jail Minimum Security buildings are late twentieth century structures and have **not** been identified as requiring a process of heritage assessment in accordance with Section 4.1 of the *Department of Corrections National Historic Heritage Strategy 2013*.

3.7 waikeria prison - proposed development

3.7.1 indicative development overlay

The indicative image overlay shown in Figures 5 and 6 below highlight the location of the potential Option 1, a 1000 place development, or Option 2, a 1680 place development, in relation to the existing facility.



Fig. 5 Aerial extract image with an indicative layout of the new Option 1, a 1000 place facility overlaid. Existing buildings located within the footprint of the proposed development are circled. (Source image: Boffa Miskell, 2016).



Fig. 6 Aerial extract image with an indicative layout of the new Option 2, a 1680 place facility overlaid. Existing structures located within the footprint of the proposed development are circled. (Source image: Boffa Miskell, 2016).

3.8 identification of existing structures

It is considered that the structures identified in Figures 5 and 6 above are ancillary farm buildings. These structures located adjacent to the bottom jail-minimum security wing have **not** currently been identified as requiring a process of heritage assessment in accordance with Section 4.1 of the *Department of Corrections National Historic Heritage Strategy 2013*.

3.9 archaeological sites

There are no recorded archaeological sites within the subject area comprising the existing minimum security wing or the site of the proposed new facility which have been identified as registered with the New Zealand Archaeological Association (NZAA).

3.10. waikeria prison - conclusion

In light of the current information available, and in line with the scoring assessment format provided, it is considered that the potential historic heritage effects of the proposed development on the environment are '0' (no adverse or positive environmental effect).

It is however, suggested that there is potential for a correction of the zero ['0'] score through a comprehensive landscape heritage assessment in recognition of the original purchase and intent of Waikeria as a prison farm in order to establish whether further heritage assessment is warranted.

Consideration has been given for both a small prison addition of 1000 prisoners, and a large addition for 1680 prisoners at each of the selected sites. It is considered that the scoring evaluation detailed above applies to both options.

4. spring hill prison – background information

4.1 location

The Spring Hill Corrections Facility is located on a 215 Hectare site near Meremere in the Waikato. State Highway 1 runs in a north-south direction approximately 1km from the sites eastern boundary and the site lies approximately 1.5km south of the Hampton Downs racetrack and agricultural land surrounds all remaining aspects of the subject site.

4.2 facility background

The Spring Hill Corrections Facility opened in 2007; the last of a programme of four new corrections facilities to be opened throughout the country as part of the Regional Prisons Development Project. The complex houses a current capacity of 1038 Minimum to High Security male prisoners.

4.3 site context

The topographic image shown below in Figure 7 identifies the Spring Hill Prison context with regard to the Prison Designation boundary and indicative extent of development.

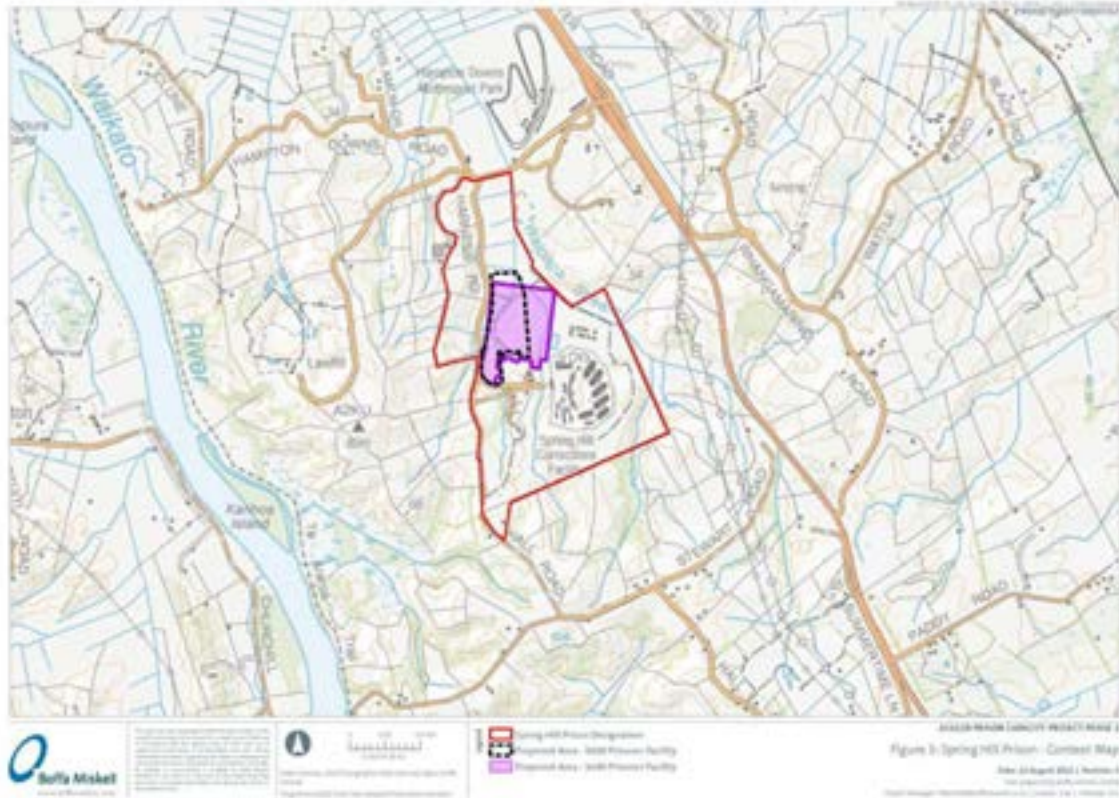


Fig. 7. Spring Hill Prison context map. (Source: Boffa Miskell).

4.3.1 location of principal built elements

The location and arrangement of the existing Spring Hill Prison facility is shown in Figure 8 below.

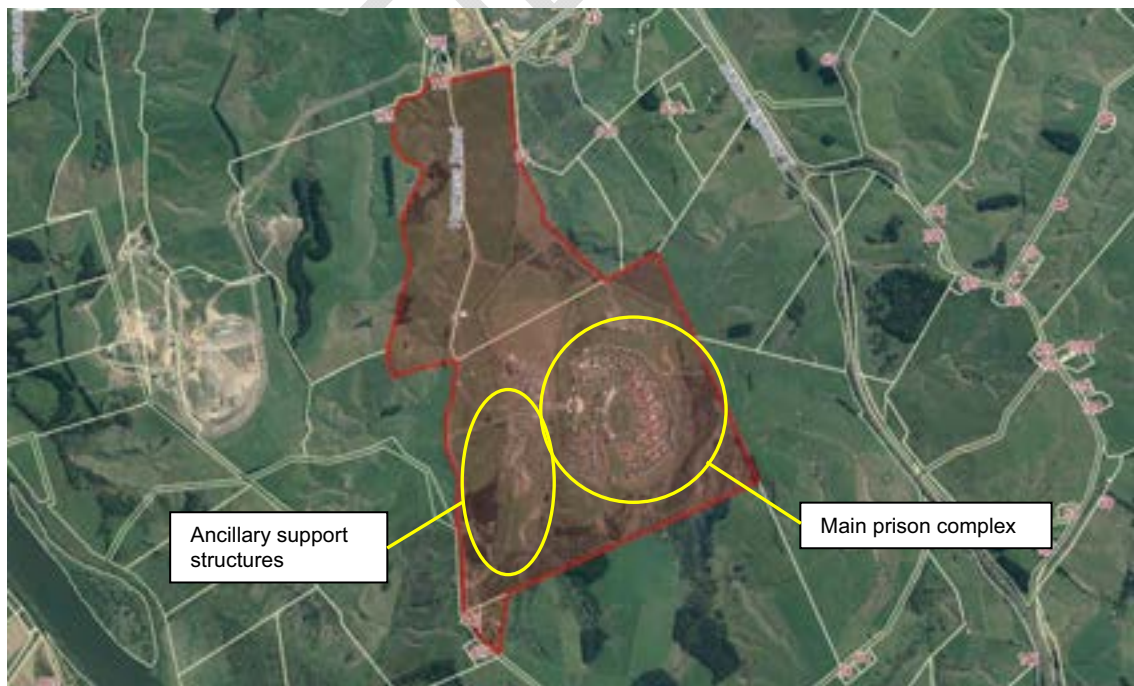


Fig. 8. Aerial image showing the Spring Hill Prison site and location of the existing prison development. The highlighted area denotes the extent of site designation. (Source image: <http://maps.waikatodistrict.govt.nz/IntraMaps80/?project=Waikato&configId=b2549ae1-f643-4ac6-9586-211ba985dd8f>)

4.4 statutory recognition

In accordance with the Waikato District Plan, the place is recognised as Designation P1 site and is located within a Rural Zone. The subject designated area is identified on the map shown in Figure 7 below. Individual buildings thereon are not recognised within the Waikato District Council Plan as heritage items. Spring Hill Prison is not registered under provisions of the Heritage New Zealand Act 2014.

There are no archaeological sites within the Designated Site boundary which have been identified as registered with the New Zealand Archaeological Association (NZAA).



Fig. 9. Waikato District Plan map showing the Spring Hill Prison site and location of the existing prison development. The highlighted area denotes the extent of site designation P1 in accordance with the Waikato District Plan. (Source: <http://maps.waikatodistrict.govt.nz/IntraMaps80/?project=Waikato&configId=b2549ae1-f643-4ac6-9586-211ba985dd8f>)

4.5 spring hill prison – assessment of historic heritage

The location and arrangement of the existing minimum to high security buildings are shown in Figure 10 below.



Fig. 10 Aerial image showing the Minimum to High Security facility. (Source: Google Earth, 2016).

4.6 heritage assessment

The Spring Hill prison buildings are early twenty-first century structures and have **not** been identified as requiring a process of heritage assessment in accordance with Section 4.1 of the *Department of Corrections National Historic Heritage Strategy 2013*.

4.7 spring hill prison - proposed development

4.7.1 indicative development overlay

The indicative image overlay shown in Figures 11 and 12 below highlight the location of the potential Option 1, a 1000 place development, or Option 2, a 1680 place development, in relation to the existing facility.



Fig. 11 Aerial extract image of the existing prison complex with an indicative layout of the proposed new 1000 place facility overlaid (Source: Boffa Miskell, 2016).

2016-08-23_2160704-prison capacity project



Fig. 12 Aerial extract image of the existing prison complex with an indicative layout of the proposed new 1680 place facility overlaid. (Source: Boffa Miskell, 2016)

4.8 identification of existing structures

It is noted that there are no existing structures located within the footprint of the proposed facility.

4.9 archaeological sites

There are no recorded archaeological sites within the subject area comprising the existing minimum to high security wing or the site of the indicative new facility.

4.10 spring hill prison - conclusion

Whilst the new prison complex is not considered to hold significant historic heritage value, it does have one aspect that could potentially be recognised as having historic heritage value and this relates to the recognition that Spring Hill Corrections Facility is the only prison in New Zealand to be associated with the death of a prison officer whilst on duty. This event occurred within the prison on 15 May 2010 and the officer, Jason Palmer, died on the 16 May 2010. A memorial to the officer is located on the approach to the prison facility.

In light of the current information available, and in line with the scoring assessment format provided, it is considered that the potential historic heritage effects of the proposed development on historic heritage values are '0' (no adverse or positive environmental effect).

Consideration has been given for both a small prison addition of 1000 prisoners, and a large addition for 1680 prisoners at each of the selected sites. It is considered that the scoring evaluation detailed above applies to both options.

5. auckland prison – background information

5.1 location

Auckland Prison was originally known as Paremoremo Prison. The facility is located at 530 Paremoremo Road, approximately 30km north of Auckland City centre and 5km to the south-west of the suburb of Albany. The current capacity is 667 minimum to maximum-security prisoners and provides New Zealand's only specialist maximum-security unit.

5.2 historical background

Land at Paremoremo, north of Auckland, had been purchased in 1962, although it was not until after the 1965 Mt Eden riot that construction of the new facility became a priority. Paremoremo maximum security prison, officially known as Auckland Prison, opened in March 1969.

5.3 site context

The topographic image shown below in Figure 13 identifies the Auckland Prison context with regard to the Prison Designation boundary and indicative extent of development.



Fig. 13. Auckland Prison context map. (Source: Boffa Miskell).

5.3.1 location of principal built elements

The location and arrangement of the existing Auckland Prison facility is shown in Figure 14 below.



Fig. 14 Aerial photo showing the Auckland Prison site - circled. The area incorporates the residential development located towards the north of the site which is utilised for prison staff accommodation. (Source image: Google Maps, 2016).

5.4 statutory recognition

The site is recognised in the Auckland Council District Plan (North Shore Section), Designation Schedule as Designated Site 120. The site is recognised in the Proposed Auckland Unitary Plan as Designated Site 3900. Refer Figure 12 above for an indication of the designation boundaries.

Neither the site in total nor individual buildings thereon are recognised in the Auckland Council District Plan (North Shore Section) or the Proposed Auckland Unitary Plan as heritage items.

There are no archaeological sites within the Designated Site boundary which have been identified as registered with the New Zealand Archaeological Association (NZAA).

5.5 auckland prison - assessment of historic heritage

5.5.1 auckland prison main site

The location and arrangement of the existing Minimum to Maximum-Security buildings are shown in Figure 15 below.



Fig. 15 Aerial image showing the existing configuration of the Auckland Prison site buildings. (Source: Google Maps, 2016).

5.6 heritage assessment

The Auckland Prison buildings are considered to be late 1960s structures and have **not** been identified as requiring a process of heritage assessment in accordance with Section 4.1 of the *Department of Corrections National Historic Heritage Strategy 2013*.

5.7. auckland prison - proposed development

5.7.1 indicative development overlay

The indicative image shown in Figure 16 below highlights the location of the potential 1000 place development in relation to the existing facility.



Fig. 16. Aerial image with an indicative layout of the 1000 place capacity facility overlaid. (Source: Boffa Miskell, 2016).

5.8 identification of existing structures

Historic aerial photography has highlighted a number of structures within the boundaries of the Designated Site area, which potentially pre-date the construction of Auckland Prison facility. These structures located within the Designation boundary have **not** currently been identified as requiring a process of heritage assessment in accordance with Section 4.1 of the *Department of Corrections National Historic Heritage Strategy 2013*.



Fig. 17. Aerial image with an indicative layout of the 1000 place capacity facility overlaid. Existing buildings located within or in close proximity to the footprint of the proposed development are circled. (Source image: Boffa Miskell, 2016).

Location 1

Pre 1963 site of original farm buildings identified from aerial photos (while the original site is still functioning as a support area for the prison farm there is no evidence from aerial photographs that any of the original fabric remains). The site is currently used as the plant nursery and farm support activities. This site lies to the west and outside of the proposed construction zone.

Location 2

Pre 1963 site of original farm buildings identified from aerial photos, however it has not been established if there is any surviving original building fabric from those original buildings (there is no evidence from aerial photographs that any of the original fabric remains). The identified area is located on the southern edge of the proposed construction zone.

5.9 archaeological sites

There are no recorded archaeological sites within the subject area comprising the existing minimum security wing or the site of the indicative new facility.

5.10 auckland prison - conclusion

Consideration has been given only for a small prison addition of 1000 prisoners at the selected site.

In light of the current information available, and in line with the scoring assessment format provided, it is considered that the potential historic heritage effects of the indicative development on the environment are '0' (no adverse or positive environmental effect).

It is however, suggested that there is potential for a correction of the zero ['0'] score through a more comprehensive assessment in recognition of the potential for surviving buildings which pre-date the construction of Auckland Prison, in order to establish whether further heritage assessment is warranted.

appendix a – boffa miskell indicative development site maps

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waikeria prison – option 1 and option 2

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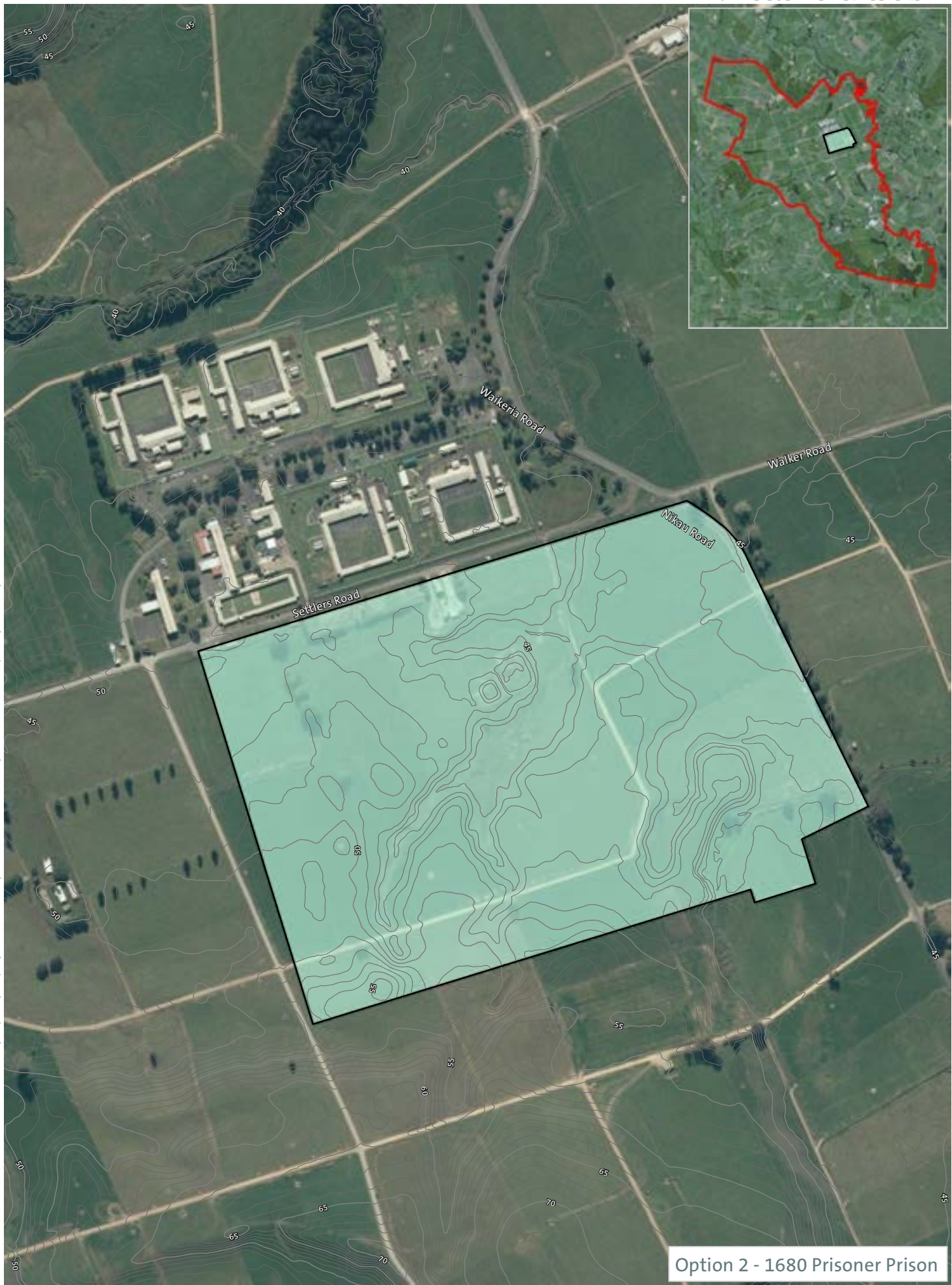
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Option 1 - 1000 Prisoner Prison

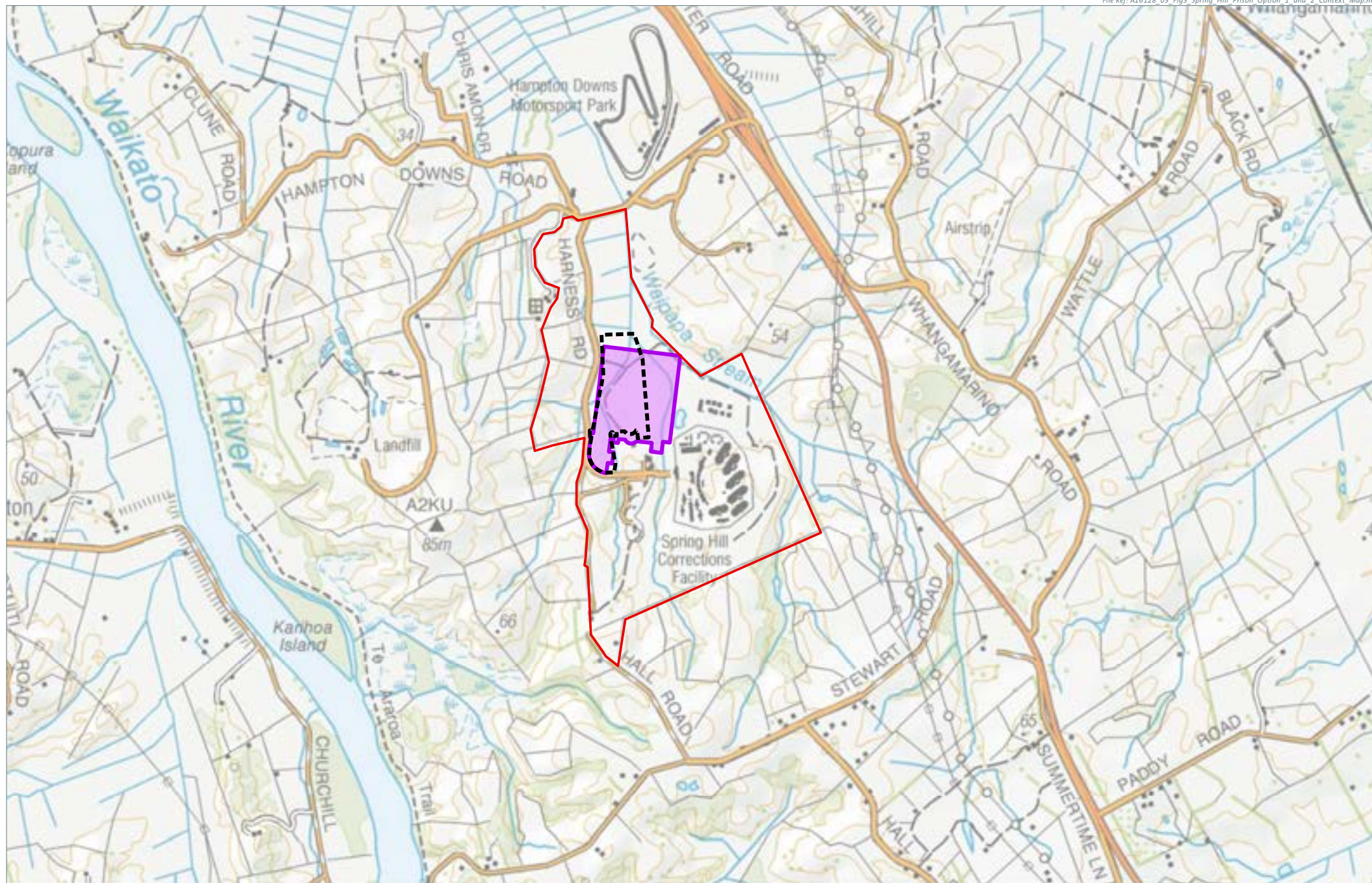


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spring hill prison – option 1 and option 2

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Spring Hill Prison Designation



Proposed Area - 1000 Prisoner Facility



Proposed Area - 1680 Prisoner Facility

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Legend

- Spring Hill Prison Designation
- Indicative Site Area
- Contours 2m Interval

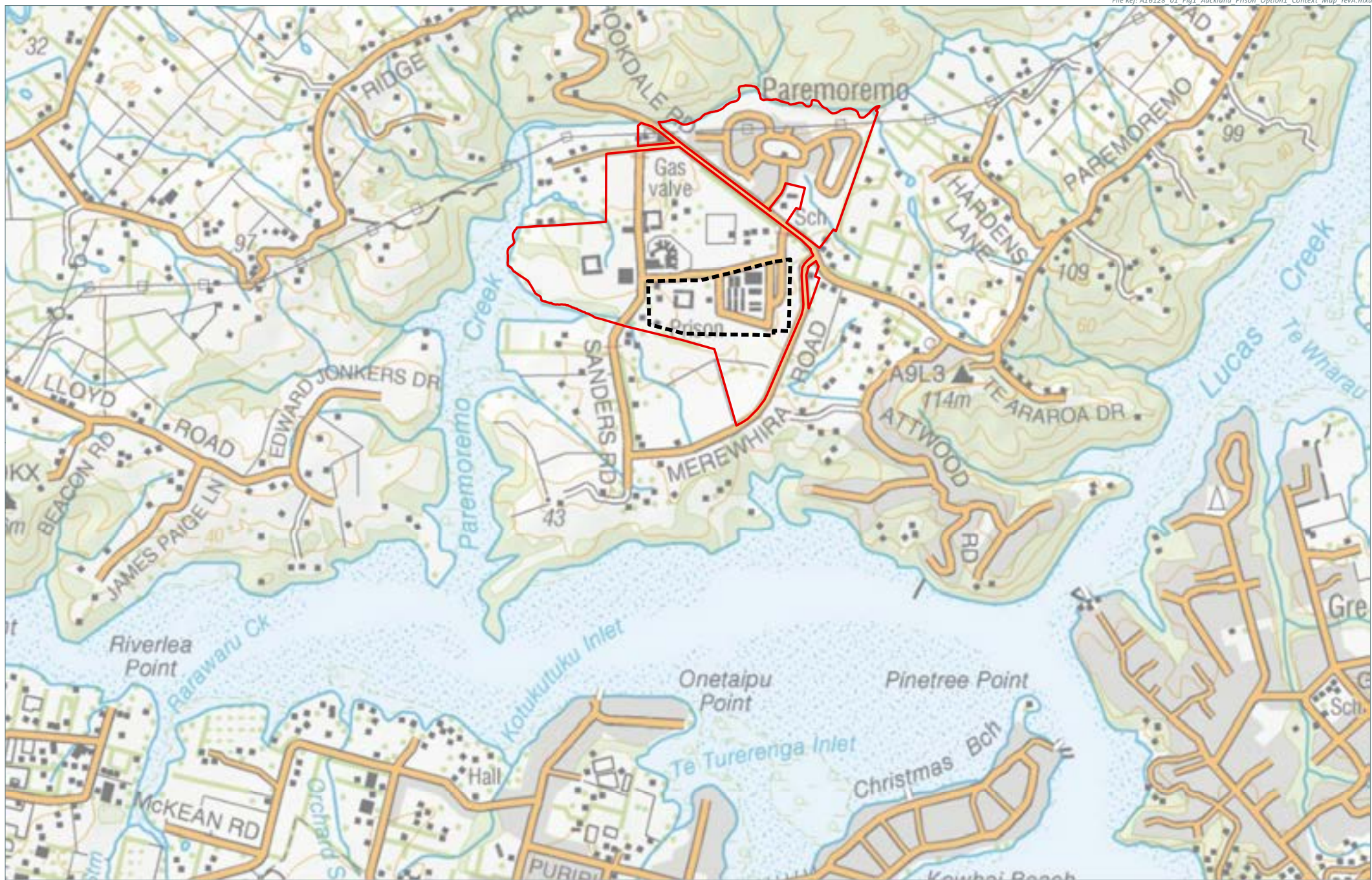


Option 2 - 1680 Prisoner Prison



auckland prison – option 1

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Auckland Prison Designation



Proposed Area - 1000 Prisoner Facility



Appendix 9: Ecological Effects Assessment

Memorandum



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Tel: 64 3 901 0004

Attention: Sharon Dines

Company: Boffa Miskell

Date: 19 August 2016

From: Ian Boothroyd

Message Ref: Capacity Project Phase 2: Alternatives assessment Ecology

Project No: A16128A

1.0 Introduction

The Department of Corrections is assessing sites for a new prison in the upper North Island. The Department has identified three potentially suitable sites that meet its internal project objectives - These sites are Auckland Prison, Spring Hill Corrections Facility, and Waikeria Prison all of which are existing Department of Corrections facilities.

While the exact size of the indicative facility is yet to be determined, for the purposes of this assessment two alternative corrections facility sizes are to be considered – a 1,000 prisoner facility and a 1,680 prisoner facility. This report provides a high level desk top assessment of the potential ecological effects for each of the two facility size options at -Spring Hill Correctional Facility and Waikeria Prison- and a 1,000 prisoner facility at Auckland Prison. A 1,680 prisoner facility at Auckland Prison has not been assessed as the Department has determined that there is insufficient land available on the site to accommodate an operationally feasible development of that size.

2.0 Methods

A site visit was undertaken to the three prison sites on Wednesday 27 and Thursday 28 July 2016. Desk-top review and internet search of available information was carried out as well as drawing on our own knowledge of the respective areas. In addition, following the site visit, further review of aerial photographs was carried out.

Maps and aerial photographs for each site and facility are provided in Appendix 1 (Figures 1-8).

For ease of reference and consistency with the earlier alternatives assessment undertaken by the Department of Corrections and Ernst & Young, it was decided to use a scale from -2 to +2 to assess the anticipated effects of the proposed development at each site. The scale is shown below.

-2 Major Adverse Effect

-1 Moderate Adverse Effect

0	Neutral
+1	Moderate Positive Effect
+2	Major Positive Effect

3.0 Auckland Prison

Auckland Prison is located at Paremoremo, near Albany in North Auckland, and on the northern margins of the Waitemata Harbour (Figures 1 and 2). The site is essentially bounded by arms of the harbour and coastal fringe on its western and southern margins, the Paremoremo Scenic Reserve to the north, and the Lucas Creek Scenic Reserve to the south-west. The site is located in the Tamaki Ecological District (ED).

The Tamaki ED covers approximately 59,904 hectares and includes the low lying hills, pumice and volcanic deposits of the North Shore, the Auckland isthmus and South Auckland. It also incorporates all the catchments that drain into the Waitemata Harbour. Only 6.9% of the Tamaki ED remains in indigenous cover. The vegetation has been highly modified, initially by clearing from early Polynesian occupation and by subsequent urban development. Some kauri remnants with hard beech remain on the North Shore. Mangroves have been reduced from their former extent but are still present in estuaries. Approximately 20% of the remaining native vegetation remnants in the Tamaki ED are in protected areas. Priorities for protection include Coastal ecosystems including estuarine, wetlands, shrublands and forest.

The indicative footprint of a 1,000 prisoner facility at the Auckland Prison site does not extend into the coastal area and does not involve any loss of ecosystems at the site. Bird movements across the landscape are unlikely to be effected as the estuarine inlets form natural conduits, and aerial linkage between the Paremoremo Scenic Reserve and the Lucas Creek Scenic Reserve remain unaffected by the proposed location.

Although stormwater is collected and discharged from the site, no surface waterways would be affected by a proposed new facility. Wastewater treatment facilities would need to be assessed and possibly upgraded.

In summary there are no adverse or positive ecological effects arising from locating a proposed 1,000 prisoner facility at Auckland Prison.

Anticipated effects of the proposed development: Neutral (0)

4.0 Spring Hill Corrections Facility

Spring Hill Corrections Facility is located at Hampton Downs, in the lower Waikato River catchment. The site covers an area of some 215 ha (Figures 3 to 5). The existing Spring Hill Corrections Facility is located in the headwaters of a tributary of the Waikato River catchment and is encircled by broad gullies with mixed vegetation. Within the broader area the facility is situated within highly modified pastoral farmland with few fragments of native vegetation, which occur mainly in the headwaters of a variety of small tributaries.

The facility is within the Meremere ED, which is characterised by the lower reaches of the Waikato River and the extensive complex of wetlands and shallow lakes in the area, with the Ramsar-listed Whangamarino Swamp to the east.

The proposed indicative footprint of both a 1,000 and 1,680 capacity facility at the Spring Hills site is on the floodplain of a small stream. Both proposed facilities would result in either the loss or the diversion of a length of stream and parts of tributaries. The tributaries are likely to be intermittent waterways (with surface flows ceasing during drier times of the year) but the main watercourse is likely to be a permanently flowing stream. The riparian margins of the stream have been planted and fenced; we understand that no covenant exists over the riparian margins of that stream across the proposed site.

There are no significant stands of indigenous forest within the indicative footprints of either the 1,000 or 1,680 facility, although remnant patches of indigenous bush occur across the landscape, along with several small stands of planted pine. The main ecological linkage is likely to be between the Whangamarino swamp,

the incidental lower Waikato lakes and wetlands, and the Waikato River and associated floodplain wetlands. Neither of the two-sized facilities is likely to cause any disruption to linkages or migratory routes of birds or fauna.

Wastewater treatment facilities would need to be assessed and possibly upgraded.

In summary the loss of the stream is a significant adverse effect. The extent of the adverse effect for both the 1,000 and 1,680 facility is the same because the footprint of both sized-facilities does not result in any further habitat loss or impact on ecosystems or habitats.

Anticipated effects of both the 1,000 and 1,680 facilities: Major Adverse Effect (-2)

5.0 Waikeria Prison

Waikeria Prison is located at Waikeria in the Waipa River catchment (Figures 6 to 8). The existing facility is located in the Punui Catchment, itself a tributary of the Waipa River, and within the Waipa ED.

The Waipa ED is located in the southern end of the Waipa District. The District was originally almost entirely covered in indigenous vegetation (approx. 15 % forested, 80 % indigenous scrub and 5 % wetland habitat.) By 1995 this coverage had dropped to between 1-2 % vegetation remaining. Most of this ED is now farmed pasture and residential property. The largest area currently protected within the Waipa ED is the Kakepuku Reserve. There are also multiple district council covenants and QEII reserves on private property and riparian margins along key waterways such as the Punui River and Mangaohoi Stream.

The existing Waikeria Prison site is located in a largely pastoral landscape with a number of small stream gullies running through the pasture. These waterways are comprised of a mix of ephemeral headwaters and intermittent waterways. One notable wetland area occurs to the southeast of the existing facility, and would be within the footprint of both of the proposed sized facilities. Although at the time of the site visit the wetland area was highly modified and was under heavy grazing from a herd of cattle, it nevertheless is a significant feature within the site. This wetland and a number of small intermittent waterways and headwater wetlands would be reclaimed within both the proposed indicative footprints.

There are no significant stands of indigenous forest within either of the proposed indicative footprints, although remnant patches of indigenous bush occur across the landscape, along with several small stands of planted pine. The main ecological linkage is likely to be along the waterways that occur around the site and well away from the proposed development. Either of the two-sized facilities is unlikely to cause any disruption to ecological linkages or the migratory routes of birds or indigenous fauna.

Wastewater treatment facilities would need to be assessed and possibly upgraded.

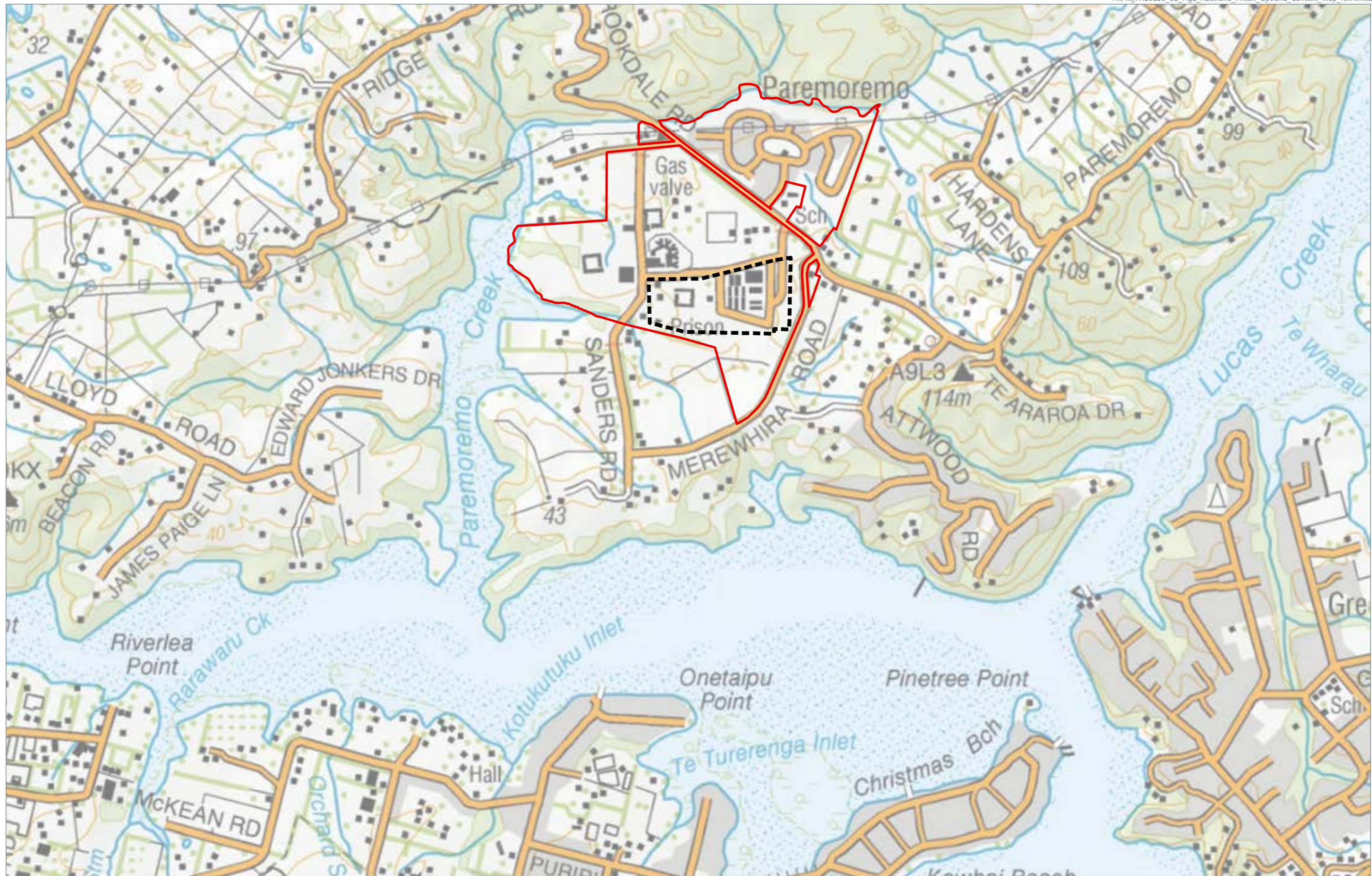
In summary the Waikeria prison site has low ecological values as the area is highly modified and grazed pasture with no protection from stock. The proposed prison expansion would result in the loss of the wetland area, although the wetlands are heavily modified and continue to be grazed. The extent of the adverse effect for both the 1,000 and 1,680 facility is the same because the footprint of both sized-facilities does not result in any further significant habitat loss or impact on ecosystems or habitats.

Anticipated effects of both the 1,000 and 1,680 facilities: Minor Adverse Effect (-1)

6.0 Summary

Site	Effect
Auckland Prison – 1,000 prisoner facility	0-Neutral
Spring Hills Corrections Facility – 1,000 prisoner facility	Major Adverse Effect (-2)
Spring Hills Corrections Facility – 1,680 prisoner facility	Major Adverse Effect (-2)
Waikeria Prison – 1,000 prisoner facility	Minor Adverse Effect (-1)
Waikeria Prison – 1,680 prisoner facility	Minor Adverse Effect (-1)


Site locations and aerial photographs

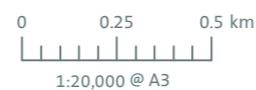
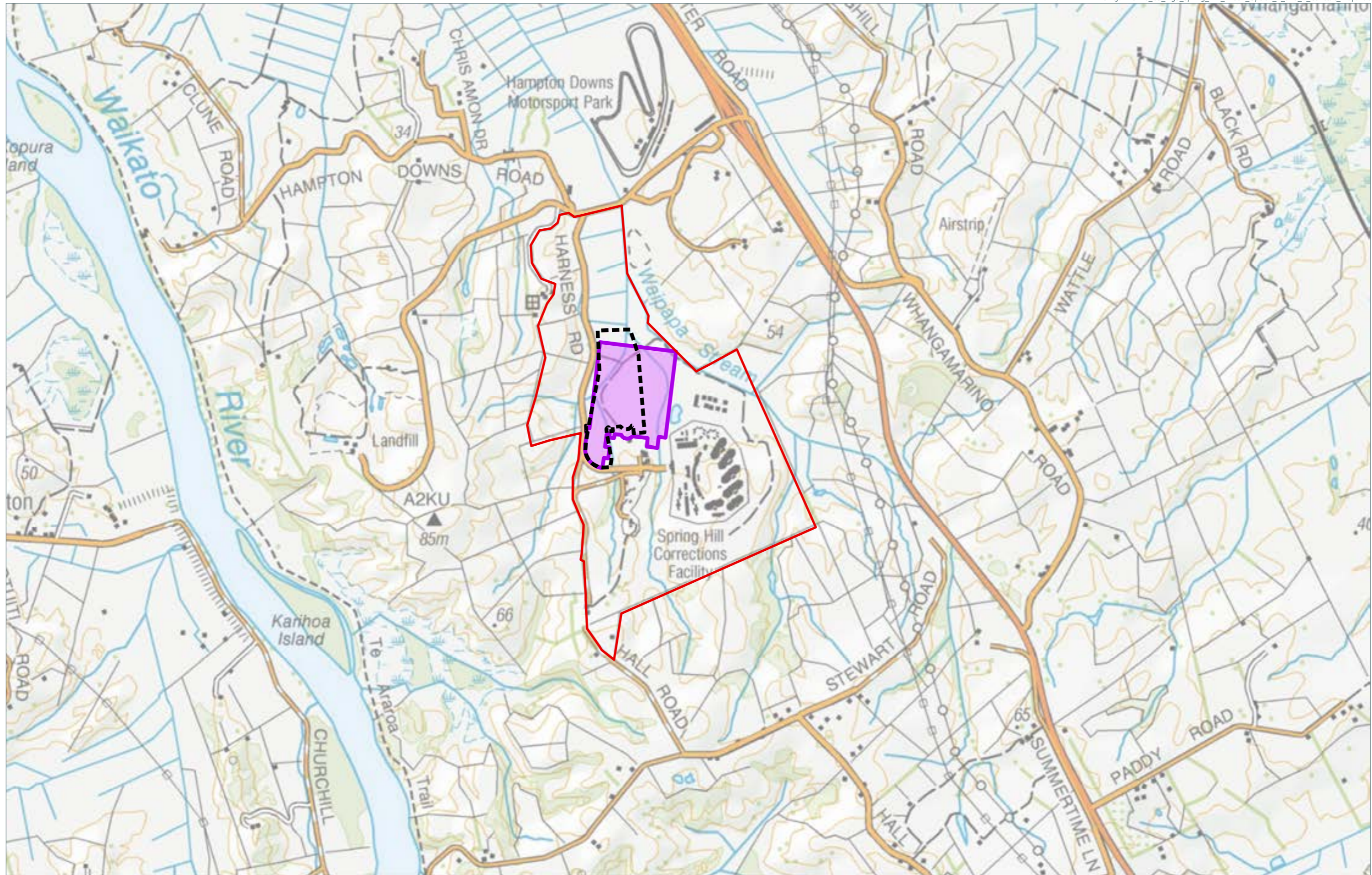






Option 1 - 1000 Prisoner Prison



-  Auckland Prison Designation
-  Indicative Site Area
-  Contours 2m Interval



Legend

-  Spring Hill Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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Legend




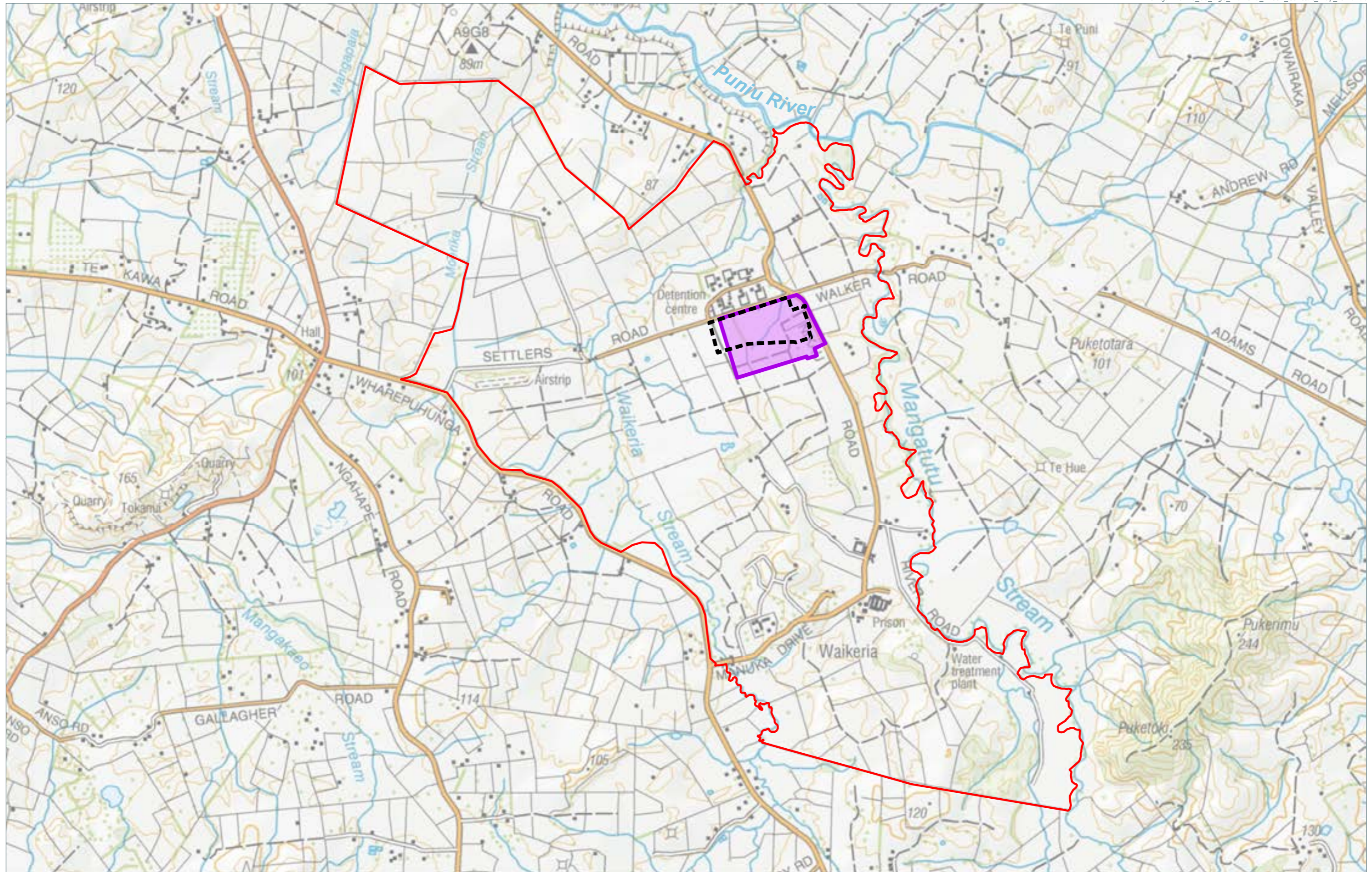
-  Spring Hill Prison Designation
-  Indicative Site Area
-  Contours 2m Interval

Figure 4: Spring Hill Prison Option 1 - Site Map

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Legend

-  Waikaria Prison Designation
-  Proposed Area - 1000 Prisoner Facility
-  Proposed Area - 1680 Prisoner Facility

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Legend






-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval

Figure 7: Waikeria Prison Option 1 - Site Map

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Legend

-  Waikeria Prison Designation
-  Indicative Site Area
-  Contours 1m Interval