





# Waikeria Prison Capacity Increase

Notice of Requirement and Assessment of Environmental Effects  
Prepared for the Minister of Corrections

FINAL  
VOLUME 1

10 April 2017

## Document Quality Assurance

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**Notice of Requirement by Minister of Corrections for Alteration of Designation**

**Section 181(1) Resource Management Act 1991**

**To: Otorohanga District Council**

**PO Box 11**

**Otorohanga 3940**

**The Minister of Corrections gives notice of a requirement ("NoR") for an alteration to a designation in respect of a public work, namely an alteration of Designation D55 for the Waikeria Prison in the Otorohanga District Plan to provide for up to 3,000 prisoners at Waikeria Prison.**

**The site to which the requirement applies is as follows:**

Section 2 SO 60097 and Sections 1 and 3 SO 455234 comprised in Computer Freehold Register 647680 (South Auckland Land Registration District) including all the land shown as Designation D55 on Otorohanga District Plan Map M7 dated 30 October 2014.

**The nature of the proposed public work is:**

To construct, operate and maintain prison facilities and associated infrastructure to accommodate up to 3,000 prisoners at Waikeria Prison.

**The nature of the proposed conditions that would apply are:**

The existing conditions on Designation D55 are to be modified as required to allow the construction, operation and maintenance of prison facilities and associated infrastructure to accommodate up to 3,000 prisoners at Waikeria Prison. The existing conditions of Designation D55 are set out in Table 9 in Section 7.2 of the attached Assessment of Environmental Effects (AEE). The details of the proposed alterations are set out in Section 1.0 of the attached AEE.

**The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

The attached AEE outlines the effects that the proposed capacity increase at Waikeria Prison will have on the environment, and the ways in which potential adverse effects will be mitigated.

**Alternative sites, routes, and methods have been considered to the following extent:**

The attached AEE describes the range of alternatives considered in the course of determining that Waikeria Prison was the preferred site for the proposed capacity increase.

**The public work and designation are reasonably necessary for achieving the objectives of the requiring authority because:**

The attached AEE outlines the objectives of the requiring authority and the necessity for increasing capacity at Waikeria Prison to achieve those objectives.

**The following resource consents are required for the proposed activity and have not yet been sought:**

Land use consent from Otorohanga District Council under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health to disturb soil.

Land use consent from Otorohanga District Council under the Otorohanga District Plan (2014) to undertake earthworks.



Resource consent from Waikato Regional Council to:


- undertake earthworks and discharge associated stormwater to land in circumstances where it may enter water;
- divert streams;
- drain wetlands;
- disturb contaminated land;
- undertake works over the bed of the Mangatutu Stream; and
- discharge stormwater to land and water.


These consents are being sought separately to this notice of requirement for an alteration to a designation.

**The following consultation has been undertaken with parties that are likely to be affected:**

Consultation has occurred with local iwi, site neighbours, members of the wider community, the New Zealand Transport Agency, Otorohanga District Council, Waikato Regional Council, Waipa District Council and a number of other parties as outlined in the attached AEE.

**A detailed AEE including appendices is attached to this Notice of Requirement.**

  
\_\_\_\_\_  
Signature of person authorised to sign on  
behalf of person giving notice  
Craig Plim  
Director Property, Department of Corrections

  
\_\_\_\_\_  
Date  
10 April 2017

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Attention Sharon Dines



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2	Addendum to Prison Alternative Site Assessment	BML
3	Waikeria Prison - Detailed Site Investigation. Contaminated Land Assessment ('DSI')	Opus International Consultants ('Opus')
4	Assessment of social effects of the proposed Waikeria prison expansion ('SIA')	Quigley & Watts Limited ('Quigley & Watts')
5	Cultural Impact Assessment ('CIA')	Te Onewa Consultants Limited ('Te Onewa')
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6	Assessment of Landscape and Visual Effects ('LVA')	BML
7	Traffic Assessment	Traffic Design Group ('TDG')
8	Assessment of Environmental Effects ('Lighting Assessment')	Opus
9	Prison Capacity Project Phase 2: Waikeria Prison, Waikato: Archaeological Assessment ('Archaeological Assessment')	Clough & Associates Ltd ('Clough')
10	Waikeria Prison – Expansion Assessment of Environmental Effects – Acoustics ('Noise Assessment')	Marshall Day Acoustics Ltd ('MDA')
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# Executive Summary

## Introduction

The Minister of Corrections is giving a Notice of Requirement ('NoR'), pursuant to Section 181 of the Resource Management Act 1991 (RMA) for an alteration to Designation D55 in the Otorohanga District Plan to authorise the construction, operation and maintenance of facilities to provide for up to 3,000 prisoners at Waikeria Prison.

This NoR to alter the designation will amend the purpose of the designation and the existing conditions as necessary to allow for the construction, operation and maintenance of prison facilities and associated infrastructure to provide for up to 3,000 prisoners, an additional 1,750 to the existing designation capacity limit of 1,250. The spatial extent of the designation is not being altered.

The alteration sought is specifically as follows:

1. The alteration of the designated purpose as follows:

Construction, operation and maintenance of Prison and associated activities to accommodate up to 3,000 prisoners (subject to condition)

2. the deletion of condition 1 of the designation as follows:

~~Prison buildings and facilities on the site designed for the overnight containment of inmates shall be limited to a maximum inmate capacity of 1,250.~~

The Minister requests that this NoR be publicly notified.

## Background

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 corrections system in New Zealand is to improve public safety and contribute to the maintenance of a just society. The Department of Correction's ('the Department') 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 Corrections Act 2004 and regulations made under that 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 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.

The Department manages over 10,000 prisoners. To safely manage these offenders, the Department oversees a network of 18 prisons around New Zealand, including 15 men's prisons (one of which is operated by a private provider) and three women's prisons.



### **Increasing Capacity at Waikeria Prison**

Waikeria Prison is located at the southern end of Waikeria Road, 16km south of Te Awamutu, in the Waikato. The 1,276ha site is owned by Her Majesty the Queen and is gazetted by Her Majesty for prison purposes. See Figures 1-4 in Volume 3.

The existing prison facilities on the site can accommodate approximately 650 prisoners while the current designation for Waikeria Prison allows for up to 1,250 prisoners to be accommodated on the site. The increase in capacity to 3,000 prisoner places will enable:

- A new facility for 2,000 male prisoners to be built;
- The continued operation of existing facilities; and
- Reserve capacity (i.e. authorised but not constructed) for up to 350 prisoners to provide for future demand if needed.

Waikeria Prison is located in a rural environment. The existing prison facilities on the site form several small 'nodes' within the site, separated by large areas of farmland. This land is used for dairy and other farming operations which are managed by the Department.

The increase in capacity at Waikeria Prison is required to accommodate a rising prisoner population and projected future growth. Using the July 2016 Justice Sector Forecast, the Department predicted that 1,700 additional prisoner places would be required across New Zealand's prison network by 2025. However, the July 2016 Justice Sector Forecast has been outstripped by actual growth in the prisoner population. The actual prisoner population as at January 2017 is over 800 above the July 2016 forecast peak for that month.

The Department considered a range of alternative sites and methods to addressing this capacity shortfall. The Department has also determined that the amendment to the designation is reasonably necessary for achieving the Minister's objectives which are:

1. The long term (up to ten years) demand requirement is met by 2025;
2. The required prisoner places are delivered at the lowest whole of life cost;
3. Operational efficiencies are achieved;
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 prisoner's 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; and
7. Significant adverse environmental effects of the development are appropriately avoided, remedied or mitigated.

An assessment of effects on the environment has been undertaken based on a set of design parameters, which broadly define the nature and scale of any new facilities to be constructed at Waikeria Prison to accommodate up to 3,000 prisoners once the designation is confirmed. Any new buildings for the accommodation of prisoners will be constructed within a defined Building Zone.

The design parameters were developed by the Department with input from technical specialists. The parameters have been established to provide sufficient detail to enable an assessment of effects of the proposal to be undertaken, while still providing sufficient flexibility for the design of the new facilities. The design parameters were also used in consultation to inform interested and potentially affected parties about the proposed capacity increase at Waikeria Prison.

### **Proposed New Facility**

The proposed new facility accommodating 2,000 male prisoners is being advanced as a public private partnership ('PPP'). Under this particular model, the Department is engaging the private sector to design, build, finance and maintain (DBFM) the new facility. Both the existing prison and the new facility will be managed and operated by the Department.

The procurement process for the 2,000 prisoner place facility is proceeding in parallel with the NoR process. The procurement process will not conclude until April 2018 and until this time a design for the proposed facility will not be contractually agreed.

### **Assessment of Environmental Effects**

The procurement process for the new facility poses some challenges in assessing the environmental effects of the NoR because design details are unknown and the effects are therefore difficult to quantify. To resolve this, the Department, in conjunction with the technical specialists, engaged to assess the effects of the proposed capacity increase, developed a set of design parameters, including the identification of a Building Zone (see Figure 3 in Volume 3) to enable a full assessment of effects on the environment of the proposed facility and all future prison facilities on the site.

Technical specialists have assessed the potential social, cultural, landscape and visual, traffic, external lighting, archaeological, noise, ecological and economic effects of the proposed capacity increase at Waikeria Prison.

Each of these technical areas is discussed below.

### **Social Effects**

There will be a range of social effects as a result of the proposed capacity increase at Waikeria Prison including:

- Increase in the population and changes to the demographic make-up in Otorohanga, Te Awamutu, Kihikihi and Hamilton, and housing and accommodation in those towns resulting from the employment of approximately 1050 staff;
- Effects on prison rehabilitation programme providers resulting from increases in the number of prisoners accommodated at the prison; and
- Effects on health services provided by the Waikato District Health Board and others.

To address potential negative social effects and further enhance the positive effects of the proposed capacity increase at Waikeria Prison, the expert recommends that the Department:

- Promote recruitment of the temporary prison construction workforce carefully to maximise the number of people recruited from within the study area.
- Work with the successful construction consortia to develop a portal for use when the recruiting the construction for the new facility to provide information about the entire study area to "spread the load" of temporary construction staff around the district.

- Promote recruitment of the permanent prison workforce carefully to maximise the number of people recruited from within the study area.
- Develop a portal for use when the Department is recruiting staff for the new facility to provide information about the entire study area to “spread the load” of staff around the district. The information could include short and long term accommodation, schools, childcare centres, services, etc.
- Continues discussions with and early planning for rehabilitation service providers, together with adequate funding and appropriate physical spaces in the new facility;
- Provides space within the new facility to allow prisoners and families to communicate via video conference;
- Investigates the extension of the existing transport services (provided by PARS) for prisoner families to visit Waikeria Prison;
- Continues to engage proactively with Waikato District Health Board to understand the potential effects of the proposed capacity increase at Waikeria Prison on community mental health services and Alcohol or Drug services; and
- Continues to operate the Waikeria Prison Community Liaison Group.

Overall, the proposed capacity increase at Waikeria Prison to accommodate up to 3,000 prisoners will have a positive social impact.

### **Cultural Effects**

The cultural impact assessment process and its findings, together with the processes that will be put in place (such as the use of an accidental discovery protocol during construction, the implementation of the wāhi tapu protocol, the use of tikanga etc.) will enable the relationship of tangata whenua with the environment to be recognised and provided for. The transfer of all wastewater treatment from the site to the Te Awamutu wastewater treatment plant also provides a positive outcome for tangata whenua of the Waikeria Prison because it removes a point source discharge from the Puniu River catchment. Overall the proposed capacity increase at Waikeria Prison will appropriately provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. The principles of the Treaty of Waitangi have been taken into account.

### **Landscape and Visual Effects**

The proposal will generate adverse effects on the landscape character and visual amenity of Waikeria Prison and parts of the surrounding area. Mitigation proposed to address these effects includes:

- Restrictions on building height;
- Recessive colour controls;
- Retention of as many existing trees within the Building Zone as practicable; and
- Landscape mitigation planting to integrate future buildings within the proposed Building Zone into the existing landscape character.

This will also reduce the adverse visual effects to a low to very low level from most public and private viewing locations once mitigation is established in 8-10 years, and low overall.



### **Traffic Effects**

Traffic modelling has identified that weekday prison related traffic volume will increase from 716 vehicles per day to 2,800 vehicles per day following the completion of the proposed new facilities at Waikeria Prison. Peak hour movements would increase by a similar ratio from 100 vehicles per hour to 470 vehicles per hour. Mitigation measures are necessary to ensure the effects of the proposed capacity increase on the surrounding road network are reduced to an acceptable level and to ensure the safe and efficient functioning of roads.

These mitigation measures include:

- Upgrade of the SH3 / Waikeria Road Intersection; and
- Some immediate minor upgrade works on Waikeria Road such as improvements to road markings, sight distances at some property access ways and localised road widening;
- Addressing the tight bend at the southern end of Waikeria Road which will need some widening to provide for adequate use in future;
- Replacing or widening the single lane bridge on Waikeria Road to provide an appropriately designed two lane bridge;
- Monitoring and reviewing the upgrade of SH3 / Waikeria Road Intersection and implement additional mitigation measures if appropriate.

### **Lighting Effects**

The existing lighting at Waikeria Prison currently complies with the District Plan Standards and existing Designation Conditions but would not comply with the principles outlined in Australian Standard AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting).

The key effects of potential concern as a result of external lighting at Waikeria Prison are spill lighting, glare and 'sky glow'. These potential lighting effects are described further in this report and will be avoided or mitigated by:

- Using full cut-off and/or asymmetric optics in all external lights as appropriate to technical design requirements;
- Mounting lights at an appropriate height to reduce number of poles and aiming towards the ground to control glare and spill light; and
- Adequate separation of new lights from the boundaries of Waikeria Prison.

Overall as a result of implementing best practice lighting techniques at the existing lower jail and the proposed new facility at the Waikeria Prison, the effects resulting from external lighting will be low.

### **Archaeological Effects**

There are no known archaeological sites that will be affected by the proposed capacity increase at Waikeria Prison. An accidental discovery protocol will be put in place during the construction phase of the expansion to ensure that any currently unknown archaeological, cultural or historical items will be managed appropriately if discovered.

### **Noise Effects**

Operational noise from the expanded Waikeria Prison will comply with the noise performance standards outlined in the District Plan for the rural environment. The proposed increase in prisoner numbers would be barely noticeable in terms of noise effects at the nearest dwellings and therefore the effects would be negligible.

### **Ecological Effects**

Habitat within the proposed Building Zone was assessed as predominantly poor quality for indigenous lizards. Two wetlands in the proposed Building Zone were assessed as having poor quality habitat for wetland bird species and unsuitable habitat for aquatic diving bird species. Overall ecological values in the Building Zone at Waikeria Prison site are low.

Potential lizard habitat in the proposed Building Zone will be removed during construction of the new facility. A Lizard Management Plan is therefore required for salvage and relocation of any lizards prior to habitat clearance. This plan is being prepared.

There are two wetland areas and two streams that will be lost during the construction phase of the capacity increase at Waikeria Prison. Ecological mitigation and enhancement on Waikeria Prison site is proposed to address this loss of ecological values.

### **Economic Effects**

In total, 7,720 full time equivalent job years will be expected to be created in the Waikato regional economy and an additional 4,870 across the rest of New Zealand as a result of the construction of a new facility to accommodate 2,000 prisoners. The direct expenditure is likely to be new or net additional spend in the Waikato Region.

The construction phase of the capacity increase at Waikeria Prison will generate \$174M in direct contribution to GDP in Waikato Region. The direct and flow on effects total \$500M in contribution to GDP across the region and \$390M across the rest of New Zealand.

At full occupancy, the new facility would cost (on average) \$150M a year to operate.

The estimated net economic effects of the proposed capacity increase at the Waikeria Prison on the Waikato region's economy is strongly positive.

### **Statutory Assessment**

The proposed capacity increase at Waikeria Prison has been assessed against the provisions of the relevant statutory documents including the Waikato Regional Policy Statement, the Waikato Regional Plan, Proposed Waikato Regional Plan Change 1, the Otorohanga District Plan, the Iwi Management Plans prepared by Waikato Tainui, Raukawa and Maniapoto and Part 2 of the RMA.

Key objectives and policies of the relevant policy statements and plans seek to:

- Recognise and provide for sustainable use and development of natural and physical resources and the benefits that accrue in enabling people and communities to provide for their economic, social and cultural wellbeing;
- Ensure the relationship of tangata whenua with their culture and traditions and their taonga is recognised and provided for and that tangata whenua have opportunities to express, maintain and enhance their relationship with their rohe;
- Retain rural character and avoid, remedy or mitigate adverse effects on rural character;
- Maintain and enhance the qualities and characteristics of the rural environment that contribute to amenity values;
- Protect historic and cultural heritage items; and
- Manage the volume of traffic from the activity and ensure the safety and function of the roading network.

With appropriate mitigation put in place, the proposed capacity increase at Waikeria Prison is consistent with the relevant objectives and policies of the relevant policy documents. That mitigation includes landscape mitigation planting, upgrades to Waikeria Road and the Waikeria Road/State Highway 3 intersection and various processes and protocols being put in place to allow tangata whenua to enhance their relationship with Waikeria Prison and the Department.

The proposed capacity increase at Waikeria Prison will also achieve sustainable management as set out in Part 2 of the RMA.

### **Consultation**

A number of parties have been consulted regarding the proposed capacity increase at Waikeria Prison including Otorohanga District Council, Waipa District Council, Waikato Regional Council, tangata whenua, including representatives of Waikato-Tainui, Raukawa and Maniapoto, neighbours to Waikeria Prison, Puniu Rivercare Incorporated, rehabilitation service providers, schools and medical service providers. Open Days provided members of the community with an opportunity to find out more about the proposed expansion and provide feedback. A number of group and one to one meetings were also held, including with site neighbours, and a range of information was made available via the Department's website. A project email address, feedback form and 0800 number have provided additional pathways for members of the community to obtain information about the proposal and provide feedback.

### **Conclusion**

Having considered, subject to Part 2 of the RMA, the effects on the environment of allowing the alteration to the requirement, and having particular regard to the relevant provisions of the NPSFM, the Vision & Strategy, WRPS, the Waikato Regional Plan, Plan Change 1 and the Otorohanga District Plan, it is concluded that the alteration to the requirement can be confirmed under Section 171(2).

# 1.0 Introduction

The Minister of Corrections ('Minister') on behalf of the Department of Corrections ('Department') proposes an increase in the number of prisoners at Waikeria Prison from 1,250 to 3000.

Waikeria Prison is located at the southern end of Waikeria Road, 16km south of Te Awamutu, in the Waikato (see Figures 1 - 3 in Volume 3). The 1,276ha site is owned by Her Majesty the Queen and is gazetted by Her Majesty for prison purposes. The Minister of Corrections is the requiring authority and the entire site is designated for "Operation of Prison and associated activities (Subject to Condition) <sup>2</sup>".

The conditions of the existing designation are set out in Table 9 in Section 7.2 below.

The Minister gives this Notice of Requirement ('NoR'), pursuant to Section 181 of the RMA, for an alteration to Designation D55 in the Otorohanga District Plan to authorise the construction, operation and maintenance of facilities to provide for up to 3,000 prisoners at Waikeria Prison.

This NoR to alter the designation will amend the purpose of the designation and the existing conditions as necessary to allow for the construction, operation and maintenance of prison facilities and associated infrastructure to provide for up to 3,000 prisoners. The spatial extent of the designation is not being altered and remains as illustrated on Otorohanga District Plan Map M7 (shown in Appendix 1).

The alteration sought specifically includes:

1. the alteration of the designated purpose as follows:

Construction, operation and maintenance of Prison and associated activities to accommodate up to 3,000 prisoners ~~(subject to condition)~~

2. the deletion of condition 1 of the designation as follows:

~~Prison buildings and facilities on the site designed for the overnight containment of inmates shall be limited to a maximum inmate capacity of 1,250.~~

Amendments to the other existing conditions on Designation D55 may also be required.

In addition, since the inclusion of the designation within the Otorohanga District Plan, the legal description of the land subject to the designation has changed. The correct legal description is now:

Section 2 SO 60097 and Sections 1 and 3 SO 455234 comprised in Computer Freehold Register 647680 (South Auckland Land Registration District)

This change in description does not reflect a change in location but simply a change to the way the designated land is now referenced.

## 1.1 Background

The existing prison facilities on the site can accommodate approximately 650 prisoners while the current designation for Waikeria Prison allows for up to 1,250 prisoners to be

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<sup>2</sup> Designation D55, Otorohanga District Plan (Operative: 30 October 2014)

accommodated on the site. The increase in capacity will enable a new facility for 2,000 male prisoners to be built, the continued operation of existing facilities and provide reserve capacity for future demand if needed.

The land on which the prison is located was taken for public works in the early 20<sup>th</sup> century, around 1910. Waikeria Prison was established in 1911. The current capacity of buildings at the prison provides for approximately 650 prisoners in minimum to high security units although the prison routinely accommodated 800 to 1,000 prisoners from 2007-2012 prior to the closure of some secure units that were at the end of their useful life.

As shown in Figure 3 and Figure 7 in Volume 3, Waikeria Prison is in a rural environment. The existing prison facilities on the site form several small 'nodes' within the site, separated by large areas of farmland. This land is used for dairy and other farming operations which are managed by the Department.

In 2016, the Department developed a Prison Capacity Programme in response to a rising prisoner population and projected future growth. Using the July 2016 Justice Sector Forecast, the Department predicted that 1,700 additional prisoner places would be required by 2025. The Department established a programme that would meet the predicted capacity shortfall by providing an additional 80 prisoner places through double bunking at Northland Region Corrections Facility by April 2017, 245 prisoner places at Mt Eden Corrections Facility through the construction of a new accommodation block by late 2019, and 1,500 prisoner places through the construction of a new facility at Waikeria Prison to be completed in 2021. In November 2016, the Government approved the procurement of a 1,500 prisoner facility at Waikeria Prison.

The July 2016 Justice Sector Forecast, used by the Department in the development of its Prison Capacity Programme, has been outstripped by actual growth in the prisoner population. The actual prisoner population as at January 2017 is over 800 above the July 2016 forecast peak for that month. This is in addition to the growth already signalled by the July 2016 forecast. The Department is proposing a number of measures in response including the increase in capacity of the proposed facility at Waikeria Prison from 1,500 prisoners to 2,000. The new facility is to provide for a significant proportion of the predicted capacity shortfall nationwide.

The predicted capacity shortfall is predominantly in the upper North Island. Waikeria Prison is therefore an essential strategic asset due to its proximity to Auckland, Hamilton and the Bay of Plenty. Development of the site ensures the efficient use of the Department's resources, being land that is in Crown ownership and under the management of the Department. There is an existing designation in place for a corrections facility, including underutilised land. The increase in prisoner capacity and the building of a new facility to accommodate 2,000 prisoners has been determined to be economically and technically feasible, and in a location where adverse cultural, environmental and social effects can be adequately avoided, remedied or mitigated.

The proposed new facility accommodating 2,000 prisoners is being advanced as a public private partnership ('PPP'). Under this particular model, the Department is engaging the private sector to design, build, finance and maintain (DBFM) the new facility. Both the existing prison and the new facility will be managed and operated by the Department. The benefits of a DBFM PPP over traditional procurement models (such as Department design and private sector construction) include:

- Greater consideration of whole of life trade-offs between the design, construction, finance and maintenance components;

- Proactive risk identification, planning and allocation to the party best able to manage that risk;
- Facilities maintenance for a period of 25 years ensuring that the asset is well maintained; and
- Strong cost confidence at time of commitment as consortium proposals are required to be within a set affordability threshold.

The design of the new facility will not be finalised via the PPP process until after April 2018. Design parameters have however been developed to enable a full assessment of effects on the environment of the proposed facility and all future prison facilities on the site. The ultimate design of the facility will need to fit within these parameters.

This AEE has been based on these parameters which broadly define the nature and scale of all future development on the site. Consultation with the community, key stakeholders and iwi has also occurred during the development of the proposal to increase capacity and has informed the AEE, including how the issues raised by those consulted can be best addressed.



## 2.0 Overview

### 2.1 Requiring Authority and NoR Details

Summary details of the requiring authority and the area subject to the NoR are as follows:

To:	Otorohanga District Council
Requiring Authority:	Minister of Corrections
Proposed Designation Purpose	Construction, operation and maintenance of a Prison and associated activities to accommodate up to 3,000 prisoners
Address for Service:	Boffa Miskell Ltd PO Box 91250 Auckland 1142 Attn: Sharon Dines Phone: 09 359 5311 Email: sharon.dines@boffamiskell.co.nz
Address for Fees:	Department of Corrections Private Box 1206 Wellington 6140 New Zealand Attn: Craig Erskine Phone: (04) 460 3083 Email: Craig.Erskine@corrections.govt.nz
Site Address:	Waikeria Road, Waikeria. Refer to the Location Plan in Volume 3, Figure 2.
Legal Description:	Section 2 SO 60097 and Sections 1 and 3 SO 455234 comprised in Computer Freehold Register 647680 (South Auckland Land Registration District). Refer Certificate of Title, in Appendix 1.
Site Area:	1,275.5890ha
Landowner:	Her Majesty the Queen
District Plan	Otorohanga District Plan
District Plan Zone:	Rural Effects Area
Existing Designation:	Minister of Corrections – Waikeria Prison (Operation of Prison and associated activities (subject to condition). Otorohanga District Plan Reference number D55) <sup>3</sup>

<sup>3</sup> Designation D55 in the Otorohanga District Plan indicates the legal description for the Waikeria Prison site is Sections 1 and 2 SO 60097 (comprised in Computer Freehold Register SA56D/758). In late 2014, 2,7629 hectares of this land was taken for roading purposes (Walker Road) by Otorohanga District Council. As a result of this land take, the updated legal description for the Waikeria Prison site is Section 2 SO 60097 and Sections 1 and 3 SO 455234 comprised in Computer Freehold Register 647680 (South Auckland Land Registration District).

Additional Limitations in District Plan	NZAA site (site number B229, B230, B231 (Pits) – Located close to the southern boundary and not affected by construction of the proposed new facilities at Waikeria Prison)
Additional Consents Required <sup>4</sup> :	<p>The following consents are also required under the Otorohanga District Plan and have not yet been applied for:</p> <ul style="list-style-type: none"> <li>• Land use consent to disturb soil</li> </ul> <p>The following consents are also required under the Waikato Regional Plan and have not yet been applied for:</p> <ul style="list-style-type: none"> <li>• Land use consent to undertake earthworks and associated diversion and discharge of stormwater to land in circumstances that may enter water</li> <li>• Resource consent to divert streams</li> <li>• Resource consent to discharge stormwater to land and water</li> <li>• Resource consent to undertake works over the bed of the Mangatutu Stream</li> </ul>

## 2.2 AEE Structure and Methodology

### 2.2.1 AEE Structure

The NoR is supported by this AEE, which in turn is accompanied by specialist technical reports in Volume 2A and 2B and a set of Figures in Volume 3. Together these documents provide background information, a description of the proposal to increase capacity at Waikeria Prison, a description of the alternatives considered, a comprehensive assessment of effects on the environment, a description of the consultation undertaken with the community and consideration of the proposed increase in capacity against the relevant statutory requirements.

This AEE addresses the matters set out in Section 171(1) of the RMA.

Section 171(1) of the RMA sets out the basis for a consent authority to assess a NoR (subject to Part 2 of the RMA). It 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—*

*(a) any relevant provisions of—*

*(i) a national policy statement:*

*(ii) a New Zealand coastal policy statement:*

*(iii) a regional policy statement or proposed regional policy statement:*

<sup>4</sup> Refer Sections 6.5 and 6.6 for discussion on other consents held or required.

- (iv) *a plan or proposed plan; and*
- (b) *whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—*
  - (v) *the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
  - (vi) *It is likely that the work will have a significant adverse effect on the environment; and*
- (c) *whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*
- (d) *any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*

With reference to the above matters:

- Section 8.0 of this AEE assesses the effects on the environment of allowing the requirement.
- Section 9.0 of this AEE assesses the proposal against the relevant provisions of the national policy statements, regional policy statement, the relevant regional and district plans, other statutory documents such as iwi management plans and Part 2 of the RMA.
- Section 5.0 of this AEE provides an assessment as to whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work.
- Section 4.0 of this AEE provides an assessment as to whether the work and designation are reasonably necessary for achieving the objectives of the Minister.

### 2.2.2 AEE Methodology

The proposal is to amend the designation to secure the ability for the Department to construct, operate and maintain prison facilities on the Waikeria Prison site to provide for up to 3,000 prisoners. The increase in capacity sought will enable a new facility for 2,000 male prisoners to be built, provide for the ongoing operation of existing facilities (which currently accommodate 650 prisoners) and provide for future demand if needed. All new prisoner accommodation facilities will be located within the proposed Building Zone.

The assessment of effects on the environment has been undertaken based on a set of design parameters, which broadly define the nature and scale of the prison facilities to be constructed at Waikeria Prison to accommodate up to 3,000 prisoners once the designation is confirmed.

The design parameters were developed by the Department with input from technical specialists. The parameters have been established to provide sufficient detail to enable an assessment of effects of the increase in capacity at Waikeria Prison to be undertaken, while still providing sufficient flexibility for the design of the new facilities. The design parameters also formed part of the description of the proposal to increase capacity at Waikeria Prison used in consultation material to enable the community and stakeholders to understand the general nature and scale of new facilities at Waikeria Prison.

Based on the design parameters, each of the technical specialists:

- Assessed the environmental effects (both positive and negative) of the proposed increase in capacity including both the construction and operational phases;
- Determined the effects and their significance; and
- Identified where necessary, methods and measures to avoid, remedy and mitigate any adverse effects.

In some instances, additional assumptions were made by the technical specialists to fully test and understand the effects on the environment of the increase in capacity to 3,000 prisoners. An example is the traffic assessment, where impacts of traffic from the proposal on peak hour traffic flows on the Waikeria Road and State Highway 3 intersection have been modelled based on particular staff numbers and shift times, which have been derived from other typical prison operations in New Zealand.

The consultation process raised the issues described in Section 10 and Appendix 4 of this document and informed this AEE. Responses to issues raised during consultation with key stakeholders and the wider community are either considered in Section 10 or in the technical reports, where necessary and relevant to the particular expert. Methods to avoid, remedy or mitigate adverse effects on the environment were also discussed with certain stakeholders.

## 2.3 AEE Documentation

The AEE documentation is contained three volumes comprising:

- Volume 1: NoR and AEE with appended supporting material;
- Volume 2A and Volume 2B: Technical Reports; and
- Volume 3: Figures.

## 3.0 Background

### 3.1 The Department of Corrections

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 2002 and the Public Safety (Public Protection Orders) Act 2014.

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.

The Department manages over 10,000 prisoners. To safely manage these offenders, the Department oversees a network of 18 prisons around New Zealand, including 15 men's prisons (one of which is operated by a private provider) and three women's prisons.

In operating the prison network, the Department has two main objectives:

- Public safety; and
- Reducing re-offending.

The Department improves public safety by ensuring offenders comply with their sentences to protect the community from those threatening its safety, and by rehabilitating offenders to reduce re-offending and therefore reduce the number of victims of crime in the future.

To reduce re-offending, the Department also provides offender risk and needs assessments to determine appropriate rehabilitative programmes, the causes of their offending, re-integrative services to prepare offenders for their release back to the community, and opportunities for prisoners to gain work skills and experience through employment initiatives. This work reduces crime and its impact, leading to safer communities. Reducing re-offending is the main impact the Department can have on future demand for prison services.

Section 7 of the Corrections Act states that the Minister has the powers and functions to declare land or buildings to be a prison in accordance with Sections 30 or 32. In this instance, the

subject site has already been designated by the Minister for the operation of a prison and associated activities.

When operating the prison network to achieve its objectives, the Department needs to maintain more prisoner places in the network than actual prisoners to allow for; variations in the number of prisoners to be managed, maintenance of facilities in the network and back up capacity to allow prisoners to be moved to alternative facilities in the event of a prison incident (such as a fire) or a natural disaster (such as a flood or earthquake).

At the present time, due to recent growth in the prisoner population (discussed in section 3.2.2), the Department is using all available capacity nationwide to accommodate the current prison muster.

### 3.1.1 The Department of Corrections and the Justice Sector

The Department plays a key role in the Justice Sector, which is led by the Ministry of Justice, and includes New Zealand Police, Crown Law, and the Serious Fraud Office. These agencies are committed to working together as policies and approaches in one part of the system can have significant impacts on the others.

The Department operates at the end of the criminal justice process. The process starts with Police, Serious Fraud Office and Crown Law preventing, detecting and prosecuting crime, moves through to the Courts (part of the Ministry of Justice) where offenders are heard and sentenced, and ends with the Department who manage sentences, and provide rehabilitation and reintegration services.

The Department therefore does not have control over the number of prisoners it receives in the prison network and is required to manage but it relies on the Justice Sector Forecast to plan for the facilities it requires.

## 3.2 Necessity for the Proposed Capacity Increase

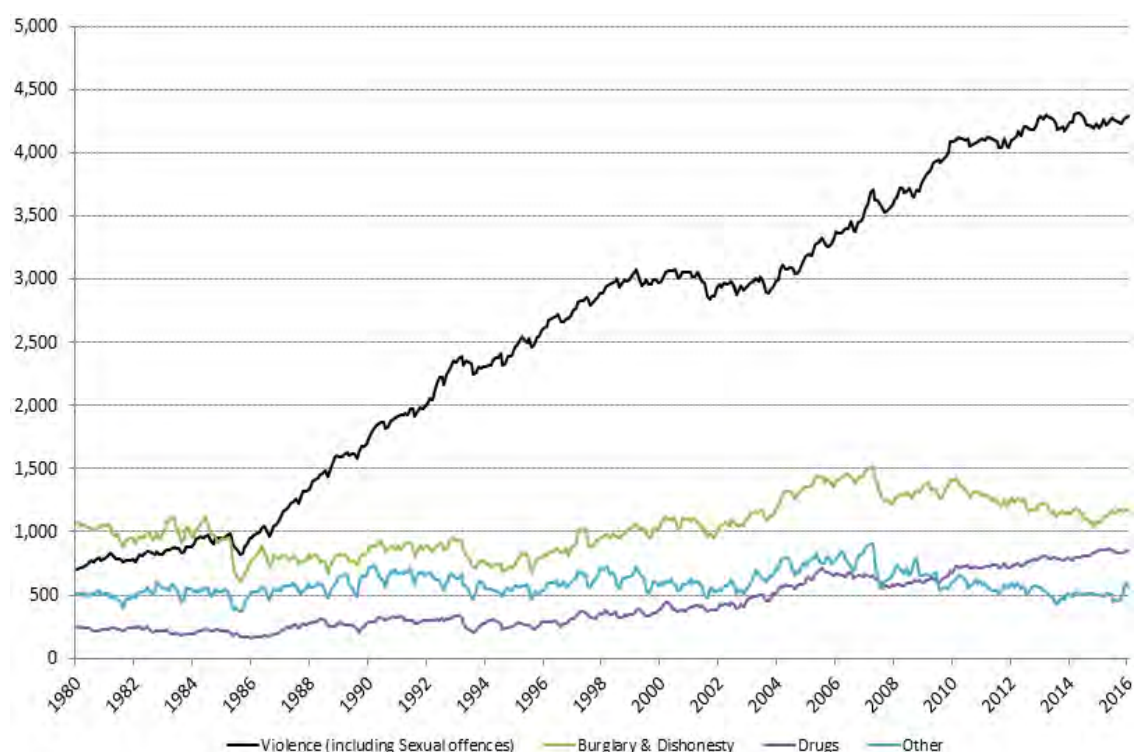
### 3.2.1 Historical growth of prisoner population

The prisoner population has been steadily increasing since 1986 as shown in Graph 1 below. This growth commenced shortly after the enactment of the Criminal Justice Act 1985, which was designed primarily to reduce the prisoner population.

Increases in the prisoner population since the enactment of the Criminal Justice Act 1985 are understood to reflect the multiple influences of changes in offending levels, policy and legislative change, and variation in sentencing practice. This steady and ongoing growth is understood to reflect two main drivers:

- Violent, sexual and serious drug-related offending has been rising steadily over the same period.
- Legislation affecting bail, sentencing and parole has been subject to successive change since 1985, occasionally leading to decreases in prisoner numbers, but more often increases. Much of this legislative change has been enacted in response to public concern over rising crime levels, especially violent crime.

These upward pressures are underpinned by consistent recent growth in New Zealand's general population.



Graph 1 Prisoner numbers by offence type since June 1980

### 3.2.2 Recent and predicted growth in prisoner population

Following the period from 2010 - 2014 when prisoner numbers were relatively stable, prisoner numbers began to grow. Causes of the current increases are understood to include:

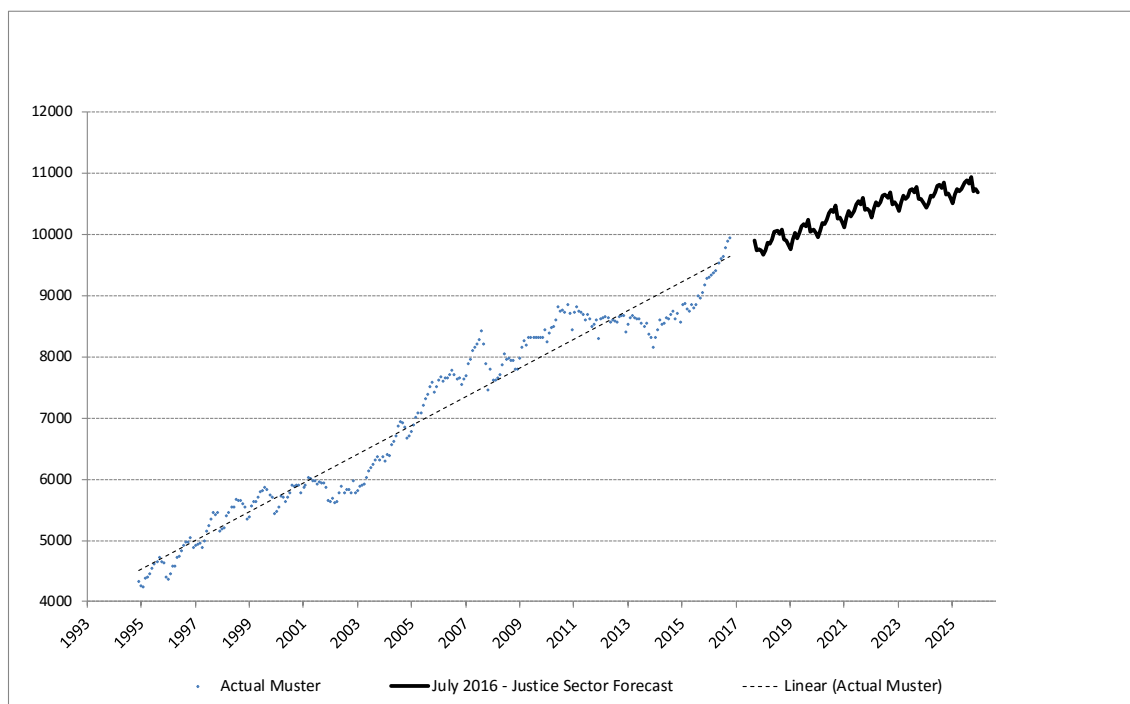
- A growing number of persons charged with serious violence offences, in particular family violence offences;
- An increased proportion of prosecuted offenders being remanded in custody; and
- An increase in the time offenders spend on remand<sup>5</sup>.

Growth in the remand prisoner population has been the primary contributor to the prisoner population increase in the last year. This reflects several drivers including amendments to bail, victim's rights and sentencing laws, as well as a refreshed Police focus on family violence, involving greater resistance to bail applications from family violence offenders.

Given that the key underlying drivers of serious crime (such as dysfunctional and violent family environments, gang involvement, drug abuse) show few signs of abating at a wider societal level, it is likely that growth in the prisoner population will be on-going for the foreseeable future. Further, internationally there is recognition that new forms of crime will become increasingly frequent which is likely to place additional pressures on prison capacity. These new forms of crime include "cybercrime", trafficking in new forms of drugs, and terrorism-related offending.

<sup>5</sup> Remand is where an offender is held in custody awaiting trial or sentencing.

After the short and medium term responses are completed (including the additional double bunking providing 80 prisoner places at Northland Regional Corrections Facility and construction of an accommodation block providing 245 additional prisoner places at Mt Eden Corrections Facility) the July 2016 long term criminal justice forecast shown in Graph 2 indicated there would still be a shortfall of 1,450 prisoner places in 2025.<sup>6</sup>



Graph 2 Long term criminal justice forecast as at July 2016

The July 2016 Justice Sector Forecast, used by the Department in the development of its Prison Capacity Programme, has been outstripped by actual growth in the prison population. The actual prisoner population as at January 2017 is over 800 above the July 2016 forecast peak for that month. The rapid increase in actual prisoner numbers requires:

- A rapid and urgent capacity response to enable ongoing performance of the Department's statutory obligations; and
- A capacity increase at Waikeria Prison to enable poor quality stop-gap capacity to be retired as promptly as possible.

The urgent short term capacity measures the Department has identified involve the re-commissioning of retired capacity or capacity that can be used temporarily in contingency situations under the existing designations. These options will address immediate short term capacity by adding accommodation to the network. However, the net result of these initiatives does not provide for sufficient prisoner places beyond the short term. The urgent capacity measures will only enable the Department to operate a viable prison network in the shorter term. A necessary component of the response to the current situation is the capacity increase at Waikeria Prison as the new facility at Waikeria will enable the retirement of interim short term measures.

<sup>6</sup> Single Stage Business Case Volume One Waikeria Prison Development Department of Corrections November 2016



The Department is already using capacity reserves that are ordinarily either only used in the event of a large scale disaster, or need to be held in reserve in the event of further demand uncertainty. The high likelihood of further prisoner population growth means continued use of capacity reserves is not a sustainable long-term option. Equally, while this enables the Department to manage capacity shortages in the short term, over the long term it runs the risk of inefficiencies and overcrowding.

Risks associated with overcrowding include:

- Reduced ability to ensure staff safety;
- Increased risk of violent, self-harms and suicide incidents;
- Inability to deliver effective rehabilitative initiatives;
- Reduced ability to respond to unexpected events (for example, earthquakes or prisoner unrest) that result in prison facilities being unavailable;
- Inability to house all prisoners in an environment and regime matched to their security rating and separate prisoners who are on remand to those who have been sentenced;
- Reduced opportunity for prisoners to engage in prison employment; and
- Increased damage to facilities.

The Department is an experienced operator of the prison network and will continue to work hard to mitigate these risks. However, as the capacity shortfall deepens, these risks will impact on the Department's ability to deliver its statutory obligations and core objectives. Significant consequences are likely to result if the capacity shortage and management of predicted prison growth is not addressed effectively within the prison network.

The Department has a core responsibility to ensure it has sufficient appropriate capacity to meet demand driven by external factors, including legislation, police practice, and key decision making bodies such as the parole board and judiciary. The Department's ability to accommodate prisoners in a safe and secure manner, and reduce reoffending, is fundamentally linked to the quality of its people, methods and infrastructure. If the long term forecasts are realised, the prison network does not currently have sufficient capacity to cope with the increased demand.

### 3.3 Location of Demand for Prisoner Places

As shown in Graph 3, 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.

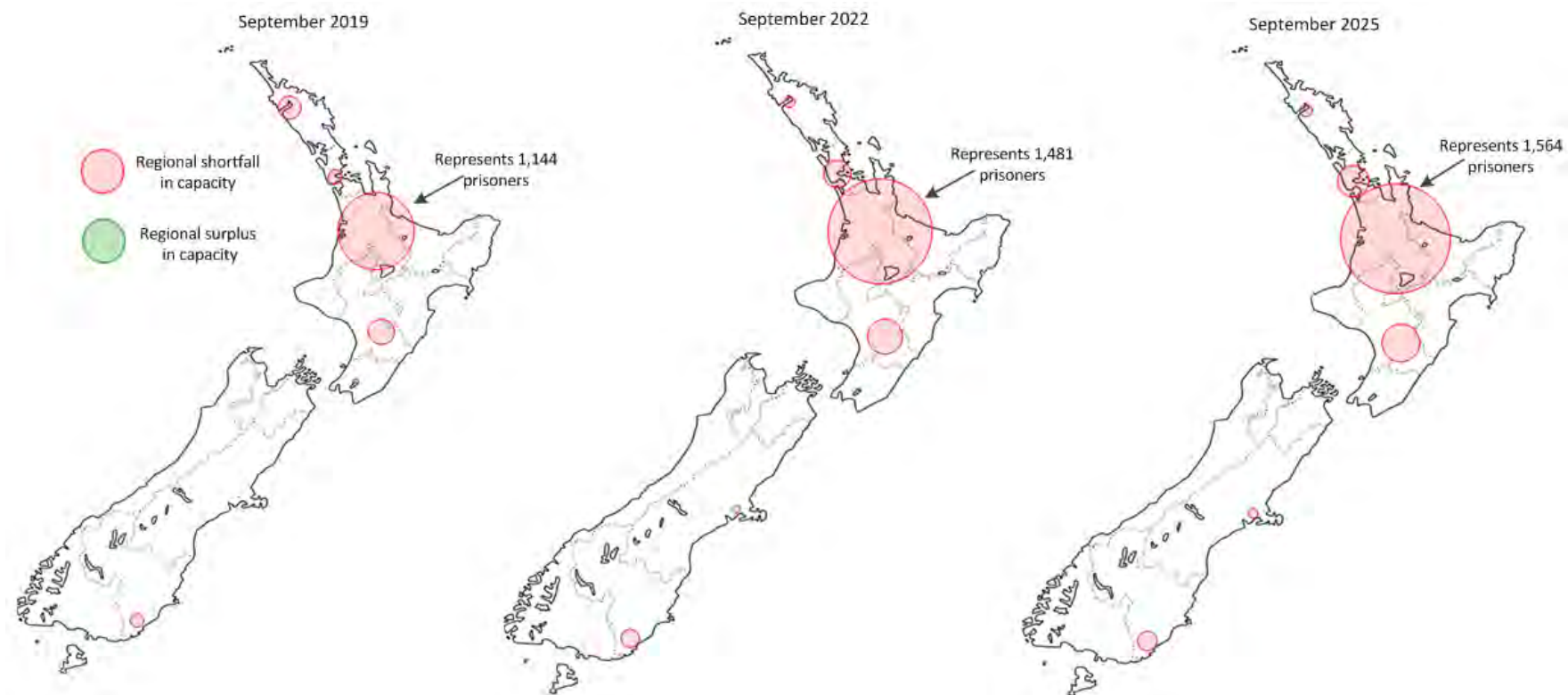


Diagram 3 Regional Surplus and Shortfall in Prison Capacity based on December 2016 Justice Sector Forecast Demand.

### 3.4 The Department's Vision and Priorities

The overarching vision of the Department is to 'create lasting change by breaking the cycle of re-offending'<sup>7</sup>. Reducing re-offending is at the core of what the Department does and is the top-line target: public safety is the Department's bottom line.

The Department's four key priorities are:

- Improving community safety
- Improving the safety of Corrections staff
- Investing in Industry, Treatment and Learning
- Investing in modern infrastructure

These priorities relate directly to the goal of reducing re-offending. The key priorities under each goal are discussed below:

#### **Community Safety**

The Department has a statutory obligation to improve public safety and contribute to the maintenance of a just society by ensuring that custodial sentences are administered in a safe, secure, humane and effective manner. Almost everyone currently in prison will return to the community someday. The Department is focused on how to make the community safer through community engagement and working across agencies to manage high risk offenders.

#### **Staff Safety**

Investment in training, technology and facilities in the prison network supports the Department's safety priority.

In response to the demand for corrections services the Department is embarking on a major recruitment programme. Modern facilities are essential for safety and security, and a safe and secure environment is the starting point for any rehabilitative work. Modern prison designs incorporate enhanced safety features and effective layouts with the latest technology.

#### **Industry, Treatment and Learning**

19,000 people will spend time in prison in the next year. These individuals will have a range of social and economic deficiencies that increase their likelihood of offending:

- 55% will have been receiving a welfare benefit;
- 36% will have a mental health condition;
- 47% will have drug or alcohol dependency; and
- nearly 65% of prisoners have not achieved NCEA level 1 in literacy and numeracy.

In order to reduce the risk of re-offending, offenders are given access to activities and programmes that will contribute to their rehabilitation and reintegration into the community. For this reason, the Department is transforming prisons into places of Industry, Treatment and Learning. Prisoners are being readied for a life on the outside through access to basic literacy

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<sup>7</sup> Department of Corrections website 'our vision, goal and priorities' Dec 2016.

and numeracy tuition and gaining trade skills through the Department's NZQA approved employment programme. The Department is also investing in mental health, alcohol and other drug support.

### **Modern Infrastructure**

The Department's physical infrastructure and building designs are linked to safety and rehabilitative outcomes.

#### 3.4.1 The Department's Statement of Intent 2013 - 2019

The Statement of Intent (SOI) 2013 – 2019 agreed by the Minister and the Department reflects the priorities above and identifies the intentions of the Department for the medium term which include:

#### **Safety (of the public, communities and Department staff)**

- Improving public safety through effective management and monitoring of community-based offenders;
- Ensuring prison facilities are safe, fit-for purpose, secure and well maintained;
- Public safety is improved through the use of audio-visual links ('AVL') technology. The use of AVL technology reduces the security risks associated with transporting prisoners to court. Expanding the use of this technology will allow more prisoners to engage in court processes and other activities without leaving prison;

#### **Industry, Treatment and Learning**

- Reduce re-offending by continuing to innovate and evaluate new approaches and increase interventions that are shown to be effective;
- Better public value by improving facilities to engage prisoners in work or training;
- Engaging prisoners in treatment, learning and industry while in prison to prepare them for integration into society and finding employment on release; and

### **Modern Infrastructure**

- Operating with modern infrastructure.

## 3.5 The Minister as a Requiring Authority

The Minister of Corrections is a requiring authority under Section 167 of the RMA. The Minister acts through the Department. The alteration to Designation D55 is being pursued by the Department on behalf of the Minister.

## 4.0 Project Objectives

Section 171(1)(c) of the RMA requires the consent authority when considering an alteration to a NoR to consider whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought.

One key driver for the proposed amendment to the designation for the Waikeria Prison to increase capacity is the rising prisoner population as a result of the changing nature of crime and society's response to it. A second driver is the Department's vision to improve community and staff safety and provide industry treatment and learning in modern, fit for purpose facilities.

### 4.1 The Department's Primary Objectives

Increasing capacity at Waikeria Prison will contribute to the Department's two primary objectives which are to:

- Improve public safety and contribute to the maintenance of a just society by ensuring that custodial sentences are administered in a safe, secure, humane and effective manner.
- Reduce re-offending. Reducing re-offending naturally supports the Department's public safety priorities, as released prisoners who have addressed the causes of their offending are less likely to commit further crime, and are more likely to experience lasting positive change.

In addition to the primary objectives, the Department has the following objectives for the capacity increase.

**Capacity:** provide additional capacity in the New Zealand prison network to meet the growth forecast to 2025, along with any unexpected fluctuations in demand and unexpected events.

**Safety:** provide a prison environment that promotes a safe, secure and humane prisoner accommodation.

**Effectiveness:** create a prison facility that better enables the Department to deliver against its strategic priorities of improving public safety and reducing re-offending.

**Capability:** create a prison facility to support the wider prison network, capable of evolving the Department's approach to Industry, Treatment and Learning. Modern Industry, Treatment and Learning facilities require a large operational foot print.

**Efficiency:** provide sufficient operationally efficient capacity to meet demand without compromising security, order, control and safety.

**Durability:** deliver a durable and future-proofed asset with good operational flexibility and buildings that meet the desired level of seismic compliance.

The new facility must support the Department's bottom line of safe and secure containment. It must support the Department's aim to have every prisoner engaged in Industry, Treatment and Learning activities as part of a structured working day.

The Department is committed to ensuring that staff have the right environment to do their jobs safely and to the highest standard. Accordingly, the Waikeria Prison expansion must support the delivery of a modern corrections service, with a physical environment and layout that supports Corrections staff, volunteers and third party providers in carrying out their roles in a safe and secure manner. New facilities at Waikeria Prison must encourage meaningful interactions between prisoners and staff, and support collaboration between Corrections staff and Corrections' partners in their essential work in addressing the health and learning needs of prisoners.

## 4.2 The Objectives for the Capacity Increase at Waikeria Prison

The Minister's objectives for capacity expansion were first developed in mid-late 2016 to inform the consideration of alternatives discussed in section 5 of this document (see also Report 1 in Volume 2A). At the outset of Stage 3 of the consideration of alternatives, objective 1 had to be refined as a result in the changes to the Justice Sector Forecast. objective 7 was also refined slightly to better reflect the Minister's intentions.

The specific objectives for the Waikeria Prison expansion are:

1. The long term (up to ten years) demand requirement is met by 2025;
2. The required prisoner places are delivered at the lowest whole of life cost;
3. Operational efficiencies are achieved;
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 prisoner's 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; and
7. Significant adverse environmental effects of the development are appropriately avoided, remedied or mitigated.

In respect of objective 1, to achieve the demand requirement in a timely manner, the Department considers that the required capacity needs to be added to an existing site in the prison network that is designated for prison purposes. The time required to procure a new site, obtain statutory approvals and construct new prison facilities means the 2025 deadline could not be achieved. Waikeria Prison is an existing prison designated for prison purposes.

In respect of objectives 2 and 3, the Department considers 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 without compromising the separate nature of individual facilities. Waikeria Prison has existing facilities (such as water supply and roading) that can be used by both existing and new facilities on the site. Waikeria Prison is also of a sufficient size that multiple prison facilities can be constructed on the same site.

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. Waikeria Prison is located in close proximity to Hamilton, Te Awamutu, Kihikihi and Otorohanga which are towns with sufficient populations to provide rehabilitation programmes and a labour force to support a large prison.

In respect of objectives 4-6, the Department considers 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. Waikeria Prison is located in the upper north island where the greatest demand for prisoner places is generated.

The new 2,000 prisoner facility will require approximately 930 staff (including support staff) to operate at full capacity. 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. As discussed above, Waikeria Prison is located in close proximity to towns with sufficient population to provide rehabilitation programmes and a labour force to support a large prison.

The environmental effects assessments undertaken for this NoR indicate that objective 7 can be achieved.

Accordingly, the amendment to the designation for Waikeria Prison is reasonably necessary for achieving the Departments objectives

## 5.0 Consideration of Alternatives

Section 171(1)(b) 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 —*

- (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
- (ii) It is likely that the work will have a significant adverse effect on the environment; and*

Neither of the circumstances in clause i) or ii) apply. Waikeria Prison is located on a land holding of 1,276ha which is owned by the Crown and is designated for prison operations and associated activities. The Minister of Corrections therefore has an interest in the land sufficient for undertaking the work, and accordingly section 171(1)(b)(i) does not apply. In terms of section 171(1)(b)(ii), the conclusion of this AEE is that there will be no significant adverse effects as a result of the proposed works.

However, undertaking an assessment of alternatives reflects good resource management practice and assists in providing information as to the alternatives considered. Accordingly, a summary of the consideration of alternatives is provided below.

In identifying options for the proposed capacity expansion, a number of alternative methods and sites for providing the required capacity were considered. An assessment of alternatives was completed in September 2016 and an addendum to this assessment completed in March 2017. The initial report and addendum are Reports 1 and 2 contained in Volume 2A and are summarised below.

### 5.1 Stage 1 Assessment

#### 5.1.1 The Programme Business Case

In response to prisoner demand pressures, 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 identified. The Department then commissioned Ernst & Young in association with internal staff to develop strategic options and potential interventions to address



the problems identified. This work is described in the Department's Programme Business Case<sup>8</sup>.

In the Business Case, a multi criteria analysis (MCA) was used to assess the options to address capacity pressures against evaluation criteria including responding to national and regional demand, whole of life cost, operational efficiencies, delivery of core service obligations, supporting objectives to reduce re-offending and the flexibility of the option to respond to changing demand or system requirements.

As a long term solution the analysis ruled out solutions that scattered small increments of capacity across the prison network because of cost, reduced effectiveness in supporting rehabilitation and reintegration objectives, and reduced asset management effectiveness. The analysis also ruled out greenfield development due to the timeframes required to procure a land holding and therefore undertook an alternatives assessment to identify potential sites within the existing prison network for additional development. The Department therefore completed an alternatives assessment exercise to identify potential sites within the existing prison network for a brownfield prison development or redevelopment. The work completed for the Programme Business Case identified three sites capable of supporting the brownfield development that would meet the regional demand in the upper north island. These sites were:

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

## 5.2 Stage 2 Assessment

### 5.2.1 Alternative Sites

The Department engaged technical experts in relevant disciplines to undertake a high level environmental effects assessment of two different sized facilities at the three sites.

The alternative site assessment report completed in September 2016 considered the following proposed development scenarios:

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

The proposed scenarios were developed by the Department using the July 2016 Ministry of Justice long term prisoner population forecast.

Scenario 1 was assessed at all three sites while scenario 2 was only assessed at Spring Hill Corrections Facility and Waikeria Prison. The analysis showed 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.

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<sup>8</sup> Programme Business Case, Prison Capacity Programme, September 2016, prepared by The Department of Corrections

For 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 Effects assessment scale used in the Alternatives 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

Available information regarding each of the sites was extracted from existing reports prepared for the Department together with other publicly available information. 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 the development scenarios. The high level environmental effects assessment indicated that the landscape, visual and ecological effects of either scenario at the Spring Hill Corrections Facility may be significant and unable to be avoided, remedied or mitigated.

In addition, it was also determined that it may be difficult to address some matters in section 7 of the RMA at the Spring Hill Corrections Facility 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 indicated 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.

Following the completion of the Stage 2 assessment, the Department chose the Waikeria Prison as the site for proposed increase in capacity and the construction of a new facility to accommodate 1,500 prisoners.

### 5.3 Stage 3 Assessment

As outlined above, scenarios 1 and 2 were developed by the Department using the July 2016 Ministry of Justice long term prisoner population forecast. The July 2016 Justice Sector Forecast, used by the Department in the development of its prison capacity programme, has been outstripped by actual growth in the prisoner population. In March 2017 an addendum to the alternative site assessment was completed which considered the environmental effects associated with a third scenario being:

- The development of a 2,000 prisoner place facility.

The analysis undertaken by the Department confirmed that the Auckland Prison site did not have sufficient land to accommodate a 2,000 place prison in its preferred 2-storey configuration so the assessment of scenario 3 at Auckland Prison was not progressed. The landscape effects of progressing scenario 3 at Spring Hill Corrections Facility continue to be considered high while the visual effects are considered to increase slightly. The high level assessment of a facility for 2,000 prisoners has indicated that Waikeria Prison is the acceptable site from an environmental effects perspective.

The Department determined that Waikeria Prison was the optimal site because:

- The environmental effects associated with a new facility accommodating 2,000 prisoners has been assessed as acceptable;
- There is sufficient available land (1,276ha) to provide flexibility in design and layout;
- It is owned by the Minister of Corrections and is underutilised for prison purposes. The development of the site ensures the continued efficient and effective use of existing resources; and
- It is centrally located in the Upper North Island where the capacity shortfall and majority of prisoner demand is and proximate to key services (rehabilitative and reintegration initiatives) and for staff, family/whanau and visitors.

## 6.0 Description of the Proposal

This section of the NoR provides a description of the proposal to increase capacity at Waikeria Prison.

The PPP model is discussed and the proposed facility is then described according to its three principal components: site layout and design, prison operations and construction.

### 6.1 Public-Private-Partnership Model

The new facility for 2,000 prisoners is to be procured through a PPP with the Department engaging the private sector to design, build, finance and maintain the new facility. The PPP excludes custodial operations and the Department will continue to operate the existing and new facilities.

In this PPP, the private sector will:

- Construct the facility in a manner that ensures it is safe and secure and will enable the Department to meet its overarching objective of 'improving public safety';
- Give greater consideration to whole of life trade-offs between the design, construction, finance and maintenance component; and
- Provide the opportunity for optimisation of the build costs through transferring risk from the public to the private sector. This will assist the Department to achieve value for money and meet its objectives within its funding constraints.

The procurement process for the 2,000 prisoner place facility is proceeding in parallel with the NoR process. The procurement process will not conclude until April 2018 and until this time a design for the proposed facility will not be contractually agreed. This poses some challenges when assessing the environmental effects of the NoR because the design of the facility is unknown and the effects are therefore difficult to quantify. To resolve this, the Department, in conjunction with the technical specialists, engaged to assess the effects of the proposal, developed a set of design parameters. The PPP provider will be required to design a facility to comply with these parameters. A similar approach was adopted when the Department sought a NoR for a men's prison in Wiri, South Auckland in November 2010. The designation was confirmed and subsequently the Auckland South Corrections Facility (ASCF) was designed and built at Wiri under the PPP.

#### 6.1.1 Summary of Design Parameters

The parameters developed for Waikeria Prison are shown in Table 5. Key parameters are discussed in the following sub-sections of this report in further detail.

Table 5 Summary of Design Parameters for Waikeria Prison.

Parameter	Description
<b>Activities and Buildings within the Waikeria Prison designation</b>	
<i>Prisoner Numbers</i>	Accommodation for the management of 3,000 prisoners.
<i>Prisoner Type</i>	Men or Women. All security levels except for maximum security prisoners.
<i>Activity</i>	Corrections uses.
<i>Road access</i>	No new accessways to the Waikeria Prison site are proposed.
<i>Emergency access arrangements</i>	Any changes required to the emergency access arrangements for the site will be determined by Department in consultation with the Police and emergency services.
<i>Lighting</i>	Lighting for all activities outside the proposed Building Zone will comply with conditions 4 and 5 of the existing Waikeria Prison designation.
<i>Noise</i>	Noise for all activities outside the proposed Building Zone will comply with the noise requirements of the Otorohanga District Plan.
<b>Activities and Buildings in the proposed Building Zone</b>	
<i>Maximum Building Height</i>	12m. Excluding structures for lighting, light poles electronic security and communication towers.
<i>Maximum Height of the Secure Perimeter</i>	6m. The secure perimeter will include: <ul style="list-style-type: none"> <li>• Primary Physical Barrier;</li> <li>• Additional fences outside the Primary Physical barrier; and</li> <li>• Two access roads for Corrections vehicles, either side of the fence.</li> </ul>
<i>Building location</i>	All new prison facilities will be located within the proposed Building Zone (refer Figures 3, 4, and 14 in Volume 3).
<i>Building materials</i>	Use non-reflective glass and roof materials and a recessive colour scheme.
<i>Car parking</i>	The design and layout of car parking and any changes to the private internal road layout on the Waikeria prison site will be determined through the design process.  All new car parking areas will be in the proposed Building Zone.
<i>Construction noise</i>	Construction activities will comply with the requirements of NZS 6803 Construction Noise.
<i>Noise</i>	The noise limits are detailed below and will apply at the notional boundary of rural dwellings existing at [date NoR is confirmed].  Monday-Friday 7am-10pm      50dB L <sub>A10</sub> Saturday 7am – 7pm      50dB L <sub>A10</sub> Sunday and Public Holidays

Parameter	Description
	8am – 5pm 50dB L <sub>A10</sub> All other times 40 dB L <sub>A10</sub> /70 dB L <sub>Amax</sub>
<i>Lighting</i>	Lighting will comply with the requirements of the Otorohanga District Plan, existing designation conditions 4 and 5 and the technical principles of AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting).

## 6.2 Site Layout and Design

Under Section 176A of the RMA, an ‘outline plan’ of the public work, project or work (OPW) to be constructed on designated land must be submitted by the requiring authority to the Council, to allow the Council to request changes before construction of the buildings commences. The OPW is required to show: the height, shape and bulk of the work; its location on the site; the likely finished contour of the site; vehicular access, circulation and parking; landscaping; and any other matters to avoid, remedy or mitigate adverse effects on the environment.

In this instance, the Minister is the requiring authority for the purposes of Section 176A of the RMA and will submit the outline plan.

A specific site layout and design for the proposed facility to accommodate 2,000 prisoners has not yet been developed but will be provided in the OPW. The OPW will be prepared once the design has been finalised through the procurement process. The following sub-sections set out the site layout and design features that are known.

### 6.2.1 Building Location

All new prison facilities are to be constructed within the proposed Building Zone shown in Figures 3, 4 and 14 in Volume 3. There are no limitations on the footprint or coverage of buildings proposed; however outdoor areas will be provided within the proposed Building Zone and not all of the proposed Building Zone will be occupied by buildings.

There are existing prison facilities (the lower jail) located within the proposed Building Zone.

### 6.2.2 Secure Perimeter

The secure perimeter ensures prisoners remain incarcerated and provides protection to the surrounding community. It keeps prisoners within the facility and keeps unauthorised individuals from entering the facility. It is also designed to deter and minimise the passage of unauthorised materials<sup>9</sup>, and deter, delay and detect any breaches. Overall, in conjunction with controlled access points, the secure perimeter is an essential and fundamental part of the overall security of the prison in managing threats and risks.

The secure perimeter is likely to include the following:

<sup>9</sup> Unauthorised material is property that is illegal to possess inside a prison and includes communication devices such as cell phones, SIM cards and chargers, drugs, drug paraphernalia, pornographic material, tattooing devices and improvised weapons. It can also include everyday items that, while not illegal, may be used inappropriately by prisoners. For example, sugar may be an unauthorised material in prisons if stockpiled, as it could be used for making alcohol.

- A secure three-layer perimeter barrier which includes the primary physical barrier (which may be a fence or a wall) and secondary fences on either side of a primary physical barrier.
- An external perimeter road for the Department's patrol access between the primary and outer secondary physical barriers.
- An internal perimeter road for the Department's patrol access between the primary and inner secondary physical barriers.
- A number of camera posts beyond the external fence, and in the sterile zone between the middle and internal fence.

### 6.2.3 Facilities within Secure Perimeter

Prisoners are detained within the Secure Perimeter. The activities and facilities likely to be undertaken within the Secure Perimeter as part of increasing the capacity of Waikeria Prison include:

- Surveillance equipment and lighting;
- Gatehouse<sup>10</sup>;
- Management, security and operations support;
- Receiving centre;
- Prisoner accommodation;
- Specialised units including special treatment, at-risk and drug treatment unit;
- Prisoner visits area;
- Health centre;
- Workshops / Industries facilities;
- Kitchens/laundries;
- Cultural buildings;
- Sports hall/gymnasium and sports field; and
- Programme facilities such as classrooms, meeting rooms and staff offices.

### 6.2.4 Non-Secure Facilities

In order to operate effectively, the new facility requires a range of buildings accommodating different functions to be located within the proposed Building Zone but outside the secure perimeter. Facilities are located outside the secure perimeter to ensure that persons not dealing with prisoners are not required to enter the secured parts of the prison as this requires security screening.

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<sup>10</sup> The gatehouse accommodates functions associated with the processing and controlling of all movements into and out of the secure area. The gatehouse includes a sally port(s) which provides vehicle / pedestrian access/egress to the secure part of the facility.

The facilities and activities that are likely to be located outside of the Secure Perimeter include:

- Surveillance equipment and lighting;
- Prison access control point (boom gate);
- Visitors reception centre;
- External deliveries store;
- Internal roading;
- Staff and visitor car parking;
- Administration and staff amenities;
- Facilities management and trade parking; and
- Infrastructure such as pump stations and LPG storage facilities.

#### 6.2.5 Building Height

Building heights will not exceed 12m within the proposed Building Zone except for those buildings and structures that have a functional need or security purpose to be higher than 12m. The facilities that require greater height include electronic security and communication devices, lighting and poles.

#### 6.2.6 Lighting and Surveillance

Lighting and surveillance cameras are required to enable prison staff to complete their duties, provide security and assist detection of breaches of the perimeter. Lighting allows movement in the zones between buildings and the perimeter to be visible on camera. Exterior security and perimeter fence lighting is also essential to provide for public safety.

The lighting design for the new facility at Waikeria Prison will be finalised through the PPP process however based on information from other modern prison sites in New Zealand, the exterior lighting at Waikeria Prison is likely to include:

- Lighting on the inside of the secure perimeter;
- Lighting of the outside of the secure perimeter;
- Secure compound lighting;
- Building security lighting;
- Pole mounted carpark lighting; and
- Access road lighting.

All cabling to poles will be located underground or concealed within structures or building cladding. Pole heights will depend on the purpose and function with the light fitting to ensure correct distribution of light and spacing to minimise the number of poles on the site. Poles will not be greater than 20m in height. Exterior lighting will have automatic controls to turn on at early dusk and off after dawn each day.



## 6.3 Prison Operation

### 6.3.1 Prisoner Numbers, Gender and Security Classification

There will be a maximum of 3,000 prisoners (male and female) accommodated at Waikeria Prison. The existing facilities on the site can accommodate approximately 650 prisoners while the current designation for Waikeria Prison allows for up to 1,250 prisoners to be accommodated at the prison. The increase to the proposed designation limit of 3,000 prisoners will enable a new facility for 2,000 male prisoners to be built, the operation of existing facilities and provide reserve capacity (of 350 prisoner places) for future demand if needed.

The built form and level of physical security required at the Waikeria prison site is dependent on the security classification of the accommodation and the prisoners being held. The prison site will hold prisoners with classifications from High through to Minimum security. The Department's security classification system is designed to assess the risk a sentenced prisoner poses when inside and outside of the prison perimeter. The classification system takes into consideration a variety of risk factors including behaviour, age, offending history and the risk that escape of the prisoner would pose to the public. The security classification system enables the Department to manage a prisoner with a level of supervision proportionate to the risk they pose.

Within the new facility for 2,000 male prisoners, all prisoner accommodation is being built to the specifications required to house high security prisoners. The new facility will however hold a mix of remand and sentenced prisoners from High through to Minimum security. Prisoners with lower security classifications will be housed in high security accommodation units but will be managed with less restrictive conditions consistent with the level of risk they pose. It is the facility that has the high security rating, not necessarily the prisoner inside it. The consequences of this is that high security accommodation can be managed to hold any type of prisoner whereas low security accommodation cannot hold high security prisoners. The ability to hold different classifications of prisoner makes this facility an essential strategic asset for the Department.

Prisoners will spend varying amounts of time within the confines of the accommodation unit depending on their security classification and the level of risk they pose. Whilst some prisoners will move to attend various activities in specialist areas, a comprehensive range of facilities will also be available in the accommodation units to enable participation without the need for the prisoners to be moved from the unit.

At present, no facilities to accommodate female prisoners are proposed at Waikeria Prison but female prisoners may be accommodated at the prison in future. If female prisoners are to be accommodated, the facility for female prisoners will be within its own secure perimeter and separated from the men's facilities. If a new women's facility is proposed it will be designed and located within the proposed Building Zone to ensure that male and female prisoners are unable to see each other.

### 6.3.2 Custodial Functions

The custodial functions to be undertaken within the new facility at Waikeria Prison include:

- Managing prisoners serving custodial sentences;

- Providing rehabilitation programmes to help prisoners address and resolve the causes of their offending;
- Managing a number of internal services, employment and training activities, including release to work programmes that assist prisoners to gain skilled work on release;
- Providing courts with detailed reports and information on prisoners to assist judges in making sentencing decisions;
- Providing administrative services and information to the New Zealand Parole Board to help them decide whether prisoners should be released, when and under what conditions; and
- Providing reintegration programmes and services to help prisoners reintegrate back into society.

### 6.3.3 Working Prisons

Waikeria Prison is, and will continue to be, a working prison. Working prisons seek to engage prisoners in a 40-hour 'working' week with activities in Industry, Treatment and Learning, in preparation for release and reintegration. The 40-hours are made up of activities including: rehabilitation and reintegration, education and training, employment, and other constructive activities. The strategy is intended to help optimise prisoner pathways, and help them develop skills, experience and behaviours that will assist them in finding employment and stability following release. Prison daily routines are focused on supporting prisoners to gain the necessary education, training, skills and behaviours to obtain sustainable employment and stay offence free post release, as active, pro-social and contributing members of their community.

Every Department operated prison is intended to be a working prison. This means that all eligible prisoners should be engaged in Industry, Treatment and Learning activities for 40 hours a week.

#### 6.3.3.1 Industry, Treatment and Learning framework

Under this framework, the Department seeks to ensure every eligible prisoner is engaged in education, training, employment programmes or constructive activity as part of a structured 40-hour week. There is no 'standard' day at a prison as each prisoner's day is targeted towards their individual needs – whether that is studying towards qualifications, learning a trade or attending rehabilitation programmes. Whatever their day looks like, prisoners in Industry, Treatment and Learning prisons are active for 40 hours of every week. The Department has also entered into partnerships with multiple employers, to provide job opportunities for prisoners. The Department's Industry, Treatment and Learning framework will be applied at Waikeria Prison, making the new facility a working prison that maximises prisoner activities in preparation for their release and reintegration.

#### 6.3.3.2 Treatment (Programmes and Reintegration)

Treatment includes all rehabilitation and reintegration interventions delivered within prisons, either by internal staff or external providers. Examples of courses and activities that may take place at Waikeria Prison following the expansion include:

- National programmes and regional programmes such as Special Treatment and Drug Treatment Units;
- One-to-one sessions with psychologists;

- Case management & probation visits;
- Health visit;
- Family visit and home leave; and
- Restorative Justice, Parole Board, Court Hearings and Legal Visits.

#### 6.3.3.3 Learning (Education and Training)

Learning includes short term block courses and open ended programmes. Examples of courses and activities that may take place at the new facility at Waikeria Prison include:

- Time taken to undertake the Initial Education Assessment and Tertiary Education Commission tool reassessments for literacy and numeracy;
- Pathways education programmes e.g. Short Gains, English for Speakers of Other Languages (ESOL), Work and Life Skills, mentoring (by other prisoners);
- Youth education programmes e.g. Te Kura correspondence programmes, the Open Polytechnic Get Ahead to National Certificate in Educational Achievement (NCEA) programme, computer training (online learning), vocational training;
- Self-directed tertiary learning programmes e.g. Open Polytechnic 'Get Ahead Skills' and 'Get Ahead Choices', Open Wananga programmes, all other distance education programmes through Polytechnics, Wananga and Universities;
- Trade and Technical Training (T3) activities; and
- One off short courses to gain first aid certificates, licences, and trade accreditations e.g. forklift driving, chainsaw operation, first aid.

#### 6.3.3.4 Industry (Employment)

Examples of industry based employment activities that may take place at the new facility at Waikeria Prison include:

- Primary Industries (farming and horticulture);
- Construction and Infrastructure (worksite safety, building, construction, carpentry, plumbing, electrical, painting, plastering, and brick laying);
- Manufacturing and Technology industries (concrete, engineering, joinery, manufacturing, and processing);
- Service (internal) industry employment e.g. kitchens, catering, laundry, grounds and maintenance, unit cleaning and distribution centre employment; and
- Offender employment interventions e.g. Job Club, career planning, curriculum vitae (CV) support, interview support, and Release to Work.

#### 6.3.4 Staff

Based on the maximum 3,000 prisoner capacity proposed at Waikeria Prison, initial modelling using current Department staffing ratios and practices indicates that approximately 930

custodial staff<sup>11</sup>, and another 470 management and support staff would work at Waikeria Prison. The total staff would be approximately 1,400.

Based on a maximum capacity of 3,000 prisoners and a total staff level of approximately 1,400, the maximum number of staff, contractors, service providers and visitors anticipated to be on duty, or on site at any one time is 940 during the daytime. The number of staff on duty fluctuates over the week with significantly fewer staff on-site over night when prisoners are contained within their cells. Staff will comprise custodial, customer support and administrative support.

If there are less than 3,000 prisoners, the numbers of staff would reduce accordingly. For example, the same modelling indicates that a facility accommodating 2,000 prisoners would employ approximately 600 custodial staff, and another 330 management and support staff at Waikeria Prison.

#### 6.3.5 Visitors

Under the Corrections Act 2004, a prisoner is entitled to receive at least one private visitor each week for a minimum duration of 30 minutes. This does not include visits from legal advisers or other authorised persons.

Visiting hours are typically prescribed and managed. The prisoner visits area will be located within the inner security area. The exact visiting hours will be determined by prison management.

#### 6.3.6 Access

Waikeria Prison is located 16km south of Te Awamutu in the Otorohanga District. The access to the site, including access for prison vans, staff, visitors and deliveries is via Waikeria Road, off State Highway 3. Waikeria Road is defined in both the Otorohanga District Plan and the Waipa District Plan as a Collector Road (expected to provide for a combination of through traffic movement as well as direct property access). It has a total length of 5.8km. The southern-most 800m of Waikeria Road is a private prison road, closed off to public access by a security checkpoint and barrier gates operated by the Department.

Whilst the Department's site has frontages to other roads, it is proposed that access will continue to be via Waikeria Road. Consideration of potential use of other access options is discussed in section 8.4.1 of this AEE.

#### 6.3.7 Parking

The actual parking demands for the proposed facility are unknown at this stage as they are dependent on staff numbers, shift arrangements and visitor times. Notwithstanding this, given the size of the proposed Building Zone, the required number of car parks will be readily able to be provided. All new parking areas will be in the proposed Building Zone.

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<sup>11</sup> Custodial staff includes Corrections officers, senior Corrections officers and principal Corrections officers who have a responsibility for the safe, secure and humane containment of prisoners and for actively motivating them to make positive changes in their lives

## 6.4 Construction

The construction programme and methodology will be developed as part of the detailed design phase and form part of the OPW process, but it is recognised that there are key dates for the delivery of the additional capacity. A broad outline of the construction programme is outlined below.

### 6.4.1 Construction Activity and Sequencing

The construction activities broadly encompass the following sequencing of events:

- Site preparation and bulk earthworks;
- Civil works;
- Building works; and
- Commissioning<sup>12</sup>.

It is expected that construction will take two to three years in total. The construction details will be confirmed via the OPW process. A management plan approach will be used to manage all the common potential effects of construction.

### 6.4.2 Site Preparation and Bulk Earthworks

The actual site preparation methodology will be developed during the detailed design phase, but will likely include the following general approach:

- Creation of access points, site security and contractor utility area;
- Installation of erosion and sediment control measures and overland flow diversion;
- Draining of wetlands and diversion of streams; and
- Remediation of contaminated land; and
- Preparation of building platforms for construction.

Bulk earthworks are envisaged to involve a cut to fill balance from material on the site. Achieving this balance is likely to involve the uplifting, placement and compaction of up to 300,000m<sup>3</sup> of earth on site. This volume could be more or less depending on the final detailed design and construction methodology developed.

The existing soils on site are generally above the optimum moisture content and this is exacerbated by a relatively high water table. Site investigations indicate that the water table is between 0.2-5.9m below ground level. The soils above the water table are moist to wet and may require drying back before use. The soils below the water table are saturated. Given the high water table, a series of subsoil drains are likely to be installed to help draw down the water table.

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<sup>12</sup> Commissioning of a prison facility involves testing of all buildings processes and systems to ensure they operate as intended before becoming operational.

It is expected that the fine grain soils on the site are also sensitive to remoulding with the ingress of moisture leading them to be easily overworked and lose strength. They are expected to be very sensitive to weather conditions.

Potential settlement of foundation soils beneath placed fill have been calculated using Cone Penetration Testing data in a specific area with a specific height of fill materials. In some areas there is potentially up to 350mm of total settlement expected and potentially unacceptable differential settlements across the areas of fill. The time scale for these settlements has not been calculated, but ideally the construction programme should allow for this to occur in the foundation design and before erecting structures.

The need to place and compact the fill material in optimal drying conditions potentially limits the earthworks to the drier months between October and the following March each year. For this reason, the Department considers that there may be advantages for the construction programme if earthworks commenced in late 2017 to maximise the time available for site preparation works in the dryer months.

The site preparation activities and bulk earthworks require resource consents from Waikato Regional Council. Due to the potential advantages for the construction programme, these consents are being applied for separately to this NoR.

As mentioned above, one key item identified in the proposed Building Zone is the presence of wetlands and streams which will require infilling if they are disturbed by the final design. Mitigation will be provided for any loss of wetland or stream area. This is discussed in more detail in section 8.8 of this document and the Ecological Assessment in Volume 2B.

#### 6.4.3 Civil Works

Civil works are expected to be undertaken in conjunction with the bulk earthworks to enable works efficiencies. The construction methodology and programme will be developed as part of the detailed design phase and as such, specific civil works requirements are unknown at this stage. It is however expected that the storm water system will be a new, standalone system and that the on-site components of the wastewater system and the potable water systems will be integrated into the wider site solution.

#### 6.4.4 Building Works

The building works methodology will be developed during the detailed design process. Given the timelines, the build methodology and staging will be critically important. In general terms it is expected that multiple work faces will be open throughout the works, with multiple work parties working through a well programmed build. Initial concept programming indicates that the building works will take in the order of 3-4 years.

#### 6.4.5 Commissioning

Commissioning is an integral part of the project which is expected to be phased in a similar fashion to the build so that the facility can be operational by the required date. Early indications are that commissioning will be phased over at least 2 years, in line with the completion of individual buildings.

## 6.5 Water Supply, Wastewater and Stormwater Discharge

Existing resource consents authorising groundwater take for water supply, discharges from the wastewater treatment plant and stormwater discharge and diversion for the prison facilities at Waikeria are summarised in Table 6 and discussed below. There are other existing resource consents authorising resource use associated with farming operations on the site, but these are not affected by the proposed increase in capacity and are not discussed further in this document.

Table 6 Water Supply, Wastewater and Stormwater Discharge Consents for Waikeria Prison

Consent Reference	Activity	Consent Expiry
119634	Take groundwater for prison domestic supply purposes	31 May 2025
122643	To take groundwater from a well (emergency water supply)	31 May 2025
127075.01.01	To divert and discharge stormwater runoff and associated contaminants to Waikeria Stream	30 Sept 2048
104978	Discharge treated wastewater to water, near the confluence of Waikeria Stream and the Puniu River	28 Feb 2022
105043	Discharge contaminants (odour) to air emanating from a wastewater treatment plant (Waikeria Prison)	28 Feb 2022

### 6.5.1 Water Supply

The Department holds two resource consents that authorise the taking of groundwater for water supply at Waikeria Prison. Resource consent 119635 authorises the taking of up to 1,000m<sup>3</sup> per day of groundwater for prison domestic supply purposes. This groundwater is taken from a groundwater bore located adjacent to Wharepuhunga Road on the prison site. Water is pumped from the bore to a nearby reservoir and then gravity fed to the different prison facilities on the site.

Resource consent 122643 authorises the taking of up to 1,000m<sup>3</sup> per day and up to 17,000m<sup>3</sup> per year to provide an emergency water supply for the site in the event that the primary bore is not able to be used. These resource consents expire on 31 March 2025. The Department has confirmed that this water supply is sufficient for 3,000 prisoners. New pipelines from the reservoir to the new prison facility are likely to be installed. The Department is requiring the consortia via the PPP process to incorporate water efficiency measures and devices in the new facility.

No additional resource consent or amendment to the existing resource consent for water supply is required. These existing resource consents will be renewed at the time they expire in 2025.

### 6.5.2 Wastewater Discharge

The Department holds two resource consents in relation to the Prison's wastewater treatment plant: to authorise the discharge of odour to air (reference 105043) and the discharge of wastewater to the Waikeria Stream and the Puniu River (reference 104978). These consents expire on 28 February 2022. The existing wastewater treatment plant is nearing the end of its

design life and does not have sufficient capacity to treat the volume of domestic wastewater that will be generated by the existing and proposed facilities on the site.

The Department therefore considered options for wastewater treatment for the site and identified four alternatives. These were:

- Option A: Transfer screened wastewater to Te Awamutu Wastewater Treatment Plant (for treatment through the municipal wastewater treatment plant facility).
- Option B: Treat wastewater at Waikeria (through an upgraded or new wastewater treatment plant) and discharge treated effluent to the Mangatutu Stream or Puniu River.
- Option C: Treat wastewater at Waikeria (through an upgraded or new wastewater treatment plant and discharge treated effluent to land via irrigation.
- Option D: Treat wastewater at Waikeria (through an upgraded or new wastewater treatment plant). In recognition of the expected difficulties of irrigating treated wastewater to land in the wet season, discharge treated effluent to the Mangatutu Stream or Puniu River (in the wet season) and discharge treated effluent to land via irrigation (in the dry season).

The Department consulted a number of parties to obtain their views on the four options. These parties included Raukawa, Maniapoto, Waipa District Council, Waikato Regional Council, Puniu Rivercare Incorporated (Puniu Rivercare) and Auckland Waikato Fish & Game Council.

For a range of reasons, including the strong preference expressed by iwi groups, the Department's preferred option is to transfer the wastewater to a municipal wastewater treatment plant. Accordingly, the Department has entered into an agreement with Waipa District Council to transfer the domestic wastewater from the existing and proposed facilities on the site to the municipal wastewater treatment plant at Te Awamutu. The Department will construct all on site infrastructure required to enable the collection, pre-treatment and short term storage of wastewater at Waikeria Prison. It is likely that this will include wastewater reticulation from the new facility, a screening facility to remove solids and grit from the wastewater, a storage tank to store wastewater and provide balancing and a pump station.

Waipa District Council is a requiring authority in respect of wastewater networks so it will obtain the necessary approvals, construct and own the proposed pipeline. The pipeline will be commissioned in parallel with the new facility. Once this is operational, the existing wastewater treatment plant will then be decommissioned.

No additional resource consents or amendment to the existing resource consents for the discharge of wastewater and contaminants to air are required.

### 6.5.3 Stormwater Diversion and Discharge

The Department holds resource consent 127075.01.01 to divert and discharge stormwater runoff and associated contaminants from the existing Prison facilities to the Waikeria Stream. This consent expires in 2048. As discussed in section 6.6.2, additional resource consents for the diversion and discharge of stormwater from the new facility will be required. These cannot be applied for until the design of the new facility is known.



## 6.6 Other Consents Obtained or Potentially Required

### 6.6.1 Preparatory Earthworks and Associated Wetland Modification, Stream Diversion, and Remediation of Contaminated Land

As discussed in section 6.4, early works will be required prior to the commencement of the construction of the new facility to prepare the site for construction.

The earthworks are also likely to disturb soil in an area of known contaminated land triggering the need for a consent from the Otorohanga District Council under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NES).

Given the forecasted demand for the facility and the timeframes for the construction of the new facility, the Department wishes to begin these works in late 2017.

As the early works are discrete elements of the proposal, those environmental approvals are being sought independently from this NoR. Those consents will be applied for taking a similar 'proposed Building Zone' approach to the effects assessments for this NoR.

While seeking these consents independently may provide some benefit to the Department in terms of allowing those early works to commence prior to this NoR being processed, the Department is also carrying the risk of undertaking those works if this NoR as sought is unsuccessful. That is, however, an issue to be dealt with through the early works consenting process and not this NoR.

### 6.6.2 Stormwater Diversion and Discharge

The new facility will require a stormwater consent to authorise the diversion and discharge of stormwater. The necessary stormwater consent from the Waikato Regional Council for stormwater diversion and discharge from the built form itself can only be progressed following detailed design. It will therefore be required, but is not being sought as part of the early works consents.

### 6.6.3 Bridge Replacement

The existing one lane bridge across the Mangatutu Stream on Waikeria Road is located on the approach to Waikeria Prison and is identified as a constraint on traffic that will need to be addressed.

The proposed upgrade or replacement of the one lane bridge may require a resource consent from Waikato Regional Council. The necessary consent from the Waikato Regional Council for the bridge can only be progressed following detailed design. It will therefore be required, but is not being sought as part of the early works consents.

## 7.0 The Existing Environment

### 7.1 Site Description

Waikeria Prison is located on a 1,276ha site at Waikeria, 16km south of Te Awamutu in the Waikato region. Waikeria Prison is one of New Zealand's largest prisons in terms of area. The prison was established in 1911 and the current physical capacity of the facility is approximately 650 prisoners in minimum to high security units although the facility routinely accommodated 800 to 1,000 prisoners between 2007 and 2012 prior to the closure of some secure units that were at the end of their useful life. As noted in the introduction, the existing designation for the site allows for up to 1,250 prisoner places.

The site is located in a rural area in the Otorohanga district, on Waikeria Road (a collector road), 8km from State Highway 3. To the north-west the site extends to the Mangapaia Stream and to the east the Mangatutu Stream defines much of the eastern boundary of the prison site. To the south, the prison site extends beyond the now closed Manuka Road by between 600m and 2km. To the west, the site boundary largely follows Wharepuhunga Road to approximately 600m east of Te Kawa.

The underlying zoning for the site in the Otorohanga District Plan is Rural Effects Area (see Figure 6 in Volume 3).

The existing prison facilities on the site form several small "nodes" within the site, separated by large areas of farmland. The existing prison buildings are one to two storeys in height and at the closest point are located approximately 400m from the site boundary. The secure prison facilities have external security fences which are not particularly noticeable from the publicly accessible roads and neighbouring private residences due to distance, topography and/or existing vegetation. Settlers Road and Nikau Road are private access roads controlled by the Department that dissect the Waikeria Prison site. The existing prison facilities are described in Table 7 and Table 8 and shown on Figure 7 in Volume 3.

The land surrounding the existing prison facilities on the Waikeria Prison site is generally open and is characterised by low-lying areas interspersed with rolling hills and small ridges. Trees are typically located around buildings or in open paddocks often providing shade for stock or forming shelter belts. Other vegetation consists of small pine woodlots, and some small areas of native vegetation associated with steeper gullies and the riparian margins of streams. Parts of the flat valley floor have been drained and water channels where this has occurred are typically incised and lack riparian planting.

The remainder of the site is used for dairy farming operations and other dry stock purposes operated by the Department. Three dairy farms are operational within the site with various other agricultural facilities (e.g. a piggery) present but no longer in use.

Table 7 Primary Prison Facilities

Map reference	Prison units	Comment
A	Lower jail	Includes a special treatment unit, drug treatment unit, and Māori focus unit
B	Top Jail	-
C	Nikau unit	With a kitchen training facility
D	Miro unit	-

Table 8 Ancillary Prison Facilities

Ancillary facilities	Comment	Map reference
Health centres	Provides services equivalent to a General Medical Practice	A & B
Dental facility	-	A
Dairy farm milking sheds	The prison runs three dairy farms	E, F & G
Kitchen/bakery/laundry	Located on the old high-security prison grounds. Low-security prisoners provide the labour.	B
The Coffee Shed	Low-security prisoners provide the labour.	A
Distribution centre (F05's)	Packing and distribution of products purchased by prisoners (i.e. two-minute noodles, toothpaste, etc.) Undertaken for several prison sites. Low-security prisoners provide the labour.	B
Waikeria Village	Historic village, previously housed prison staff and their families. The houses have now been removed and there is no ability for anyone to live at the village.	H

Neither the prison site, nor individual buildings on the prison site, are recognised as heritage items in the Otorohanga District Plan or registered under the provisions of the Heritage New Zealand Act 2014. There are a total of four sites within the Waikeria Prison site which are registered with the New Zealand Archaeological Association (NZAA) however none of these sites are located within the proposed Building Zone. There are three recorded archaeological sites (pits) located in the southeast corner of the Prison site. These sites are referenced in the Otorohanga District Plan as B229, B230 and B231 and by the NZAA as S16/65, S16/66 and S16/67 and are located approximately 3,500m from the proposed Building Zone.

A fourth recorded archaeological site (a Pa site) is located in the northeast section of the site, in a bend of the Mangatutu Stream. This site is identified in the Otorohanga District Plan as B161 and by the NZAA as S15/253 and is located approximately 700m from the proposed Building Zone.

A number of areas in the Building Zone have been identified as potentially contaminated sites. The potential areas of concern are shown in Figure 26 in Volume 3.

A detailed site investigation (DSI) of these areas has been undertaken by Opus and is contained in Report 3, Volume 2A.

Most soil samples analysed from the site were compliant with the selected soil guideline values (SGVs) for a rural residential land use scenario for human health and the protection of groundwater.

The area of highest risk identified within the proposed Building Zone is the 'green' waste area, which has elevated metals and arsenic values above NES levels for human health (under a rural residential land use scenario).

Some localised areas within the market garden area and adjacent to the dairy unit reported arsenic concentrations above the SGVs with respect to human health and criteria for protection of groundwater. These areas could either be remediated, or restricted from growing produce, as that is the limited exposure pathway.

The DSI concludes that if any proposed buildings are to be located on the 'green' waste area or there is to be removal of the soils from that piece of land, then a resource consent application to Otorohanga District Council under the NES will be required. If this occurs, the green waste area will require remediation.

The waterways within the site include a mix of ephemeral headwaters and intermittent waterways.

The proposed Building Zone contains two unnamed waterways and two sizeable but highly modified wetlands. These waterways are tributaries of the Mangatutu Stream. The unnamed waterways are located in an open pasture environment and have evidence of livestock damage and sedimentation within the streams. Summer water temperatures are likely to be high due to the lack of overhead shade.

The wetlands are approximately 1.60 and 0.87ha in size. Rank pastoral grasses dominate the vegetation, interspersed with soft rush and creeping buttercup. Blackberry is locally abundant. A few individual grey willow trees are interspersed. There were no plants of conservation value identified in either wetland. Wetlands and streams in the proposed Building Zone are shown in Figure 15 in Volume 3.

From a planning and legal perspective, under the RMA the existing environment at Waikeria Prison includes both the existing prison facilities on the site and facilities that are authorised but

not existing. Designation D55 in the Otorohanga District Plan authorises the accommodation of up to 1,250 prisoners in buildings and facilities on the site provided that no accommodation building greater than 120m<sup>2</sup> in area is located within 200m of a residential dwelling located outside the designation boundary that existed on 26 November 1998 without the dwelling owner's consent.

## 7.2 The Existing Designation

As previously discussed, the Waikeria Prison is designated in the operative Otorohanga District Plan for Operation of a Prison and associated activities (subject to condition). The existing conditions of the designation are shown in Table 9.

Table 9 Designation conditions for the Waikeria Prison

Number	Condition												
1.	Prison buildings and facilities on the site designed for the overnight containment of inmates shall be limited to a maximum inmate capacity of 1,250.												
2.	All buildings on the site (existing and new) which are designed to hold inmates overnight shall be contained within perimeter security fencing with the exception of Hillary, Meads and Kowhai Units.  Any medium security unit shall have a perimeter security fence.												
3.	No additional vehicle entrances or road intersections with Waikeria Road or Wharepuhunga Road shall be permitted without Otorohanga District Council's consent as road controlling authority for the location, design and construction of the vehicle entrances or road intersections.												
4.	Light levels from fixed lighting at the prison site measured at a height of 1.5m above ground level at or beyond the boundary of the designated site shall not exceed 10lux.												
5.	<p>Except for emergency and security incident lighting, all new exterior lighting installation shall be designed and constructed to the following obtrusive light limitations.</p> <table><tr><td>Sky Glow</td><td>Light Spillage</td><td>Glare Source Intensity I</td><td>Building Luminance</td></tr><tr><td>UWLR (Max %)</td><td>Ev (Lux)</td><td>(kcd)</td><td>L(cd/m<sup>2</sup>)</td></tr><tr><td>5</td><td>5</td><td>50</td><td>5</td></tr></table> <p>Note: UWLR (Upward Waste Light Ratio) = Maximum permitted percentage of luminaire flux that goes directly into the sky.</p> <p>I = Light intensity in Candelas</p> <p>L= Luminance in Candelas per square metre</p> <p>Source Intensity – This applies to each source in the potentially obtrusive direction, outside of the area lit. The figures given are for general guidance only and for some medium to large sports lighting applications with limited mounting heights, may be difficult</p>	Sky Glow	Light Spillage	Glare Source Intensity I	Building Luminance	UWLR (Max %)	Ev (Lux)	(kcd)	L(cd/m <sup>2</sup> )	5	5	50	5
Sky Glow	Light Spillage	Glare Source Intensity I	Building Luminance										
UWLR (Max %)	Ev (Lux)	(kcd)	L(cd/m <sup>2</sup> )										
5	5	50	5										

Number	Condition
	<p>to achieve. However, if the aforementioned recommendations are followed then it should be possible to lower these figures to under 10kcd (kilocandela).</p> <p>Building Luminance – This should be limited to avoid overlighting, relate to the general district brightness.</p>
6.	<ul style="list-style-type: none"> <li>(i) The requiring authority shall consult on a continuing basis with a Prison/Community Liaison Group. At a minimum, one representative from each of the Otorohanga District Council, Waipa District Council, local iwi and two representatives from the local community shall be invited to become member of the Prison Community Liaison Group. The requiring authority and the Otorohanga District Council shall agree on the selection of local iwi and local community representatives. Additional members may be appointed with the agreement of the requiring authority and the Otorohanga District Council.</li> <li>(ii) Meetings of the Prison/Community Liaison Group shall be held at least once every six months and additional meetings may be held at any other time as agreed between the requiring authority and the Otorohanga District Council.</li> <li>(iii) The Prison Manager or his/her designated representative shall personally attend the meetings with the Prison/Community Liaison Group.</li> <li>(iv) The Prison Manager shall promote and facilitate the following objectives of the meetings with the Prison/Community Liaison Group namely: <ul style="list-style-type: none"> <li>a) Attaining a positive relationship between the prison and the surrounding community.</li> <li>b) Monitoring the effect of the prison on the surrounding community.</li> <li>c) Monitoring the effectiveness of any measures adopted to mitigate adverse effects on the surrounding community of the prison facility.</li> <li>d) Monitoring and reviewing the effectiveness of notification procedures during significant security events at the facility.</li> <li>e) Reviewing any changes to prison management, practices and procedures insofar as they may affect the surrounding community.</li> <li>f) Responding to any concerns raised by the surrounding community or the Prison/Community Liaison Group.</li> </ul> </li> <li>(v) The requiring authority shall not be in breach of paragraphs of condition 6 if any one or more of the named groups do not wish to be members of the Prison/Community Liaison Group or to attend any meetings.</li> </ul>
7.	<p>The Prison Manager shall be responsible for ensuring that the following minimum security event performance standards are met:</p> <ul style="list-style-type: none"> <li>(i) Notification of those persons included on the notification list shall commence within 15 minutes of the control room being notified of a significant security event.</li> <li>(ii) 24-hour Prison hotline provided for the community to ask questions during incidents, report concerns and/or provide information to the prison.</li> </ul> <p>The Prison/Community Liaison Group will provide the prison with a list of those persons to be included on the notification list and those persons to be provided with the prison hotline number.</p>
8.	<p>In the event that the Otorohanga District Council or any member of the Prison/Community Liaison Group considers that the group is not operating effectively then this issue may be addressed to the Department's Chief Executive or delegated authority. The requiring</p>

Number	Condition
	authority will act to reinstate the Group in the event that the Department has not met the obligations to run a Prison/Community Liaison Group as set out herein.
9.	No building or group of buildings larger than 120 square metres floor area and capable of accommodating inmates overnight shall be located within 200m of a residential dwelling (outside the subject site) existing as at 26 November 1998 without consent of the dwelling's owner.

### 7.3 Additional Existing Regional Consents

In addition to the resource consents held by the Department and discussed in Section 6.5 above that are relevant to the capacity increase, the site also has two resource consents to authorise the discharge of contaminants to air and groundwater from a landfill. This landfill is closed so was not discussed as part of the proposal above.

These consents are summarised in Table 10.

*Table 10 Other Existing Resource Consents held by Department of Corrections for the Waikeria Prison site*

Consent Reference	Activity	Consent Expiry
940217	Landuse consent to culvert streams	1 June 2029
102298	Discharge contaminants to groundwater from a closed landfill	30 May 2034
102299	Discharge contaminants to air from a closed landfill	30 May 2034
108447	Landuse consent to construct a bridge	30 Dec 2037

### 7.4 Surrounding Environment

The receiving environment surrounding the Waikeria Prison is rural.

The landscape of the wider area is generally open and used for pastoral farming activities. Property ownership and key properties of interest in the surrounding area is shown on Figure 5 in Volume 3. Trees are typically located in groups associated with residential dwellings and gardens or in open paddocks often forming shelter belts, shade trees for livestock, or as specimens following farm access tracks or races. Many of these trees are mature exotic deciduous specimens with Poplar species being a dominant tree in the wider rural landscape. Other vegetation consists of small woodlots, typically *Pinus radiata*, and some small areas of native and mixed exotic vegetation usually associated with steeper gullies and the riparian margins of streams and wetlands.

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.

Waikeria Prison is located in the Waipa River catchment. The site is located in the Puniu Catchment, itself a tributary of the Waipa River, and within the Waipa Ecological District (ED).

Major streams in the area include the Mangatutu Stream which forms the north eastern boundary of the site. The Mangatutu Stream joins the Puniu River north east of the site Waikeria Prison site. See Figure 11 for the key natural resources of the site and surrounding areas.

Eleven recorded archaeological sites, (five pa sites and four pit/terrace sites) are located outside of, but within 1,000m of the Waikeria Prison Designation boundary.

#### 7.4.1 Roading network

Road access to Waikeria Prison is from Waikeria Road. Waikeria Road is a Collector Road that intersects with State Highway 3 (SH3) approximately 3km south of Kihikihi. SH3 is controlled by the New Zealand Transport Agency (NZTA). Sections of Waikeria Road are controlled by Otorohanga District Council and Waipa District Council. The district boundary between these two authorities' crosses Waikeria Road 2.8km from the SH3-Waikeria Road intersection. The SH3-Waikeria Road intersection is a priority controlled T intersection with Waikeria Road movements on to the State Highway being controlled by a Give Way sign. In the vicinity of the intersection, SH3 is a two lane road with a painted centreline. At the intersection there are no formal turning lanes marked but there is a widened sealed road shoulder on the western side of the State Highway. The road layout surrounding Waikeria Prison is shown in Figure 10 in Volume 3.

Waikeria Road has a total length of approximately 5.8km with connections to rural residential and farming properties. The road has two lanes with a painted centreline. The speed limit is 100km/hr.

Approximately 5km east of the SH3 intersection, Walker Road, connects to Waikeria Road. This is a minor local road less than 2km in length with a Give Way control at the intersection with Waikeria Road. It provides access to the adjoining rural properties. The road is unsealed from a point 40m east of the intersection with Waikeria Road.

Immediately north of the intersection with Walker Road is a single lane bridge crossing a tributary of the Puniu River. This bridge is located approximately 5km from the intersection of SH3 and Waikeria Road.

Two hundred metres further north, Waikeria Road becomes a private road, owned by the Department. Access is controlled by a security gate. A second decommissioned access to Waikeria Prison exists on Wharepuhunga Road approximately 3.9km east of its intersection with SH3. The intersection of Wharepuhunga Road with SH3 is 4km south of the SH3 – Waikeria Road intersection.

### 7.5 Local Communities

As discussed above, the site is 16km south of Te Awamutu and Kihikihi and 22km north of Otorohanga. Hamilton is 45km to the north. The three towns and Hamilton City form the study area for the social effects assessment of the proposed Waikeria Prison capacity expansion.

The townships of Te Awamutu (population 10,760) and Kihikihi (population 3,460), along with Hamilton City (population 141,000) have experienced strong population growth in the past and predictions for the future are the same. In contrast, Otorohanga (population 2,650) has experienced population decline over the past 20 years.



Compared to the general population of New Zealand and the surrounding rural areas, the populations of Otorohanga and Te Awamutu are generally older, have a higher proportion of Māori; and have slightly lower median incomes. The population of Hamilton City is younger but have a higher proportion of Māori and a slightly lower median income compared to the general population of New Zealand.

As required by the conditions of the existing designation, Waikeria Prison operates a Community Liaison Group. The group includes representatives of Otorohanga District Council, Waipa District Council, NZ Police, local residents and iwi. The group meets at least once every six months to discuss prison issues of common interest.

## 7.6 Local Economy

The Waikato regional economy is dominated by primary industries (agriculture, forestry and fishing) of which dairy farming has the most employees in both the Otorohanga and Waipa Districts.

After primary industries the next biggest employment sector in the Otorohanga District is public administration and safety of which some 452 were employed in correctional and detention services. Beyond this Otorohanga has 350 engaged in the manufacturing sector, 240 in transport and logistics, 245 in education and training and 220 in retail trade.

Primary industries are also the largest employment sector in the Waipa District. manufacturing, retail, education, training and construction are also all key industries in Waipa District. A total of 371 are employed in public administration and safety in the Waipa District.

The Department has advised that in 2016 Waikeria Prison employed approximately 350 staff. Most of these employees would have come from the Waipa and Otorohanga Districts.

Data from 2010-2016 shows employment in the Otorohanga District remaining relatively stable, with some fluctuations in employment and a slight decline since 2014. Waipa District has experienced small increases consistently between 2010 and 2016, with the employment levels in 2016 being 2,520 higher than in 2010.

## 7.7 Tangata Whenua

The three iwi who have identified interests in the Waikeria area are (in alphabetical order):

- Ngāti Maniapoto;
- Raukawa; and
- Waikato Tainui.

These iwi are represented by post-settlement governance entities and their subsidiaries. Ngāti Maniapoto is represented by the Maniapoto Māori Trust Board, Raukawa is represented by the Raukawa Settlement Trust (RST) and Waikato Tainui by Te Whakakitenga o Waikato Incorporated.

Waikeria Prison is located at the boundaries of all three iwi and it is acknowledged as an area with overlapping interests and hapū that affiliate with more than one iwi. At a local level there are a number of marae located in the vicinity of Waikeria Prison. These are understood to be:

- The Raukawa Marae in the Wharepuhunga district include Whakamārama Marae, Ōwairaka (Rāwhitiroa) Marae, Aotearoa Marae, and Pārāwera Marae.
- The Ngāti Maniapoto Marae in the area include Kahotea Marae and Mangatoatoa Marae.
- The Waikato Tainui Marae in the area include Aotearoa Marae, Kahotea Marae, Pārāwera Marae, and Ōwairaka Marae.

The locations of these marae are shown on Figure 12 in Volume 3. The marae are ceremonial and social centres for hapū – the traditional social economic units of Māori communities. These hapū include; Ngāti Apakura, Ngāti Korokī, Ngāti Raukawa Ki Panehākua, Te Taumata Ngāti Ruru, Ngāti Werokoko, Ngāti Haua, Ngāti Paretekawa, Ngāti Ngutu.

In addition to the iwi groups and marae outlined above, Waikeria Prison staff are also assisted by Te Kaumatua Roopu o Waikeria. Te Kaumatua Roopu o Waikeria was established in the 1970s to provide cultural support and advice to Waikeria Prison staff and management. The work of the members is focussed on supporting the operations of the Prison. Members of the roopu are representatives or members of Ngāti Maniapoto, Ngāti Apakura and Raukawa iwi, hapū and marae.

## 8.0 Assessment of Effects on the Environment

Section 171(1) requires that Otorohanga District Council must, subject to Part 2, consider the effects on the environment of allowing the requirement.

The Department engaged a number of technical specialists to assess the effects of the requirement on the environment. This section of the AEE describes the environmental effects of amending the Waikeria designation to provide for up to 3,000 prisoners. These assessments take into account the existing approved designation for 1,250 prisoners. These assessments also consider the design parameters described in section 6.1 above, which have a degree of flexibility as to how the actual development is laid out and designed in order to allow for the future design of the facility under the PPP.

## 8.1 Social Effects

A social impact assessment ('SIA') of the capacity increase at Waikeria Prison to provide for up to 3,000 prisoners has been prepared by Quigley and Watts Limited (Quigley and Watts) and is Report 4 in Volume 2A.

### 8.1.1 Methodology

SIA is used to analyse, monitor and manage the social consequences of development.

The International Association of Impact Assessment<sup>13</sup> describes social impacts as impacts on one or more of the peoples':

- Way of life – that is, how they live, work, play and interact with one another on a day-to-day basis;
- Culture – that is, their shared beliefs, customs, values and language or dialect;
- Community – its cohesion, stability, character, services and facilities;
- 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;
- 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;
- Health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity;
- Personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties; and
- 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.

The framework for this assessment of the social impacts of the proposed capacity increase at Waikeria Prison was based on information obtained from:

- a literature review of the actual effects of prisons in New Zealand;
- a list of social and cultural indicators developed during the Board of Inquiry process for the Auckland South Corrections Facility (ASCF);
- the framework describing what social impacts might be considered in an assessment of social effects from the construction and operation of a prison facility as set out in the Board of Inquiry Decision for ASCF;
- the 2016 Social Impact Monitoring Plan for the ASCF;

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<sup>13</sup> IAIA (2003). International principles for social impact assessment. Fargo: International Association for Impact Assessment. IAIA (2015). Social impact assessment: Guidance for assessing and managing the impacts of projects. Fargo: International Association for Impact Assessment.

- the 2016 Social Impact Monitoring Report for the ASCF;
- site visits to Waikeria Prison; and
- discussions with Department staff, the project team and other technical specialists.

Information obtained from these sources was used to define the study area and provide a conceptual basis for this assessment.

The study area for the SIA is discussed in section 2.3 of Report 4 in Volume 2A. The study area for the SIA is Te Awamutu, Kihikihi, Otorohanga, Hamilton City and the surrounding areas.

The assessment addresses whether there may be social effects:

- Arising from staff potentially moving into townships close to the prison;
- Arising from construction;
- Arising from prisoners and their families potentially moving into townships close to the prison;
- On contracted rehabilitation and reintegration service providers ('service providers') to the prison;
- On relationships between people in the community and the Prison;
- On community way of life, stigma and/or fear, on sense of place aesthetics and heritage, perception of belonging, security and liveability, and aspirations for the future; or
- Arising from being a neighbour to the Prison site.

Consultation using a mix of face to face and telephone interviews (93 participants), focus groups with Waikeria staff (2), and public open days/meetings (3) has been undertaken. Most participants were from or delivered services to the townships of Te Awamutu, Otorohanga, Kihikihi and Hamilton City (and Waikeria Prison).

The following subsections of this report set out the findings of the social impact assessment.

### 8.1.2 Community profiles

The townships of Te Awamutu (population 10,760) and Kihikihi (population 3,460), along with Hamilton City (population 141,000) have experienced strong population growth in the past and predictions for the future are the same. In contrast, Otorohanga (population 2,650) has experienced population decline over the past 20 years. All the towns have a good reputation amongst their respective residents, with Otorohanga and Kihikihi having 'turned around' in the eyes of their northern neighbours to become desirable places to live, according to interviewees.

### 8.1.3 Potential effects on population

If the full 3,000 prisoner facility was to be built, the total number of custodial, management and support staff required is projected to be approximately 1,400 staff. The existing staff at the site number 350 meaning the Department will need to hire approximately 1,050 additional staff.

Of the approximately 1,050 staff that will be required, based on information collected during this assessment, it has been assumed that approximately half (525) will be hired from the study

area, and half will be migrants to the study area. The approximate number of migrant staff (525) and their family members (445) who would move to the study area is therefore projected to number approximately 970.

The approximate 970 migrants to the study area are assumed to settle in Otorohanga (194), Kihikihi (49), Te Awamutu (291) and Hamilton (194). The balance (242) are assumed to settle in the 23 other townships in the region and beyond.

Most jobs provided by the Waikeria Prison capacity increase will come with salaries that are well above the minimum wage and these positions are also likely to be permanent.

In addition to the tangible effects on the population of the community of the proposed capacity increase at Waikeria Prison (i.e. the increase in population for communities and income for individuals), there are intangible effects. The social value of the jobs provided to individuals, their family and the community are immense.

#### 8.1.4 Potential effects on housing and commuting

Quigley & Watts concludes that the proposed increase in capacity at Waikeria Prison to 3,000 prisoners will have a negative effect on housing and accommodation within the townships of the study area. For many participants, this is a double-edged sword – growth in population is welcomed, but would have a potentially negative effect on affordability for people living in the study area. This assessment has occurred at a time when property prices (for both rentals and sales) are rapidly inflating. All participants acknowledged the proposed increase in capacity at Waikeria Prison is not the driver of the housing change being experienced in the study area, nor will it be the major driver in the future. However, as with construction related effects, all also acknowledge that the proposed capacity increase “won’t help” with the pressures, because it will add modest population pressures to an already pressured housing sector. This is particularly true for Te Awamutu, Kihikihi and Otorohanga. Hamilton City is expected to accommodate the increase.

It is difficult to judge what will happen in a housing market at the time the proposed increase in capacity is realised. Both Otorohanga District Council and Waipa District Council acknowledge it is not the Department’s role to provide housing. Instead, each Council is doing all it can to alleviate the potential housing effects on their communities (from the proposed capacity increase but also from growth generally) through zoning and subdivision activities.

Regarding commuting, negative effects on perceived safety are possible for people in the community using Waikeria Road and the SH3/Waikeria Road intersection. This is addressed in section 8.4 of this document.

Quigley & Watts recommends the Department develops a housing information package (from existing material) that promotes all towns in the study area to help ‘spread the load’ of prison staff around the district, particularly to towns south and east of the Waikeria Prison site which currently have fewer prison staff residents. This information could be included in the Department’s recruitment strategy. Quigley & Watts also recommends careful management of the recruitment process. Achieving a recruitment rate of 50% or more of new prison staff from the study area would substantially mitigate potential housing effects as those people already live in the district and will not require additional housing.

Quigley & Watts do not consider that monitoring of housing or commuting related social impacts is required.

### 8.1.5 Potential effects on education services

#### 8.1.5.1 Early childhood education

Quigley & Watts concludes that the proposed capacity increase will have a negligible social effect on early childhood education centres within the study area. All centres welcomed the prospect of the proposed capacity increase and the associated potential growth in families (and children) it might bring. Several centres have sufficient space to cope with any future demand created by the proposed capacity increase - across Te Awamutu, Kihikihi and Otorohanga. Several early childhood education centres were planning expansion as and when required.

#### 8.1.5.2 Primary and secondary schools

Quigley & Watts concludes that the proposed capacity increase will have a negligible social effect on the eleven primary and secondary schools within the study area.

All schools welcomed the prospect of the proposed increase in capacity. Waikeria Prison staff and their families would be spread widely across all of the schools, meaning small and positive roll effects, and no effect concentrated on just one or two schools. Most schools welcomed the potential growth in families (and children) it may bring. Several schools had additional capacity and several other schools had plans for expansion.

Two schools (one primary school in Otorohanga and one primary school in Te Awamutu) did not desire roll growth, and were managing roll growth via their zoning and preference zoning. All schools were constantly assessing their changing rolls and principals were highly experienced at working with the Ministry of Education to get the resources they needed as their roll changed.

Employment of staff was a minor issue for only a few schools, with most schools reporting no issues in attracting and retaining quality staff. Furthermore, principals did not believe their schools or townships suffered stigma from the presence of the prison. Prison staff families and prisoner families were welcome at all of the schools. No schools were aware of students from prisoner families who had moved to the area, i.e. where families of prisoners were present, the prisoner and his family were existing community members prior to imprisonment. For prospective prison staff at the proposed expansion, the quality of schools available to their children is high.

Quigley & Watts does not consider that mitigation or social impact monitoring is required regarding education services.

### 8.1.6 Potential effects on prison rehabilitation programme providers and prisoners

Quigley & Watts concludes that the proposed increase in capacity will have a positive effect on prison service providers within the study area.

The current education and training programmes cover a broad range of needs and are provided by trained Corrections staff or contracted external providers. Programmes include:

1. Rehabilitation programmes (delivered in-prison):
  - motivational programmes, e.g. tikanga programmes, parenting skills
  - offence-focused programmes e.g. Medium intensity rehabilitation programmes, Māori Focus Unit, etc. which are focussed on addressing the causes of prisoner offending

- drug and alcohol interventions
- 2. Education, training, and employment programmes (usually delivered in-prison)
- 3. Integrated release programmes, such as drug and alcohol, accommodation, social support, transport, extended supervision orders, etc. (usually delivered on-release from prison)

All participants stressed the importance of early planning/contracting, adequate funding and appropriate physical spaces. Without an increase in funding, provider capacity would not be able to meet demand. Importantly, the Department has already begun a budget bid process to gain the necessary funding to support enhancements to four of its most successful programmes.

The relationships between the Department and providers is very good, meaning the ability to plan, negotiate, and contract has been done well in the past, making it plausible that it can be done well in the future. Most providers are willing to scale up and many desire it. Contracts are delivered by paid staff, and potential recruitment of staff was not considered to be overly difficult with adequate lead-in time. Many providers already had substantial scale (being regional and/or national providers) and described how additional growth was well within their capacity.

For the small number of volunteer providers, finding volunteers in a rural location was considered more difficult, though the volunteer services were now considering recruiting from the local townships.

Negative outcomes identified by providers included existing providers potentially not being the providers in the future (due to the 3-5 year term of signed contracts); and smaller providers needing to determine whether they will attempt to grow their businesses, or stick to their core work if the proposed increase in capacity goes ahead.

Identifying rental accommodation and provision of supported accommodation are two services that would be placed under pressure by the proposed capacity increase. Providers will require substantial lead time, support and planning to address future housing needs within the Waikato Region.

Providers consider the new facility presents an opportunity to improve the current case management at Waikeria Prison. Similarly, the Ministry of Social Development noted the need to work closely with the Department on the expansion of their across-region services (where prisoners are reintegrated into regions away from the prison location). The Department has advised it will actively engage with service providers, DHB and MSD working collaboratively to plan for the commencement of operations at the new facility.

Quigley & Watts concludes that positive benefits to providers and prisoners could accrue from the proposed capacity increase. Benefits will include the provision of a full suite of programmes; the hiring of bespoke staff; access to purpose built rehabilitation and training facilities; and prisoners being more easily able to access a wider range of programmes to meet their needs, including a substantial industry training programme.

Quigley & Watts recommends the Department continue discussions and early planning/contracting, adequate funding and appropriate physical spaces for providers. Particular attention is required for:

- Providers who provide rental accommodation and supported accommodation;



- Case management providers; and
- Ministry of Social Development across-region services.

Quigley & Watts does not consider social impact monitoring is required regarding prison providers and prisoners.

#### 8.1.7 Potential effects of families and other visitors to prisoners

Overall, this assessment concludes that the proposed increase in capacity at Waikeria Prison will have a negligible social effect from families moving into the study area due to a member being imprisoned at Waikeria Prison. This is based on the evidence that few families of prisoners have moved into the study area around Waikeria Prison in the past and therefore a small number of additional families would be expected in the future. This finding is supported by substantial New Zealand research with similar findings – little to no effect.

Where individual families of prisoners are moving into the study area, they are ‘flying below the radar’ across a broad range of services within the study area, and consequently having little social effect. Police were aware of only two incidents involving families of prisoners.

While prison visitors driving up and down Waikeria Road is a concern to some residents, the Police advise that visitors for prisoners in the existing facility have not generated any known issues on Waikeria Road or further afield. Similarly, no evidence exists regarding any social effects from prison visitors on businesses or accommodation providers in the study area.

For prisoners and their families, the most substantial negative effect will be the continued difficulty of visiting by families due to the rural nature of the site and lack of public transport.

Quigley & Watts recommends the Department provides adequate facilities to allow certain prisoners and families to communicate via an audio visual link (similar to Skype) in a controlled environment, and investigate the extension of the PARS transport service (from Rotorua to Waikeria Prison) to Whakatane or Tauranga (if warranted based on prisoner numbers from those areas).

Quigley & Watts considers social impact monitoring is not required regarding prisoner families or prison visitors.

#### 8.1.8 Potential effects on Police and Probation services

Quigley & Watts concludes that the proposed increase in capacity will have a negligible social effect on Police and Probation services. This is based on the evidence that additional resources for police will be required for on-site services; and for Probation to deal with the increased number of prisoners.

While one stakeholder had voiced concern about prisoners from out of the region being ‘dumped in Hamilton City’, this was not the case. Probation and external providers release prisoners back to their home region in nearly all cases. Exceptions exist for displaced prisoners who cannot or do not wish to return to their home area, but they are ‘very few’, and Hamilton City is just one option from several New Zealand cities where displaced prisoners might be released into supported accommodation or programmes.

Quigley & Watts considers no mitigation or social impact monitoring is required regarding Police and probations services.

#### 8.1.9 Potential effects on health services

The Quigley & Watts assessment concludes that the proposed expansion will have positive effect on growth for General Practitioner services in the study area. All General Practitioner services desire growth and have capacity for growth.

The assessment has determined that there will be a negligible effect on service growth for general medical services at Waikato Hospital. While growth is not desired by Waikato Hospital, being the base hospital for a growing region means it has access to the necessary planning and resources to deal with the small amount of additional services required from prison staff and their families, and from prisoners, from the proposed increase in capacity.

There will be a negligible effect on forensic mental health services delivered at Waikeria Prison. While the growth in workload will be major, this can be modelled and planned for, drawing on the existing working relationship between the Department and Waikato District Health Board (Waikato DHB).

There will also be a negligible effect on workload for community mental health services and alcohol or drug (AOD) services from the few 'displaced prisoners' being released into supported accommodation in Hamilton city.

Quigley & Watts has determined there will be an increase in workload for the Te Awamutu based community mental health provider. The growth will be from prison staff and their families from the proposed increase in capacity. Growth in workload will be small but noticeable, and while growth in services is not desired, this can be modelled and planned for.

Quigley & Watts concludes that there will be a negligible effect on acute mental health services provided by the Henry Rongomau Bennett Centre. While the additional workload for the Centre from the additional remand prisoners will be major, and the current service is running at capacity, Waikato DHB are planning for expansion with the necessary stakeholders. The proposed increase in capacity provides Waikato DHB with additional impetus to continue their planning to expand the Centre.

There will be a negligible effect on the workload of St John Ambulance. While St John Ambulance do not seek growth in their workload, they are confident in their capacity to handle growth due to the proposed capacity increase.

Quigley & Watts have determined that there will be an unknown negative social effect on workload for community mental health services and AOD services due to increased prisoner releases. Waikato DHB are concerned they do not understand how the proposed increase in capacity might affect their community service provision, and want to work with stakeholders to better understand this potential effect (at the time of writing the SIA). Expansion of services required in social housing can also be planned, with involvement of multiple agencies required.

Even though the increase in acute mental health services discussed above is a major increase in workload, it was the issue of least concern to Waikato DHB because all concerned had the base understanding of existing effects and could model future effects and plan accordingly.

Of greater concern to Waikato DHB was the potential effects of the proposed expansion on community mental health services and AOD services which were far less well understood by all concerned. The expansion likely to be required in social housing was also of concern to Waikato DHB. Therefore, any planning required to scale up (if required) is also less certain and will need to be undertaken prior to the new prison facility becoming operational.

Critical to this assessment, Waikato DHB were very pleased that the Department had engaged so early, and Waikato DHB were very keen to work with the Department to 'get it right'. Such collaboration would greatly assist Waikato DHB in their planning, but also assist the Department in ensuring the Department gets the best design for the proposed new facility, and assist the Department to achieve their goal of reducing re-offending.

Quigley & Watts recommends that the Department continues to engage proactively with Waikato DHB to understand the potential effects of the proposed capacity increase at Waikeria Prison on community mental health services and AOD services.

Quigley & Watts does not consider that social impact monitoring is required.

#### 8.1.10 Potential effects on community way of life

Overall, this assessment concludes that the proposed increase in capacity will have a neutral social effect on community way of life, stigma or fear. This is based on the evidence that:

- The local townships accept the prison nearby,
- Crime related to the existing Prison is nil, and
- There is an overwhelmingly positive response to the proposed increase in capacity from Councils, Community Boards, non-governmental organisations, schools, ECEs, accommodation providers and community members.

For site neighbours, a few have expressed concerns about safety and security. While such concerns are difficult to allay, no actual crime is associated with the current prison operation and newly designed facilities are substantially more secure than historic facilities.

The existing Community Liaison Group, required by the existing conditions of the designation is functioning well and the Department has proposed it will continue to function during construction and the operation of the expanded facility. Quigley & Watts recommends that the Department continue to operate the Community Liaison Group.

Quigley & Watts considers that mitigation or social effects monitoring is not required regarding community way of life.

#### 8.1.11 Conclusion of Social Effects

Studies into the social effects of prisons in New Zealand indicate that negative perceptions of social issues in communities as a result of prisons are not supported by evidence. This is also the case for the proposed increase in capacity at Waikeria Prison. The long-standing positive association between local communities and the prison together with the lack of substantial negative outcomes from prison operation contribute to few social concerns.

Quigley & Watts concludes that the local communities look forward to the employment and income from the capacity increase at Waikeria Prison, especially given the low median incomes in many of the surrounding areas. The social benefits of employment are immense, at the individual, family and community level.

Potential social issues from housing the construction workforce and operational staff are almost certain to occur, and planning by local councils is underway to address this matter.

Both the positive effects of employment, and the negative effects on housing, affect many in the local communities however people on low incomes will be most affected, both positively and negatively.

The capacity of community mental health services, community alcohol and drug services and social housing is likely to be negatively affected by the proposed capacity increase at Waikeria Prison. The respective agencies responsible for providing those services are now aware of this issue and can research the causes and plan to prevent the effect. The delivery of such complex services requires planning by multiple agencies.

Quigley & Watts recommends the Department undertake the mitigation measures outlined below in the course of increasing capacity at Waikeria Prison.

1. Promote recruitment of the temporary prison construction workforce carefully to maximise the number of people recruited from within the study area.
2. Work with the successful construction consortia to develop a portal for use when the recruiting construction staff for the new facility to provide information about the entire study area to “spread the load” of temporary construction staff around the district.
3. Promote recruitment of the permanent prison workforce carefully to maximise the number of people recruited from within the study area.
4. Develop a portal for use when the Department is recruiting staff for the new facility to provide information about the entire study area to “spread the load” of staff around the district. The information could include short and long term accommodation, schools, childcare centres, services, etc.
5. Continue discussions and early planning/contracting, adequate funding and appropriate physical spaces for providers. In particular, the Department should liaise with:
  - Providers who identify rental accommodation and providers of supported accommodation;
  - Case management providers; and
  - The Ministry of Social Development across-region services.
6. Provide adequate facilities within the new facility to allow prisoners and families to communicate via an audio visual link (similar to Skype) in a controlled environment, and investigate the extension of the PARS transport service (from Rotorua to Waikeria Prison) to Whakatane or Tauranga (if warranted based on prisoner numbers originating from those areas/locations of the families of prisoners).
7. Continue to engage proactively with Waikato DHB to understand the potential effects of the proposed capacity increase at Waikeria Prison on community mental health services, AOD services and social housing.
8. Continue to operate the Waikeria Prison Community Liaison Group.

Overall, with the above mitigation actions put in place by the Department, it is considered that the proposed capacity increase at Waikeria Prison to accommodate up to 3,000 prisoners will have a positive social impact on the region.

## 8.2 Cultural Effects

A Cultural Impact Assessment ('CIA') has been prepared by Te Onewa Consultants Limited ('Te Onewa') and is Report 5 contained in Volume 2A.

This CIA addresses effects on all tangata whenua, however it is recognised that there are several iwi with tangata whenua status in this area along with hapū and other groups who represent various Māori interests. Further details of consultation with these specific groups is provided in section 10 and Appendix 4 below and in the CIA. The description of cultural effects below discusses cultural effects on tangata whenua as a whole, noting where differences between iwi exist on these effects.

### 8.2.1 Methodology

The preparation of the cultural impact assessment involved the following tasks:

1. Identification of relevant iwi management plans and planning documents. These included the:
  - Maniapoto Environmental Management Plan;
  - Raukawa Environmental Plan;
  - Waikato Tainui Environmental Plan;
  - Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River; and
  - Maniapoto Priorities for the Restoration of the Waipā River Catchment 2014.
2. A preliminary literature review of the following traditional and historical publications:
  - Pei Te Hurinui Jones and Bruce Biggs. Nga Iwi o Tainui;
  - Lesley Kelly. Tainui;
  - Robertson – History of the Te Awamutu District; and
  - Traditional History of Raukawa. John Hutton.
3. A review of documents lodged with Waitangi Tribunal for the Rohe Potae hearings. Some 19 folders of relevant documents were identified.
4. A scoping exercise to identify the relevant iwi and the respective mandated representative bodies. The sources of information reviewed included:
  - Iwi management plans lodged with Waikato Regional Council;
  - Relevant planning documents prepared by iwi authorities;
  - Te Kahui Mangai website;
  - Initial contact with representatives of iwi authorities in the area;
  - Liaison with Waikato Regional Council, Waipa District Council and Otorohanga District Council;
  - Liaison with the Te Kaumatua Roopu o Waikeria; and

- Liaison with staff managing the Waikeria Prison Community Liaison Group.
5. Contact with Waikato-Tainui regarding consultation and the Waikato-Tainui Environmental Plan.
  6. Formal contact and liaison with Raukawa Settlement Trust, Maniapoto kaumatua and hapū representatives, and the Te Kaumatua Roopu o Waikeria. Contact was initiated in November 2016 and meetings were held between December 2016 and March 2017.
  7. Recording key matters raised in consultation and responses to these matters articulated in the cultural impact assessment.

#### 8.2.2 Effects on the relationship of tangata whenua with their ancestral lands

Te Onewa concludes that the proposed capacity increase at Waikeria Prison does not involve the acquisition of additional land so tangata whenua will not be further alienated from their land. However, the land on which the prison is located was taken from tangata whenua for public works in the early 20<sup>th</sup> century, around 1910.

Iwi authorities and their representatives have been engaged with and their issues and opportunities have been considered as part of the proposed increase in capacity and the on-going operation of the facility.

#### 8.2.3 Effects on the relationship of tangata whenua with their waters

The Te Onewa report indicates that the most significant potential effect on water is likely to result from the potential wastewater discharge to the Mangatutu Stream. As discussed in Section 6.5.2 above, the existing resource consent authorising the current wastewater discharge from the site to the Mangatutu Stream will expire in 2022 and would need to be renewed to continue this discharge.

The Department has considered four options for wastewater disposal from Waikeria Prison following the capacity increase. Both Raukawa and Maniapoto expressed a strong preference for the reticulation of wastewater from the Waikeria Prison site. Following consultation with a number of parties, including Iwi, reticulation of wastewater and transfer to the municipal wastewater treatment plant in Te Awamutu owned and operated by Waipa District Council was chosen by the Department as the preferred option. A contract arrangement has been entered into with Waipa District Council to implement the preferred option.

Water supply for the site comes from groundwater bores on site, no additional water is required for the proposed increase in capacity and it is expected that the successful consortium will implement water sensitive design, water efficiency measures and new water supply infrastructure that will improve water use efficiency and water reuse at the Waikeria Prison.

#### 8.2.4 Effects on the relationship of tangata whenua with their forests

The CIA describes<sup>14</sup> that the Waikeria Prison land was traditionally in the eastern part of the great forest of Nehenehenui. Records indicate that in 1900 the area was covered in thick Manuka and fern, suggesting that the land was cleared, possibly by fire. This indigenous cover

<sup>14</sup> Section 3.8, page 30, Cultural Impact Assessment of the Waikeria Prison expansion, Te Onewa Consultants, March 2017

was replaced with pasture and exotic species from 1910 when the land was converted for Prison activities.

As discussed in the Ecological Assessment in Report 11, Volume 2B and in Section 8.8 below, at present there are only small areas of indigenous vegetation on the site, much of which has been planted as part of a riparian enhancement programme being implemented by Puniu Rivercare. In the proposed Building Zone, ecological values are low and the proposed increase in capacity is unlikely to have any significant adverse effect on ecological values, although some wetland area and tributary streams on the site will be affected. Ecological mitigation is proposed which will result in a net gain in ecological values at Waikeria Prison.

#### 8.2.5 Effects on the relationship of tangata whenua with their wāhi tapu, sites of significance and historic heritage

Te Onewa concludes that no wāhi tapu, sites of significance or historic heritage have been identified in the proposed Building Zone, however there are at least four sites of significance within the Waikeria Prison site. There are also important and well known sites of significance outside the Waikeria Prison site. These are shown on Figure 13 in Volume 3.

The CIA indicates that the sites in the surrounding area and outside the Waikeria Prison site include:

- Orakau Pa and battle site. This is the location of engagement between Rewi Maniapoto and Māori forces and British troops in April 1864.
- Tokanui Pa, Pukerimu Pa, Te Whiti Marama Pa. These are sites of traditional significance to Raukawa and Ngāti Maniapoto.
- Mangatutu Stream – a tributary of the Puniu Stream, a traditional boundary of Ngāti Maniapoto and an important cultural icon of Ngāti Raukawa.
- Rangitoto Range and Rangiatea. These are places associated with the home of Turongo and Mahinaarangi, often referred to as the birth place of Tainui people and the Kiingitanga.
- Maungatautari – This is the ancestral mountain of Raukawa, located to the east of the Puniu River.
- Wharepuhunga – ancestral takiwa of Raukawa revered due in part to the union of Rakataura and Kahukeke and the union of Whaita and Tapuaereia.

A wāhi tapu protocol, consistent with tikanga Māori, is in place for the Waikeria Prison site and additional work is continuing as part of this proposal to implement and strengthen that protocol.

A project is also underway to research, identify and demarcate the sites of significance located within the Waikeria Prison site.

#### 8.2.6 Effects on the relationship of tangata whenua with their other taonga

The CIA has not identified any additional taonga, that have not already been identified. However, in the event that taonga, human remains or previously unrecorded archaeology is uncovered in the course of the construction of the proposed facility, an accidental discovery protocol is recommended for the construction phase of the project. This protocol is discussed in section 8.7 below.

In addition, the wāhi tapu protocol agreed with Te Kaumatua Roopu o Waikeria sets out a range of protocols including provision for observing tikanga before works commence.

As a result of these measures, no effects on other taonga are anticipated.

#### 8.2.7 Having particular regard to Kaitiakitanga

The CIA considers that particular regard will be given to Kaitiakitanga through engagement by the Department with different levels of iwi and hapū. Furthermore, the following activities will also give particular regard to Kaitiakitanga.

- Work (discussed above) to demarcate sites of significance outside the proposed Building Zone but within the Waikeria Prison site;
- Review of and responses to relevant matters raised in the respective iwi management plans;
- Implementation of protocols, including observing tikanga before construction works commence as set out in the wāhi tapu protocol agreed with Kaumatua Roopu o Waikeria;
- Iwi participation in the project through the implementation of formal agreements;
- Iwi participation in preparing the design principles;
- Implementation of the contract with Waipa District Council to reticulate wastewater from the site to the Te Awamutu Wastewater Treatment Plant; and
- Continuation of Kaumatua Roopu of Waikeria and representation of iwi on the Community Liaison Group.

#### 8.2.8 Taking into account the principles of the Treaty of Waitangi

The CIA states:

*The Department has committed to the meaningful participation of Iwi in the project and making informed decisions through consultation. The Department has committed and agreed to a wāhi tapu agreement that sets out processes and tasks to actively protect taonga within the Waikeria designation.*

*The Department is committed to acting in good faith and building working relationships and partnerships through the Te Kaumatua Roopu o Waikeria and directly with Iwi. The Department understands that there are matters of mutual benefit for the Iwi and the Department that can be addressed through the proposal and on-going operation of the facilities.*

*There are opportunities to acknowledge the way in which lands were taken for the Tokanui hospital and Waikeria Prison in the early twentieth century and a commitment to not create new grievances.*

#### 8.2.9 Recommendations

The CIA recommends the Department undertake the following activities to avoid, remedy or mitigate the cultural effects of the proposed capacity increase at Waikeria Prison.



- Reticulate the wastewater from the site and transfer it for treatment at the Te Awamutu municipal wastewater treatment plant; inform iwi of the proposed route for the wastewater pipeline and implement an accidental discovery protocol in the event that koiwi (human remains) or taonga are uncovered during the works;
- Proceed with ecological mitigation works in consultation with Iwi
- Develop an accidental discovery protocol for the construction phase of the new facility.
- Remediate contaminated land within the proposed Building Zone.

In addition to the matters outlined above, the CIA also recommends a number of further actions to enhance the relationship between iwi, hapū and the Department however not all of these recommendations are specifically relevant to the proposed increase in capacity at Waikeria Prison. Those recommendations that are relevant include:

- Entering into working or formal relationships (such as Memoranda of Understanding) with Iwi to oversee the implementation of the capacity increase at Waikeria Prison and the relevant conditions and undertakings. This could also include facilitating economic and social development opportunities for Iwi.
- For those wāhi tapu and sites of significance outside the proposed Building Zone and within the Waikeria Prison site, a discrete piece of work be completed to demarcate the location and spatial extent of sites, including an appropriate buffer.
- Developing appropriate cultural design principles and parameters with iwi to be incorporated into tender documents.
- Establishing a programme of recognising the tangata whenua relationship with the whenua through the expression of tikanga and kawa at milestones in the construction of the new facility such as; turning the first sod, start of works, removal of topsoil, completion of buildings, occupation of the buildings.
- Considering a name for the new facility in consultation with tangata whenua.
- The ongoing maintenance of the Te Kaumatua Roopu o Waikeria and Iwi representation on the Community Liaison Group and consideration of extending membership or establishing a wider group representing iwi across the catchment area.

## 8.3 Landscape and Visual Effects

A Landscape and Visual Assessment ('LVA') has been prepared by BML and is Report 6 contained in Volume 2B. The assessment was undertaken with reference to the Quality Planning Landscape Guidance Note and examples of best practice. Details of the assessment methodology are provided in Appendix 1 of the Landscape and Visual Assessment report. However, as this project is for a designation amendment (not a resource consent) and no design has yet been prepared for the capacity expansion, the effects assessment relies on assessing the broad design parameters and in this regard varies from the more detailed aspects of the methodology outlined in Appendix 1 of the LVA.

### 8.3.1 Methodology

The LVA took a Building Envelope approach whereby the built form of the proposed development (i.e. the proposed 2,000 prisoner facility as well as all future buildings in the proposed Building Zone) was assumed to be 94ha in area and 12m in height with lighting and camera poles extending to 20m in height. The Building Envelope is described in the LVA as the maximum extent of the development that is being sought in the NoR and is the form that could theoretically be constructed if the NoR is confirmed and the designation is given effect to. When considering the proposed 2,000 prisoner facility in relation to the proposed Building Zone and the Building Envelope it is important to note that there will be a mix of buildings and open space located within the Zone, including the existing lower jail. The proposed Building Zone will not be entirely covered in buildings. Professional judgement has had to be used to assess the likely outcome and determine the most accurate anticipated visual effect, taking into account the design parameters and an understanding of existing modern prison facilities.

The LVA used a desktop Zone of Theoretical Visibility (ZTV) analysis to determine the extent of visibility of the proposed Building Envelope. This analysis was based on eight reference point locations around the perimeter of the proposed Building Zone and extending lines of potential visibility over 'bare terrain' at two separate heights. The heights used were 12m (the proposed maximum height of any building within the zone) and 20m (the proposed maximum height of any lighting or surveillance structures). Based on this analysis, an indicative 'bare terrain' area of potential visibility was defined and further analysis of drone and aerial photography was undertaken to ascertain the extent of vegetation in the area and its effect on visibility. As a result of this combined analysis, houses with potentially high visibility of the proposed Building Zone were identified. This information was then used as the basis for contacting owners and residents, undertaking site visits to verify potential visibility and taking photographs to assist with subsequent modelling, visual simulations and understanding the potential visual effects of development within the proposed Building Zone.

In order to verify the extent of the Building Envelope and the lighting and surveillance poles that would be visible, and to assist with locating mitigation planting, 21 photographs were chosen on which to superimpose the bulk and location of the Building Envelope and poles.

Upon review of these 21 visual simulations and additional site visits to the surrounding residential properties, and the balance of the prison site, 12 of the visual simulations were selected to also show the proposed mitigation planting, as illustrated in the proposed Landscape Mitigation Plan. The 12 visual simulations showing the proposed mitigation planting are contained in Appendix 3 of the LVA (Report 6, Volume 2B), the remaining 9 visual

simulations, showing the Building Envelope (without mitigation planting) are contained in Appendix 4 of the LVA.

The assessment involved numerous site visits, including meetings with a number of residents of areas that may have views of the future development.

### 8.3.2 Proposed Landscape Mitigation

Given the potential maximum extent of buildings within the proposed Building Zone in relation to the surrounding viewing audience, mitigation of potential adverse landscape and visual effects, which might otherwise result from the proposed capacity increase is required. This mitigation includes retention of existing trees within the lower jail at Waikeria Prison, proposed tree planting and requirements for restrictions on the colour and surface treatment of any future buildings; as outlined below:

#### 8.3.2.1 Mitigation Tree Planting

A proposed landscape mitigation plan is shown in Figure 17 in Volume 3. This has been developed and refined based on site visits, during which a review was undertaken of the site's existing conditions, with specific regard for the height and condition of existing vegetation, the site contours and the relationship between these elements and the potential external viewing audiences. A desktop study of contour information, visibility analysis, aerial imagery and visual simulations has also informed the specific layout of the proposed tree planting.

Without the final design details of the new facility, it is difficult to fully determine the optimal extent and location of the planting and species selection for the mitigation of potential effects (particularly in relation to specific views/visibility from off-site external viewing audiences). It is therefore recommended that once the designation is in place, and the final facility design has been determined, that the landscape mitigation planting is reviewed to confirm that any off-site visual and landscape character effects are appropriately mitigated.

The objective of the mitigation planting (for potential landscape and visual effects) is to visually break up the extent of the built form and mass of the new facility and reduce its apparent scale in the landscape when viewed from off-site locations. As such, it is proposed that groups of trees are planted around the perimeter of the proposed Building Zone and on farmland within the prison site. This is proposed to include a mix of specimen tree planting, shelterbelts and woodlots to augment those already providing effective filtering and screening of the existing facility. The use of similar species to those currently at Waikeria Prison (and further afield) will assist to maintain the existing landscape character of the site when viewed from the surrounding landscape, thereby assisting to mitigate potential adverse effects.

The recommended species include poplar trees, located alongside the existing farm tracks, races and fence lines in both single rows, and avenue formations, and at spacings which replicate those currently found within the site (i.e. 15 – 20 m apart, as originally planted for shade and amenity purposes). The recommendation for poplar trees is based not only on the existing occurrence of this species within the site, but also its growth habitat (which is typically quick e.g. estimated to be in the order of 15m in approximately 8 – 10 years), its tidy, and densely foliated form, and its ability to be planted, and succeed from, a pole (e.g. a 1 - 3.5m tree stem).

The poplar planting would be supplemented with woodlot planting of pine trees around two higher elevated landforms near the western boundary of the proposed Building Zone, and on

elevated land near to the northern site boundary. Plantation pine is representative of a species commonly found elsewhere within the site and the wider landscape, and serves as a fast growing, evergreen tree which can be expected to reach 12m within 8 -10 years.

The proposed landscape mitigation plan also identifies areas of existing vegetation which currently provide a screening/filtering function in relation to specific external viewing audiences. It is recommended that the Department retains and manages and replaces these existing areas of vegetation as required to provide a continuity of screening both of the existing lower jail and the proposed facility within the proposed Building Zone. This includes the existing mature trees within the lower jail.

#### 8.3.2.2 Colour and Reflectivity Values of Proposed Buildings / Structures:

The LVA recommends the use of recessive colours to assist the buildings within the proposed Building Zone to recede visually. This includes restricting the colours of the walls of buildings (excluding exterior trim) based on the British Standard BS5252:1977, with colour choices to be based upon a maximum 60% reflectivity value for greyness groups A or B and 40% reflectivity for greyness groups C. The LVA further recommends that colours outside of these groups are not permitted. Roof cladding should have a colour with a reflectivity value of no more than 40% for greyness groups A, B or C. A range of colours, which match this requirement (for both roof and walls) is attached in Appendix 2 of the LVA in Volume 2B.

The LVA further recommends that the secure perimeter should be finished in a recessive colour. If the perimeter is to be a concrete wall this may be more appropriately achieved via the inclusion of an oxide within any concrete finishes (as opposed to painting) to assist in reducing reflectivity.

The LVA also recommends that the final placement of the mitigation planting accounts for the location of these walls, and their potential visibility from any offsite locations. Whilst it is not possible to plant immediately alongside the secure perimeter (for security reasons), planting within the wider Waikeria Prison site will provide for an effective buffer from most offsite locations, given the height of this structure is to be no more than 6m.

### 8.3.3 Landscape Effects

In relation to effects on landscape elements within the proposed Building Zone, the LVA considers there would likely be landform modification to provide relatively level areas to accommodate building platforms. The LVA assumes two building platforms – one around RL45m similar to the existing facility and another at around RL50m to incorporate the more elevated existing contour within the proposed Building Zone.

At the southern boundary of the proposed Building Zone where the land extends up to RL60m the LVA assumes landform shaping may be required to create flat areas suitable for buildings. The LVA considers shaping of the existing undulating contours of the farmland to the south may be required in order to avoid adverse effects on landscape character and visual amenity, depending on the final layout and design of the proposed prison facilities.

The LVA considers the removal of trees within the proposed Building Zone would change the existing character of the landscape and if all of the existing trees were removed, particularly around the lower jail, the visibility of the lower jail would be increased and its currently well integrated appearance would be reduced. Removal of the trees in and around the lower jail would also increase the visibility of the balance of the proposed Building Zone from off-site

viewing locations and increase the potential visibility of the proposed buildings, their roofs, light poles and other elements. This along with the change in character from an existing well integrated 15ha lower jail enclosed by trees and a 78ha area of pastoral farmland to a more intensive built environment is considered to result in a significant change to the landscape character of the area within and surrounding the proposed Building Zone.

While the LVA considers the physical effects themselves are not significantly adverse, the change to the landscape character has the potential to result in high adverse effects as the proposed facility is much larger than the existing lower jail and as such facility could become a more dominant element, potentially reducing the rural character of the area.

The landscape mitigation discussed in section 8.3.2 above will address these effects.

Large scale development is not uncommon in rural areas and areas that maintain a high degree of rural character. The existing prison is lawfully established and located in a working agricultural landscape with a high ratio of open agricultural land to buildings and structure.

The increase in the scale of the prison development will reduce the ratio of open space to development across the site, however the LVA concludes that the characteristic high ratio of open space to development will be maintained and remain legible. At 94 hectares, the proposed Building Zone represents only 7.3 percent of the 1,276 hectare designation site area.

The LVA concludes that from a landscape perspective, rural character of the wider Waikeria prison designation site and the surrounding area will be maintained following completion of the proposed development and establishment of the mitigation planting.

#### 8.3.4 Visual Effects

The desktop analysis and site visits undertaken as part of the LVA indicate that the extent of visibility from areas surrounding the prison site is generally from the east and west due to intervening landform to the north and south. Within these areas there are approximately 35 properties with dwellings from which residents have the potential to view the Building Envelope across bare terrain. Intervening vegetation both within the viewers' property, adjacent properties and the prison site obscures parts of the proposed Building Zone and the extent of visibility would be limited to parts of the envelope and any buildings and structures located within this area.

Based on the extent of visibility, the LVA divides the viewing audiences into the following two groups:

- Static: With potential views of the Building Envelope by occupants of dwellings along Walker Road, Ngahape Road and Wharepuhunga Road from within their homes, garden areas and wider farmland.
- Transient: With short glimpses of the Building Envelope by travellers on Walker, Ngahape, and Wharepuhunga Roads and SH3. These views will be present briefly and may include aspects of the existing prison facilities, as well as any new prison facilities.

As discussed above, 12 visual simulations were completed as part of the LVA to assist in determining the level of visual effects of the proposed Building Envelope following the establishment of mitigation planting. These visual simulations are shown in Figures 34-69 in Volume 3.

The 12 viewpoints provide a range of views that are considered to be broadly representative of a number of the viewing audiences. They also meet the following criteria set out in the LVA, and therefore ensure that the most sensitive locations have been included and assessed. These sites are:

- Locations with the clearest views of the proposed Building Zone;
- Publicly accessible, or from a specific residential viewing location;
- Locations where static views are attainable with a reasonably high potential number of viewers;
- Of particular importance to the potential viewers; and
- A suitable range of viewing distances and viewing types.

The overall visual effects have been summarised in the LVA in relation to the following three main viewing areas:

- Eastern Views (VPs 01 to 05);
- Northern Views (VPs 06 and 07); and
- Western Views (VPs 08 - 21).

A detailed analysis of the visual simulations is contained in the LVA and it is not intended to repeat that here, however the following sub-section of this report summarises the visual effects of the proposed expansion.

#### 8.3.4.1 Views from the East (refer to VP01 to VP05)

The LVA concludes that from the more elevated areas off Walker Road the future buildings and structures in the proposed Building Zone could extend across much of the view with the Building Envelope partially obscured by intervening vegetation and back-dropped by vegetation and distant rising land. From Walker Road the Building Envelope is depicted against the sky increasing its prominence in this fleeting view. Additional planting on the prison site land to the east of Nikau Road has the potential to obscure views of future buildings and structures within the proposed Building Zone, similar to the current visibility of the existing lower jail.

#### **Visual Effects Rating**

During construction – high

Upon completion – moderate-high

With planting mitigation established – moderate-low and moderate-high (depending on location/elevation)

#### 8.3.4.2 Views from the North (refer to VP06 and VP07)

The LVA concludes that from the intersection of Walker Road and Waikeria Road near the prison entrance the future buildings and structures within the proposed Building Zone could be prominent due to the open area between the vehicle search facility building and the proposed Building Zone. There is opportunity to extend the line of planting to the west and screen or partially obscure much of the Building Envelope.

From VP07 the majority of the Building Envelope is obscured by intervening vegetation. Additional planting between this property and the proposed Building Zone could readily obscure

the limited extent of visibility of the future buildings and structures within the proposed Building Zone.

#### **Visual Effects Rating**

During construction – low

Upon completion – low to very low

With mitigation established – very low

#### 8.3.4.3 Views from the West (refer to VPs 08 to 21)

The LVA concludes that from these locations the potential visibility of the proposed facility will vary due to both elevation and the amount of intervening vegetation in the foreground. From locations such as VP08 there is limited screening and due to the elevation of the viewpoint there is a clear view looking down on to the top of the Building Envelope. Depicted as a single element in the photo, the Building Envelope appears as a dominant element, contrasting with the more open farmland character currently on site. Due the relative elevation of the property and viewpoint and the proposed facility there is limited opportunity for the mitigation planting to offer any screening in the short term. With reference to Figures 46 to 48 in Volume 3, from this property the proposed poplar and pine tree planting at year 8 - 10 (i.e. 12 – 15m high) is only just beginning to obscure the maximum extent of the Building Envelope. Similarly, VP18 sees a greater extent of the Building Envelope than many of the other views where there is a greater amount of existing vegetation to screen the envelope. In most cases there is some intervening vegetation that would result in only parts of future buildings being visible however, VP08 and the two locations on Wharepuhunga Road (VP10 and VP18) are exceptions to this.

From those areas with a clear view of the Building Envelope the proposed mitigation planting will be required in order to reduce the potential visual effects to an acceptable level. In all cases there is some intervening vegetation that would result in only parts of future buildings being visible.

#### **Visual Effects Rating**

During construction – ranges from high to low (depending on location)

Upon completion – ranges from moderate-high to low-very low (depending on location)

With mitigation established – ranges from moderate-low to very low (depending on location)

#### 8.3.4.4 Visual Effects Summary

The LVA states that in assessing the visual amenity effects resulting from the proposal it is important to note that the visual simulations which depict the maximum Building Envelope and associated light poles are not representative of the final built form. There will not be a continuous mass of building and roof which, from the more elevated viewpoints, exaggerates the potential adverse visual effects. What will be visible is a number of buildings with different orientations and roof angles interspersed with open space in a campus style layout. The more utilitarian elements of the proposed facility such as the 6m high perimeter security wall or fence will not be as prominent as it will be seen below the buildings beyond it.

As the facility design and layout will be confirmed at a later stage through the PPP process the LVA focussed on a potential maximum envelope of effects. The Building Envelope approach taken illustrates the potential landscape and visual effects of the proposal at its most extreme.

However, the LVA indicates that the existing area is a pleasant, visually coherent, rural landscape with a high level of visual amenity, which residents in the surrounding area enjoy as part of their working and living environment.

The LVA concludes that changes to the landscape on the scale proposed will result in adverse effects on visual amenity for some residents in the area, particularly those identified in Walker Road and Wharepuhunga Road that have a relatively clear view of the proposed Building Zone from their indoor and outdoor living areas.

Furthermore, the LVA states that for people travelling on these roads, the proposed facility will be noticeable from some locations, and, although the views are transient its visible presence would (particularly for local residents) be a constant reminder of the prison.

The LVA concludes that a comprehensive mitigation strategy must be implemented. The strategy should be focussed on:

- the retention of as many existing trees as practicable;
- appropriate building design, utilising materials and colours that reduce the prominence of built elements in this rural landscape; and
- the planting of a mix of fast growing specimen trees, woodlots and riparian areas to partially obscure and visually break up the apparent scale and mass of any future buildings located within the proposed Building Zone.

#### 8.3.5 Auckland South Corrections Facility (ASCF)

In 2011 the author of the LVA assisted the Department with the amendment to the designation for ASCF at Wiri. This involved completing an LVA for the proposed Corrections facility based on a maximum Building Envelope approach, as used for the current capacity increase at Waikeria Prison. Images were prepared for 17 viewpoint locations surrounding the proposed corrections facility at Wiri.

In 2015, ASCF was officially opened and between December 2016 and February 2017 (1 - 2 years following completion) photographs of the completed facility were taken from each of the 17 viewpoints discussed above. These photos are contained, along with the original photos and visual simulations developed in 2011, in Appendix 4 of the LVA in Report 6 in Volume 2B, to enable a comparison between the Building Envelope identified and the actual built facility.

While the surrounding environments at Wiri and Waikeria are different, the visual simulations and built development at Wiri is shown to demonstrate the difference between the Building Envelope and the actual completed facility. The photos have not been included to demonstrate the integration with the surrounding landscape context as this will of course be different at Waikeria because it is located in a rural environment, while the ASCF context is a mix of urban residential, industrial and open space.

These photographs indicate that the maximum Building Envelope shown in the visual simulations varied from the eventual form and appearance of the Corrections facility that was constructed at Wiri.

Because a similar approach is being taken at Waikeria, experience at ASCF indicates that the visual simulations for Waikeria can only be used to determine the potential maximum extent of any buildings and other elements of the proposed expansion. The eventual form and



appearance of the Corrections facility that will be constructed at Waikeria will vary from (but will not be greater than) the maximum Building Envelope shown in the visual simulations.

#### 8.3.6 Summary of Landscape and Visual Effects

The proposal to increase capacity at Waikeria prison will generate adverse effects on the landscape character and visual amenity of the site and parts of the surrounding area.

Restrictions on building height, recessive colour controls, the retention of as many existing trees on the site as practicable and mitigation planting will assist the integration of the future buildings within the Building Envelope into the existing landscape character. This will also reduce the adverse visual effects to a low to very low level from most locations.

From three of the closest residential locations (VP01, VP03 and VP08) however it is considered that there are likely to be high adverse visual effects for residents in these properties both during construction and immediately following completion of any new facility in the proposed Building Zone. Following the establishment of the mitigation planting these adverse effects will reduce over time and in 8-10 years it is anticipated they will reduce to a moderate-low level for the residents represented by VP01 and VP08, and moderate-high level at VP03, and overall to a very low level.

## 8.4 Transportation Effects

A Transportation Assessment has been prepared by TDG and is Report 7 contained in Volume 2B. The report:

- Identifies potential adverse traffic effects on the road;
- Assesses if the current roading infrastructure can absorb the expected traffic volumes;
- Identifies any safety or capacity issues with the roading network; and
- Proposes mitigation measures or roading improvements to address any adverse effects.

**Outlined below is a summary of the report findings addressing:**

- The option of splitting access to SH3 between Waikeria and Wharepuhunga Roads;
- Traffic volumes;
- Roding infrastructure;
- Mitigation measures; and
- A construction traffic management plan (CTMP).

### 8.4.1 Alternative Access to SH3 via Wharepuhunga Road

As discussed in section 7.1 and 7.4.1 above, Waikeria Road currently provides the sole vehicle access to Waikeria Prison however access has previously been provided to Wharepuhunga Road via Settlers Road and (further east) Manuka Drive. These access points are not currently used. It is a condition of the existing designation that no additional accesses are permitted without the Council's approval.

In the course of consultation with the community, a number of residents on Waikeria Road suggested access to Wharepuhunga Road should be reopened to reduce the effect of proposed traffic volumes on Waikeria Road and the SH3-Waikeria Road intersection. TDG investigated this option.

As detailed in section 7.4.1 above and in the traffic assessment, there are no formal turning lanes marked at the SH3/Waikeria Road intersection, however a widened sealed shoulder has been constructed on the north western side of the highway to provide some turning opportunity especially for right turning movement from the south into Waikeria Road.

A review of the current design and operation of the SH3-Wharepuhunga Road intersection by TDG and discussed in the traffic assessment indicates that the sight distance between Wharepuhunga Road and the southern leg of SH3 is deficient when compared to the relevant guidelines in the Austroads publication Guide to Road Design Part 4A Signalised and Unsignalised intersections. TDG indicate that the key limitation on sight distance to the south is the vertical crest in the road. Mitigation would require significant work to lower the crest and regrade SH3 in this area. In addition, TDG advise that the Wharepuhunga Road intersection with SH3 is an offset crossroads intersection between Wharepuhunga Road, SH3 and Te Kawa Road. The intersection is also the location for a service station, vehicle workshop and takeaway food outlet. Introducing additional traffic to the intersection creates greater complexity at the intersection and increases the potential for conflicting traffic movements to occur.

TDG reviewed crash data for both Wharepuhunga Road/SH3 and Waikeria Road. There have been a higher number of accidents reported on Wharepuhunga Road compared with Waikeria Road within the same timeframe, over a shorter distance and with similar traffic volumes on each road. Accidents on Waikeria Road are attributed to a range of causes and a variety of locations while accidents on Wharepuhunga Road are often loss of control accidents on bends, including two at the same location. With regard to crash data for each of these intersections TDG states:

*“Two crashes occurred at, or within the immediate vicinity of the SH3 / Waikeria Road intersection. Both of these accidents were single vehicle loss of control crashes, with a car on SH3 running off the road. Neither crash resulted in an injury.”*

*“One crash occurred at the SH3 / Wharepuhunga Road / Te Kawa Road intersection. This crash was the result of vehicle turning right from SH3 into Te Kawa Road across the path of a northbound vehicle on SH3. No injuries were reported in the resultant collision.”*

A further factor considered by TDG in assessing the options is the relative safety of Waikeria Road and Wharepuhunga Road as these routes provide the access between SH3 and the prison, particularly for visitors who are not familiar with the area.

TDG states that:

*“In regard to the extent of the intersection upgrades, NZTA indicated a strong preference that works should be concentrated at a single intersection, to achieve a high-quality intersection outcome and to prioritise the preferred location. Further, NZTA indicated the preferred intersection should be the SH3 / Waikeria Road intersection in view of the current connection, the opportunities for practical improvement and the previously discussed issues at the SH3 / Wharepuhunga Road / Te Kawa Road intersection.”* Accordingly, the Department proposes to focus traffic on Waikeria Road by not reopening any of the access routes to Wharepuhunga Road.”

The use of Wharepuhunga Road for access to Waikeria Prison was discussed on two occasions. NZTA expressed concerns about the safety of the intersection in light of additional traffic generated by the capacity increase at Waikeria Prison. NZTA's strong preference was for works and expenditure to be concentrated on one intersection to achieve a high-quality intersection outcome.

On the basis of this information, and based on the detailed assessment of traffic effects in the attached report, TDG recommends that a single access point to the prison should be maintained via Waikeria Road. NZTA's preference was also to focus on the Waikeria Road intersection.

## 8.4.2 Traffic Effects

### 8.4.2.1 Existing traffic volumes

TDG have assessed current traffic volumes on the road network surrounding the Waikeria Prison. This involved a seven-day traffic count and an analysis of NZTA data for SH3. Traffic volumes are generally consistent with the hierarchy classification and the traffic-carrying capacity of two-lane arterial and local roads.

Traffic volumes are summarised in Table 11. In summary, the volumes on SH3 are in the order of an average of 7,900 vehicles per day (two-way) and on Waikeria Road an average daily

volume of 936 vehicles. The majority of vehicles using Waikeria Road are associated with the prison, with an average daily volume of 716 vehicles near the prison.

*Table 11 Average Daily Traffic volumes for the roading network surrounding Waikeria Road. Source: TDG, 2017.*

Road Name/Location	Date	Traffic Volumes		
		5 Day Average Daily Traffic (vpd)	7 Day Average Daily Traffic (vpd)	% Heavy Vehicles
SH3, 420 metres south of south of Allen Rd	July 2016	7,883	7,417	13%
SH3 north of Wharepuhunga Rd	2015	6,400	6,400	15%
Waikeria Road (near SH3)	August 2015	936	n/a	6.5%
Waikeria Road	October 2016	716	631	<5%

#### 8.4.2.2 Existing traffic generation

The traffic assessment states that the traffic volumes generated from the existing prison operation occur at two distinct peak hours, between 07:00am – 08:00am and 4:00pm – 5:00pm. During these times the traffic activity is approximately 25% to 30% (or around 100vph) of the daily generated traffic volume travels on Waikeria Road.

There are also secondary peaks in traffic activity on Waikeria Road between 5:00am – 6:00am and at 2:00pm – 3:00pm. These secondary peaks are created by the need for one shift to arrive and prepare before the other is able to leave, with the later hour in each peak pairing also including day shift only staff. Traffic volumes between 10pm and 5am are negligibly small.

Based on the current prisoner muster at Waikeria Prison and existing staffing numbers (approximately 350 persons) TDG has calculated that the reported weekday average of 716vpd on Waikeria Road represents a trip generation of up to 2 trips per staff member.

#### 8.4.2.3 Predicted traffic generation

The Department has estimated that the future maximum staff total at the Waikeria site needed to manage a total muster of 3,000 prisoners will be approximately 930 custodial and 470 support staff. The maximum number of staff on site at any one time is likely to be approximately 940 staff.

Taking into account the anticipated prison staff vehicle movements (2 trips per staff member per day) and other activity occurring on the site (such as farming operations), TDG have estimated that the peak hour volumes on Waikeria Road are anticipated to be between 360vph and 470vph from the current peak hour volumes of approximately 100vph.

Non-prison related traffic on Waikeria Road is expected to remain constant so TDG conclude that future Waikeria Road traffic volumes at the intersection with SH3 are expected to be approximately 2,950vpd with peak hour volumes in the region of 360-470vph.

Heavy vehicle volumes on Waikeria Road have been assumed to be minimal based on data collected and observations, and are typically in the order of two to five vehicle movements per peak hour.

TDG also expect that the traffic on SH3 will increase with population growth, general travel and the planned capacity increase at the prison facility. Considering these factors a base annual growth rate of 2% has been adopted.

Extrapolating the 7,883 vpd currently carried by SH3 with a growth factor of 1.02 for each year to 2022 means that in 2022, the traffic assessment estimates that the traffic volumes on SH3 will be in the order of 8,900vpd with peak hourly volumes in the order of 755vph.

The increase in trips to and from the facility to a volume of about 2,800 vpd in 2022, will increase the share of trips on SH3 from 9% currently to 31% by 2022.

#### 8.4.2.4 Traffic Modelling

The performance of the SH3/Waikeria Road intersection has been modelled for the traffic assessment using Sidra Intersection. The morning and afternoon peak periods were modelled under the existing authorised scenario and the future maximum scenario. The attribute modelled were the 95<sup>th</sup> percentile queue length, average delay and level of service (LOS)<sup>15</sup>. Assumptions used in the modelling included:

- Approximately 75% of staff would reside to the north of Waikeria Prison and therefore turn left into Waikeria Road when travelling to work and right out of Waikeria Road onto SH3 on departure<sup>16</sup>;
- The upgraded Waikeria Road/SH3 intersection design has been implemented; and
- Use of 2016 traffic volume data for existing authorised scenario and 2022 State Highway traffic volumes for future maximum scenario.

The modelling results for morning peak hour are shown in Table 12 and the modelling results for the afternoon peak hour are shown in Table 13.

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<sup>15</sup> LOS for the intersection has been calculated by the Highway Capacity Manual method, as a function of delay. According to the Sidra Output Guide LOS A and B are very good and indicative of free-flow conditions; C is good; D is acceptable; and E and F are indicative of congestion.

<sup>16</sup> This assumption is based on the predicted staff distribution detailed in the Social Impact Assessment (Report 4, Volume 2A). With the increased number of staff to be employed following the capacity increase at Waikeria Prison it is possible that the staff distribution pattern may differ that assumed. With that, the turning ratios at the SH3 /Waikeria Road intersection will also change. Accordingly, three additional turning pattern tests have been modelled assuming 85%, 65% and 50% of staff reside to the north of Waikeria, respectively. These modelling results are presented in the Traffic Assessment in Report 7 in Volume 2B.

Table 12 SH3/Waikeria Road Intersection Morning Peak Hour. Source: TDG, 2017

Approach		Current Authorised			Future Authorised		
		Average Delay (s)	LOS	95 <sup>th</sup> % Queue (m)	Average Delay (s)	LOS	95 <sup>th</sup> % Queue (m)
SH3 (North)	Through	1.7	A	5	0.0	A	0
	Right	10.0	B	5	11.9	B	5
SH3 (South)	Through	0.1	A	0	0.0	A	0
	Left	7.8	A	0	7.7	A	0
Waikeria Road	Left	8.9	A	0	9.9	A	0
	Right	13.5	B	1	20.1	C	2
Intersection		3.5	A	5	4.6	A	5

Table 13 SH3/Waikeria Road Intersection Afternoon Peak Hour. Source: TDG, 2017

Approach		Current Authorised			Future Authorised		
		Average Delay (s)	LOS	95 <sup>th</sup> % Queue (m)	Average Delay (s)	LOS	95 <sup>th</sup> % Queue (m)
SH3 (North)	Through	0.10	A	1	0.0	A	0
	Right	9.6	A	1	9.2	A	0
SH3 (South)	Through	0.0	A	0	0.0	A	0
	Left	8.0	A	0	7.9	A	0
Waikeria Road	Left	9.9	A	2	10.4	B	4
	Right	18.3	C	14	60.4	F	101
Intersection		4.2	A	14	17.4	C	101

TDG conclude that the key effect on the intersection operation as a result of the proposed capacity increase at Waikeria Prison is on the right turn movement out of Waikeria Road in the afternoon peak hour. The future performance of this right turn movement declines from a level of service C to F and forecast delays increase by approximately 60 seconds for the afternoon peak hour.

### 8.4.3 Roading Infrastructure Issues

#### 8.4.3.1 Issues identified with Waikeria Road

TDG assessed the geometric configuration of Waikeria Road in order to identify any issues with its design when considering the increase in traffic volumes associated with the proposed capacity increase at Waikeria Prison.

Waikeria Road is predominantly straight although there are some curves in the horizontal alignment. Traffic lanes are typically 3.3 to 4m in width with virtually no sealed or unsealed shoulder at any point, and very few locations in which an edge line is marked. Sections of the road are undulating which restrict forward visibility in places. At these points a yellow or double yellow centre line is marked. The road ramps up to the intersection with SH3 which imposes limits on the currently available sight distances.

There are some private access ways (382 Waikeria Road, 425 Waikeria Road and 463 Waikeria Road) with limited sight distances on Waikeria Road.

There is a bend at the Prison end of the road (approximately 270-370m north of the one lane bridge) which the traffic assessment indicates has a tight radius. This curve has limited forward visibility due to the width of the road, topography, and road side vegetation. Although acceptable for current and anticipated traffic volumes, TDG considers truck movements associated with construction of the new facility may be slowed down negotiating this curve. This may impede efficient progress of the construction programme.

TDG considers that a single lane bridge approximately 200m north-west of the Prison security gate and the associated approaches to it may place constraints on both construction operations and future day-to-day operations. The road width and location of the limit lines at the bridge are insufficient for two trucks to pass each other safely without one truck moving off the edge of the seal, however there is no unsealed shoulder on either side of the road.

There are conflicting road markings at the intersection of Walkers Road with Waikeria Road.

TDG have recommended a range of mitigation measures to address each of the matters outlined above. TDG has grouped these measures based on whether they require immediate upgrade (within next 12 months) or would not need to be in place until the new prison development commences operation.

#### 8.4.4 Immediate Upgrades for Waikeria Road

TDG has recommended minor driveway improvements at 382 Waikeria Road, 425 Waikeria Road and 463 Waikeria Road along with vegetation clearance. This may involve works in the road corridor and on private property. As such there will be temporary disruption to these accesses however safety will be enhanced. It is noted that the sightlines from these properties cannot achieve full compliance of sight distances due to topographical constraints. Therefore, TDG also recommends 'concealed exit' signage be installed. The Department will work with these landowners and Otorohanga District Council to implement these works.

TDG also recommends carriageway improvements to mark the edge line of the carriageway. This will assist drivers in low light or night time conditions where undulating sections of the road make it more difficult to define the edge of the sealed carriageway. It is also recommended that the vegetation which obstructs the edge of the seal/road edge marker posts at present should be cleared. This involves a more regular programme of vegetation maintenance along the road.

TDG recommends widening the road seal along Waikeria Road where the lack of a shoulder is causing critical issues. The road widening will improve road safety by increasing manoeuvring room and vehicle separation on road shoulders. This will also increase safety for cyclists and pedestrian users of Waikeria Road. The Department will continue to discuss this issue with Otorohanga District Council.

TDG recommend the removal of the redundant road markings and clarification of new markings at the Walker Road/Waikeria Road intersection, prior to any increase in traffic movements (resulting from either construction, or from an increase in vehicle movements from day to day prison operations).

#### 8.4.5 Upgrades/Mitigation of Waikeria Road triggered by the Proposed Capacity Increase at Waikeria Prison

##### 8.4.5.1 Tight Bend on Waikeria Road

To address the tight radius curve on Waikeria Road (located 270-370m north of the one lane bridge), TDG recommends further investigation of this issue. If required, the following works should be undertaken prior to commencement of construction activities:

- Seal widening, grass clearance, fence relocation and bank cutting as required to provide adequate carriageway width; and
- Regular maintenance of the road.

##### 8.4.5.2 Single Lane Bridge

TDG recommends replacement or widening of the single lane bridge with an appropriately sized two lane bridge together with an upgrade to the bridge approach and abutment areas. Ideally, this work should occur prior to construction of the new prison facility (as it would be beneficial for construction traffic). However, if replacement or widening prior to the commencement of construction is not possible, TDG consider the following works must occur prior to construction commencing:

- A structural assessment of the existing bridge to determine the existing load capacity of the bridge and imposing restrictions on traffic across the bridge if required, to ensure it can safely accommodate construction vehicles and machinery.
- Widening the western approach to the bridge to allow for safe access for construction vehicles.
- Developing protocols for all wide load vehicles to have road side supervision to ensure a clear path along the road is maintained and to ensure sufficient load clearance across the bridge.

##### 8.4.5.3 Upgrades of SH3 with Waikeria Road Intersection

TDG recommends the SH3/Waikeria Road intersection be upgraded prior to the new facility becoming operational. The upgrade is necessary to improve sight distances and create a right hand turn bay as shown in Figure 27 in Volume 3. This will involve moving the centre of the intersection by approximately 6m to the south, and the installation of additional turning facilities, specifically a right turn bay with a give-way control.

The intersection upgrade is primarily focused on improving the existing safety issues at the intersection rather than improving capacity. The capacity constraint issues identified in the peak



hour modelling are confined to short and discrete periods of time. Monitoring is proposed to assess both capacity and safety issues at the intersection in future and potential management and mitigation measures have been identified and could be employed if required to address the time-limited capacity issues.

#### 8.4.5.4 SH3/Waikeria Road Intersection monitoring

NZTA have some residual concerns that the Waikeria Road/SH3 intersection may not operate effectively with the mitigation measures proposed in place once 2,650 prisoners are on site at Waikeria Prison (i.e. the existing facilities and the new facility combined). The Department therefore proposes to engage a traffic engineer to complete a further assessment of the SH3-Waikeria Road intersection 12 months and 5 years after the new facility is operational. The traffic assessment will:

- Assess the actual effects of traffic generated by the new prison facility on the SH3/Waikeria Road intersection;
- Provide an assessment of intersection operations, crash statistics, 95th percentile queue length and average delay;

Should this assessment show that any of the thresholds shown in Tables 14 and 15 are exceeded regularly, the Department shall, in conjunction with NZTA, propose and implement additional mitigation measures to address these issues.

*Table 14 Thresholds for Review of Mitigation Measures at upgraded SH3/Waikeria Road Intersection*

Model	Crash Types	Predicted Existing	Predicted Future (with intersection improvements)
Crossing/ Vehicle Turning	Major road approach to right of side road	0.157	0.174
Right-turning and following vehicle	Major road approach to left of side road	0.101	0.182
Other	Major road approach to right of side road	0.027	0.034
Other	Major road approach to left of side road	0.017	0.019
Other	Side road approach	0.011	0.011

*Table 15 Thresholds for Review of Mitigation Measures at upgraded SH3/Waikeria Road Intersection*

Crash rate	Injury Crash rate to be no greater than those shown in Table 14. Should a serious injury or fatality occur at the intersection associated with peak Corrections traffic demands, this threshold will be considered to have been exceeded.
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95th percentile queue length	100 metres for vehicles turning right out of Waikeria Road
Average delay	60 seconds for vehicles turning right out of Waikeria Road

Measures to address this may include implementing a travel management plan to reduce traffic generated peak times (e.g. by providing alternative means of transport to and from the site such as buses, car pools; or changing shift patterns to reduce peak time usage of the intersection; or other means). Other measures include changes to the intersection layout.

#### 8.4.6 Summary of Transport Effects

The proposed increase in capacity at Waikeria will result in additional staffing requirements along with increased visitor and servicing numbers. Traffic modelling has identified that weekday prison related traffic volume is to increase from 716 vehicles per day to 2,800vph. Peak hour movements would increase by a similar ratio from 100vph to 470vph.

The project will also temporarily generate additional traffic on the surrounding transport network during the construction of the new facility to accommodate the additional 2,000 prisoners.

Mitigation measures are necessary to ensure the effects of the proposed capacity increase on the surrounding road network are reduced to an acceptable level. In summary the traffic assessment recommends the Department:

- Undertake some immediate upgrade work on Waikeria Road (not dependent on the new proposal) including:
  - Implement an 80km/hr speed limit;
  - Remove incorrect and reinstate correct road markings on the Walker Road / Waikeria Road intersection;
  - Install edge line markings and provide widened seal at several critical sections of Waikeria Road;
  - Upgrade accesses from Waikeria Road to three private properties (at 382, 425 and 463 Waikeria Road) to improve sight distances and install “concealed driveway” signage on Waikeria Road where improvement is not practicable; and
  - Investigate whether upgrade is needed of the tight bend between 270m and 370m north of the one lane bridge.
- Address the tight bend on Waikeria Road which may need some mitigation to provide adequate use by construction traffic;
- Replace or widen the single lane bridge to provide an appropriately designed two lane bridge;
- Upgrade the SH3/Waikeria Road Intersection (see Figure 27 in Volume 3); and
- Monitor and review the upgrade of SH3/Waikeria Road Intersection and implement additional mitigation measures if appropriate.

Otorohanga District Council, Waipa District Council and NZTA will continue to be consulted to ensure that mitigation measures and upgrades are progressed appropriately. Upgrade works are likely to impact on owners adjacent to the SH3/Waikeria Road intersection and those with properties on Waikeria Road, including the properties at numbers 382, 425 and 463 Waikeria Road where specific upgrades are proposed at these driveways.

There will be some disruption to users of Waikeria and Walker Roads as a result of the works. However, the majority of traffic using this route is related to the prison, and Waikeria/Walker Road is not a through-route so the potential effect is limited to those travelling to or from the immediate area. The CTMP will set out how disruption to these parties will be minimised.

TDG has concluded that:

*“Subject to the implementation of mitigation measures detailed within this report it is considered that the designation proposed to support the increase to 3,000 prisoners at Waikeria Prison can occur within a framework of acceptable traffic effects”.*

*Overall it is considered that the effects of the proposed expansion of Waikeria Prison will be acceptable subject to the recommended mitigation measures being implemented.*

## 8.5 Lighting Effects

A lighting assessment has been prepared by Opus International Consultants Limited (Opus) and is Report 8 contained in Volume 2B.

### 8.5.1 Methodology

The lighting assessment included:

- A review of appropriate national and international standards being Australian Standard AS4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting) and Australian/New Zealand Standard AS/NZS 1158 (Lighting for Roads and Public Spaces), together with the lighting standards in the Otorohanga District Plan and the existing conditions of the Waikeria Prison designation;
- An assessment of the existing lighting at the lower jail within the proposed Building Zone including night time noise measurements and review of the extent of views from neighbouring residential properties and roadside vantage points; and
- An assessment of the potential effects of lighting and consideration of appropriate design parameters to address potential effects.

### 8.5.2 Lighting Standards and Designation Conditions

#### 8.5.2.1 Otorohanga District Plan Standards

The Otorohanga District Plan contains the following standards that permitted activities must comply with.

- 18A** *Light emissions from a site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the boundary of the site.*
- 18B** *No structure shall be finished in a manner which could create glare nuisance to road users or neighbouring properties.*

#### 8.5.2.2 Designation Conditions

The designation conditions are shown in Table 9 in Section 7.2 above. Conditions 4 and 5 are relevant to lighting.

#### 8.5.2.3 Australian and New Zealand Standards

The Opus report indicates there are no specific standards applicable to external lighting for New Zealand prisons. However, Australian Standard AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting) is accepted as providing the most appropriate guidance.

Several aspects of potential obtrusive external lighting effects are considered by this Standard, including light falling on surrounding properties, brightness of light fittings in view of nearby residents, glare to users of adjacent transport systems and the effects on astronomical observations. To control these potential obtrusive external lighting effects the Standard recommends a range of technical parameters for lighting design. (See Appendix B of Report 8 in Volume 2B.) AS4282 informs the strategy adopted in the lighting assessment for developing controlling values of spill light based on:

- (a) The level of lighting existing in the area.
- (b) The time that the proposed lighting is to operate (curfew).
- (c) The type of lighting technology available to light the area/activity.
- (d) The use of readily available and easily understood technical data on the lighting installations which can easily be verified at the design and assessment stages.

The Opus report states that although compliance with Australian Standard AS 4282 – 1997 is not required to meet the District Plan requirements, it is a useful guide to limit detrimental effects from exterior lighting and is considered appropriate for assessing prison lighting.

A different standard, AS/NZS1158 (Lighting for Roads and Public Spaces) ensures safe vehicle and pedestrian movement and the timely identification of objects and pedestrians by the motorist's eye, while travelling at speed during the hours of darkness

### 8.5.3 Assessment of Lighting Effects

The Opus report concludes that the existing lighting at Waikeria Prison currently complies with the District Plan requirements and existing Designation conditions.

However, light pollution from the lower jail was raised as a concern during the public open days and at a meeting attended by residents who reside on Wharepuhunga Road and Walker Road. Department representatives also met with site neighbours on a one-on-one basis and light pollution was raised as a concern by a number of residents.

While light pollution in general was raised as an issue of concern, the following specific comments were made:

- Light pollution was more noticeable in winter as the deciduous trees no longer screen the prison from view;
- There is a haze from the existing floodlights at the lower jail;
- A site neighbour who looks straight down on the lights does not want to see an increase in the 'glow';
- A site neighbour was interested in understanding what the possible solution to the light pollution would look like; and
- Changing the existing lighting levels is a good idea.

As a result of this feedback, the Department is focused on both further reducing the impacts of the existing lower jail at Waikeria Prison and setting performance limits for the proposed new facilities to achieve an exemplary outcome when considered against the District Plan requirements or Designation conditions. That is, the Department seeks to ensure that all parameters are well below the defined limits.

The Opus report concludes that the key effects of concern as a result of external lighting at the existing lower jail and new facilities at Waikeria Prison are spill lighting<sup>17</sup>, glare<sup>18</sup> and 'sky glow'<sup>19</sup>. Each of these matters is discussed in the following sub-sections.

#### 8.5.3.1 Spill Lighting

Opus found that most nearby residential buildings are partially screened from the proposed Building Zone by existing trees and land contour.

Residential properties that do have a direct view of the existing lower jail are located a significant distance from and above the height of the proposed Building Zone. Therefore, on the basis that all new external light fixtures are cut-off type and aimed appropriately, existing residential properties with views of the existing and proposed facilities will not be subjected to spill lighting effects.

#### 8.5.3.2 Glare

The Opus report concludes that short term road users on Wharepuhunga Road and Waikeria Road and residents that overlook Waikeria Prison from surrounding properties could be affected by glare from exterior lighting at Waikeria Prison.

The use of lighting fixtures with full cut-off optics and appropriate aiming below the horizontal will ensure that glare effects are prevented or reduced to an acceptable level at and beyond the site boundary.

#### 8.5.3.3 Sky Glow Effects

Opus concludes that the effect of night time sky glow will be minimal as all light will be directed downward using full cutoff optics and there will be an upward light ratio approaching 0% (compared with the current maximum in the Designation condition of 5%). Only reflected light from the ground or buildings will be able to affect the surrounding environment rather than direct rays from lights.

Sky glow effects are potentially more pronounced on a misty or wet night due to the increased reflection or refraction from atmospheric particles. On a clear and low humidity night, the effects are subtler.

Opus states that reflectance values of the ground and vertical surfaces on buildings will be low therefore the lighting effect in to a dark sky will also be low. When viewed on a misty or wet night, the amount of reflected light produced will be too low to have any detrimental effect on views of the sky.

### 8.5.4 Summary on Lighting Effects

External night time lighting is essential to ensure the safe and efficient operation of Waikeria Prison.

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<sup>17</sup> Spill light is light received at a location beyond the intended application area, particularly a property boundary. Source: Opus 2017

<sup>18</sup> Glare is related to light source intensity, background brightness and the location relative to the viewing position. Glare can cause visual impairment, discomfort or reduced amenity from the brightness contrast of a light source against the surrounding background. Source: Opus 2017

<sup>19</sup> 'Sky glow' or Upwards Waste Light Ratio (UWLR) is the increased brightness of the night sky, and associated loss of visual amenity from the upward light (i.e. direct and indirect) reflected off atmospheric particles. Source: Opus 2017

While the existing exterior lighting at the lower jail at Waikeria Prison appears to comply with the requirements of the Otorohanga District Plan and Designation conditions for Waikeria Prison, it is not in accordance with the requirements of AS 4282 - 1997.

Exterior lighting for new facilities at Waikeria Prison will be designed to reduce the effects on the environment by following the technical principles of AS4282 - 1997.

Opus consider that adverse lighting effects will be avoided or mitigated by: -

- Undertaking a detailed review and upgrade of the existing exterior lighting at the lower jail prior to the completion of the proposed new facility;
- Using full cut-off and/or asymmetric optics in all external lights as appropriate to technical design requirements;
- Mounting lights at an appropriate height to reduce number of poles and aiming towards the ground to controlling glare and spill light; and
- Adequate separation of new lights from the boundaries of the Waikeria Prison designation.

Overall as a result of implementing the principles of AS4282 - 1997 at both the existing lower jail and proposed new facilities at Waikeria Prison, the effects resulting from external lighting will be low.

## 8.6 Archaeological Effects

An assessment of the archaeological effects of the increase in capacity at Waikeria Prison has been prepared by Clough & Associates Ltd and is Report 9 contained in Volume 2B.

The assessment includes a review of relevant literature and statutory documentation and identifies all recorded archaeological sites within the vicinity of the proposed Building Zone. Clough & Associates has also undertaken a field survey of the land within the proposed Building Zone and in the vicinity of the one lane bridge on Waikeria Road on the approach to the Prison security gate. The assessment in the vicinity of the bridge was necessary to determine if there are any archaeological sites that may be affected by the proposed upgrade of the bridge and its approaches to a two lane bridge. The survey involved a visual inspection, examination of exposed and disturbed soils and archaeological probing for archaeological evidence.

The assessment confirms that there are no recorded archaeological sites within close proximity of the proposed Building Zone or bridge, with the closest recorded archaeological site being approximately 700m from the proposed Building Zone.

The survey found no evidence of archaeological features or deposits within either the proposed Building Zone or in the vicinity of the bridge.

Clough & Associates have commented that the proposed Building Zone comprises of land that has been previously disturbed by the prison operation and farming activities. These activities would have destroyed any archaeological features that may have once been present. Therefore, the potential for unidentified subsurface archaeological remains to be present is considered to be low.

It is unlikely that any subsurface archaeological evidence will be encountered during construction works within the proposed Building Zone. However, discovery of archaeological evidence cannot be ruled out entirely and accordingly, Accidental Discovery Protocols (ADP) should therefore be adopted and implemented for the construction of new facilities at Waikeria Prison. This will ensure that in the unlikely event of discovery of archaeological evidence the correct procedures are implemented and the appropriate people or organisations are informed. The archaeological assessment proposed the following protocol.

*If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol is to be followed:*

- (a) All earthworks will cease in the immediate vicinity (at least 10 metres from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.*
- (b) If the material is identified by the archaeologist as human, archaeology or artefact, earthworks shall not be resumed in the affected area (as defined by the archaeologist). The consent holder shall immediately advise the Otorohanga District Council, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.*
- (c) If the discovery contains koiwi, archaeology or artefacts of Māori origin, representatives from Waikato-Tainui, Raukawa and Maniapoto are to be provided information on the nature and location of the discovery.*
- (d) The consent holder shall not recommence works until approved by the Environmental Services Manager at Otorohanga District Council.*



This protocol has subsequently been discussed with tangata whenua and a modified protocol is being developed. This will be provided to Otorohanga District Council as soon as it is agreed between tangata whenua and the Department.

If during the course of site development, archaeological evidence is discovered and an authority to modify or destroy an archaeological site becomes required. An application will be made to Heritage New Zealand Pouhere Taonga.

Given the above any adverse effects on archaeological values resulting from the proposed prison expansion will be negligible.

## 8.7 Noise Effects

An assessment of acoustic effects has been prepared by MDA and is Report 10 contained in Volume 2B.

MDA has measured the existing acoustic environment and has undertaken computer modelling to determine predicted noise levels resulting from the proposed capacity increase at Waikeria Prison. The report covers both construction and operational noise. The summary below deals with operational noise, with construction noise effects discussed in section 8.10.

### 8.7.1 Operational Noise

MDA has measured ambient noise levels and has assessed the existing acoustic environment at sites nearest to the proposed Building Zone. These sites are the locations of residential dwelling located at Walker Road, Otorohanga Road, Wharepuhunga Road, Ngahape Road and Waikeria Road and have been identified as sensitive receiver locations. Collectively noise from these sites represents the acoustic ambient environment surrounding Waikeria Prison.

Noise sources identified at the surrounding sites included, bird noise, insect sounds, wind in trees, traffic noise, and tree felling and chainsaw noise. The prison was inaudible at all of the sites assessed. However, a number of residents noted that kapa haka performances were occasionally audible on days with particular meteorological conditions and that the public loud speaker could occasionally be heard. Overall, MDA has assessed the acoustic environment surrounding the prison as being typically rural.

Prison day time operational noise sources that contribute significantly to acoustics include, kapa haka and co-ordinated singing, outdoor recreation and sports activities, work experience training activities, prison mechanical plant (air conditioners, ventilation and extractor fans, pumps for wastewater treatment) and traffic.

During night time hours' prisoners are confined to their cells. Given the separation distance between the prison and sensitive receivers, and prison cell design (including sound insulation) any noise generated by prisoners will not be audible beyond the prison boundary.

MDA has undertaken computer noise modelling using the SoundPLAN Noise Model to determine the expected noise levels for each identified day time operational noise source. This type of modelling provides a comprehensive and overall picture of noise levels taking into consideration factors such a terrain elevation, ground and atmospheric conditions that may potentially affect noise levels.

MDA has applied the "worst case scenario" results from the modelling to each of the identified sensitive receiver locations (surrounding dwellings) and compared this result against the relevant noise limits set out in the Otorohanga District Plan. Noting that the District Plan requires operational noise to be measured at the boundary and assessed in accordance with New Zealand Standard 6801:1991 "*Measurement of Sound*" and New Zealand Standard 6802:1991 "*Assessment of Environmental Sound*".

The Waikeria Prison designation has no conditions relating to operational noise. Therefore, the underlining rural zoning noise limits have been used. These are shown in Table 16.

Table 16 Noise limits for Rural Effects Area in Otorohanga District Plan. Source: MDA, 2017.

Day	Time	Noise Limit
Monday to Friday	7 am to 10 pm	50 dBA $L_{eq}$
Saturday	7 am to 7 pm	50 dBA $L_{eq}$
Sunday & public holidays	8 am to 5 pm	50 dBA $L_{eq}$
All other times		40 dBA $L_{eq}$ 70 dBA $L_{max}$

Results from modelling show that predicted noise limits from operational noise sources within the proposed Building Zone will comply with the District Plan noise limits at all sensitive receiver sites.

It is recognised that some activities such as certain kapa haka and co-ordinated signing performances may be audible at the nearest dwellings. MDA has commented that the noise level is not of a sufficient magnitude to significantly affect compliance with the day time noise limit. However, in order to reduce potential annoyance and the risk of non-compliance with the night time noise limits MDA has recommended that significant kapa haka and co-ordinated signing activities are limited to daytime hours only. Significant kapa haka and co-ordinated signing activities are noted as being more than 100 participants or occurring for more than 15 minutes at a time.

MDA has concluded that computer noise modelling has shown that operational noise will comply with the noise performance standards outlined in the District Plan for the rural environment. The proposed increase in prisoner numbers to 3,000 would be barely noticeable in terms of noise effects at the nearest dwellings and therefore the effects would be negligible.

## 8.8 Ecological Effects

An assessment of the ecological effects has been prepared by BML and is Report 11 contained in Volume 2B.

### 8.8.1 Methodology

The ecological effects assessment has:

- Completed a desk top assessment of known ecological values of the Waikeria area;
- Completed a site visit to assess the ecological values of the proposed Building Zone and local environs, capture specific data and information, and to understand the needs for further studies;
- Completed specific site visits to undertake aquatic, avifauna, lizard habitat and vegetation surveys within the proposed Building Zone;
- Completed a survey of potential mitigation sites within Waikeria Prison for the loss of any residual ecological values;
- Established whether the ecological values present within the proposed Building Zone meet statutory criteria for significant indigenous biodiversity; and
- Recommended any specific management or mitigation for loss of residual ecological values.

### 8.8.2 Ecological Values Assessment

Results of the ecological assessment show that no mudfish were captured during the survey of Wetlands 1 and 2. The Macroinvertebrate Community Index (MCI, soft-bottomed) was in the “Poor” class for site M1 and “Fair” for site M2. The composition at the two sites differed and the metrics indicated slightly better conditions at M2 than at M1. Overall these communities indicate moderate ecological values and health, possibly indicating above-average water quality for a farm wetland environment but also reflect the standing/slow-flowing aquatic habitat. There are two perennial streams within the proposed Building Zone. Both streams are degraded and are located in an open pasture environment with evidence of livestock damage and sedimentation.

There were no plants of conservation value identified in Wetlands 1 and 2 and the ecological assessment concludes that the existing ecological values of these areas are low.

Habitat within the proposed Building Zone was assessed as predominantly poor quality for indigenous lizards. Wetlands 1 and 2 were assessed as having poor quality habitat for wetland bird species and unsuitable habitat for aquatic diving bird species.

Overall the ecological assessment found that the ecological values of the proposed Building Zone are low.

### 8.8.3 Management of Ecological Effects

#### 8.8.3.1 Lizard Habitat

The protected status of lizards means that measures to avoid, remedy or mitigate effects associated with the loss of potential lizard habitat should be undertaken. As the development of

prison facilities requires the removal of any of the potential lizard habitat present the following work is currently being completed by a qualified and experienced herpetologist.

1. Preparation of a Lizard Management Plan (LMP) for salvage and relocation of any lizards prior to habitat clearance. The LMP is being prepared with the objectives of:
  - Maintaining or enhancing the population of each species present on the site; and
  - Creating suitable habitat to support a viable population of lizards at an alternative site outside of the proposed Building Zone.

Applications for appropriate permits will be made to undertake the work that is identified as being required in the LMP (if any).

#### 8.8.3.2 Mitigation of Ecological Effects

The Ecological Assessment concludes that the two wetland areas within the proposed Building Zone are not classified as significant for indigenous biodiversity values or indigenous vegetation values under the Waikato Regional Policy Statement ('WRPS') or the Otorohanga District Plan respectively. Nevertheless, the infilling of the wetland areas will result in the loss of residual values of the functioning wetland. The Ecological Assessment concludes that the loss of these values should be mitigated.

In considering mitigation for the loss of residual ecological function the Ecological Assessment indicates it will be important to ensure that integration between operational stormwater design and wetland mitigation occurs so that stormwater discharge solutions are optimised while not compromising wetland mitigation.

Mitigation for the loss of ecological function is typically expressed as a ratio of gain to loss. Typically, the ratio for features such as wetlands is 3:1 (i.e. for every 1m<sup>2</sup> of wetland lost, there is a replacement of 3m<sup>2</sup> at an appropriate location). Mitigation required is therefore estimated in the ecological Assessment to be 7 to 7.5ha.

The Ecological Assessment assessed suitable sites for wetland mitigation in association with Puniu Rivercare who assisted in identifying two key watersheds where discharges from the proposed development footprint concentrate before entering the Puniu River. These sites are shown on Figures 21 and 22, Volume 3 and discussed below.

Option 1 encompasses a number of wetland areas along the margins of the lower reaches of Waikeria Stream along to its confluence with Puniu Stream, immediately north of the proposed Building Zone. A portion of the riparian margin surrounding the main stream channel is planted in radiata pine trees, while the adjacent low-lying land is grazed. A meandering floodplain follows the watercourse, with patches of back-swamp in shallow depressions and old drainage channels throughout the surrounding pasture.

Old drainage channels intersect the drier pasture areas adjacent to the 'active' Waikeria Stream floodplain, though these features do not appear to be frequently maintained. Complete revegetation of these features (incorporating areas of adjacent low-lying pasture) is likely to improve habitat values and assist in restoring a higher water table to the surrounding land and reinstate wetland conditions.

Option 2 is intersected with several fairly deep drainage channels, surrounded by rank, weedy pasture with patches of exotic rush in low-lying areas. Vegetation within and surrounding drainage channels is predominantly exotic though patches of *Carex* are also present. Herbaceous weedfield cover riparian margins alongside Puniu River, beneath a canopy of exotic trees.

The Ecological Assessment concludes that restoration of this area has the potential to improve habitat values and buffering functions of the Puniu River floodplain. Blocking or partial infilling of drains are likely to be a necessary to reinstate wetland conditions in the surrounding low-lying land, along with complete revegetation.

A mitigation plan will be prepared once the design of the new prison facility is known.

#### 8.8.4 Summary of Ecological Effects

Habitat within the proposed Building Zone was assessed as predominantly poor quality for indigenous lizards. Wetlands 1 and 2 were assessed as having poor quality habitat for wetland bird species and unsuitable habitat for aquatic diving bird species. Ecological values in the Building Zone at Waikeria Prison site are low.

As the development of prison facilities requires the removal of any of the potential lizard habitat a Lizard Management Plan is required for salvage and relocation of any lizards prior to habitat clearance and is being prepared.

There are two wetland areas and two streams that will be lost during the construction phase of the capacity increase at Waikeria Prison. Ecological mitigation and enhancement on Waikeria Prison site is proposed to address this loss of ecological values.

Overall, with the implementation of the mitigation, the ecological effects of the proposed increase in capacity at Waikeria Prison will be positive

## 8.9 Economic Effects

An assessment of the economic effects of the prison expansion has been prepared by Market Economics Limited (M.E) and is Report 12 contained in Volume 2B.

The economics assessment provides an overview of the context and structure of the local and regional communities, including a breakdown of population and household numbers for the Otorohanga and Waipa District. Analysing local economies gives insight into economic impacts and the degree to which direct local spend (either through capital or operating expenditure) will effect local business and workers. It provides indicators as to the extent to which the proposed new facility will integrate with the local economy and the degree to which the local economy will benefit or need to change in order to meet the operational requirements of the new facility.

### 8.9.1 Economic Assessment Methodology

The report uses Input-Output ('IO') analysis, which is one of the most widely applied methods in regional economics, to assess economic impacts. An I-O approach provides a large amount of information about the manner in which an economic shock, such as an injection of capital spending in an economy, flows through the economy, impacting on the turnover and performance of all businesses.

In this analysis M.E has developed a Multi-Regional I-O (MRIO) framework. This approach recognises that businesses trade across council boundaries. Results are more accurate and better reflect the reality of a very large build project occurring in a relatively remote (in relation to the major population centres) area.

The I-O approach takes into account direct, indirect, and induced impacts of the proposed facility to determine the total economic effects across economic sectors and through time (which can then be discounted to assess the net present value).

Direct impacts on the local and regional economies are the anticipated costs and employment generated from the construction and operation of the new facility. These are direct injections into the local economy made to develop and run the prison.

Indirect impacts are the 'flow-on' effects. This relates to changes to gross output or GDP and employment, resulting from direct impacts. These are the effects generated when a business purchases additional goods and services from its suppliers to meet increased demand for the goods they sell. In turn, the supplier industries purchase more from their suppliers, and so on up the chain.

Induced impacts relate to companies (either directly or indirectly affected) paying additional wages and salaries to new employees or to cover overtime caused by the increased production output required. This money stimulates additional spending in the economy.

The results of the economic impact assessment are measured in Gross Output (\$2007M). This reflects the fact that the MRIO table used in this study is based on the 2007 year.

### 8.9.2 Local Economic Effects – Construction

The total cost of the new facility is estimated at approximately \$1.0bn. It is estimated that around 11% of the total expenditure is heavy and civil engineering construction, including site

preparation and earth works. The Department has advised that construction of the new facility will occur over 3-4 years.

The new facility is anticipated to sustain employment equivalent to approximately 1,960 full time jobs for a year in the Waikato Region. On average, approximately 490 full time job equivalents each year. Note that the majority of construction occurs in 2019 and 2020 (73%) so the effects are not evenly spread through time.

In 2016 there were 1,040 workers in non-residential construction within the Waikato Region. The construction of the new facility will require employment equivalent to 45% of the current regional labour supply. A build of this scale, potentially requiring a large proportion of the current resources is likely to lead to price rises. Construction workers will be able to raise their salary and wage demands and this will attract more workers into the region to take advantage of those increased wages. It will also generate interest from both currently unemployed workers and those in other industries who may choose to switch, as well as from those currently in training or education to look to this sector for employment. At this stage it is too early to assess the potential skills requirements for the build, but there is scope within the construction phase of the new facility for training organisations, and construction firms to coordinate the provision of skilled workers in a timely manner.

It is not known at this stage who will build the new facility or where the workers who will build the facility will reside. Large construction contracts are often won by operators based outside the region, resulting in a portion of the employment being based outside the region. However, the majority of construction employment will be local and will occur within the Waikato region. This is likely to be a mix of local workers who currently reside within the Waikato region and workers who move into the region for the duration of the build, or longer.

### 8.9.3 Local Economic Effects – Operational

It is anticipated that the new prison facility accommodating up to 2,000 prisoner places, will employ a total of approximately 930 prison workers (including 595 Staff and 335 prison support staff).

It is expected that the wage bill associated with the new facility will be approximately \$60M.

A significant number of staff are expected to reside in the Otorohanga and Waipa Districts. This means that wages that are paid are more likely to be spent locally, sustaining local businesses, generating a second round of impacts in the economy.

In addition, the prison as an entity will purchase goods and services from local and regional businesses.

The new facility costs can be segmented into the following four broad categories:

- Prisoner demand cost: includes direct operating costs such as food, clothing and bedding, laundry and kitchen services, healthcare, prisoner movements, education programmes, facility administration as well as regional and national overheads and administration.
- Facility management; property management and maintenance including cleaning, grounds maintenance, pest control, plumbing etc.
- Rates and insurance, and
- Lifecycle costs; relating to the replacement of capital assets over time.



Operating at full capacity, the new 2,000 prisoner place facility at Waikeria is expected to have an annual average expenditure of \$150M.

#### 8.9.4 Regional and New Zealand Wide Construction Effects

The construction of the new facility will facilitate flow on (indirect and induced) effects throughout the economy.

The cumulative gross output effect (the direct injection plus the flow on effects) felt within Waikato region across the maximum four-year construction period is estimated at \$1.6B, sustaining the employment equivalent of 7,700 job years. The value added component of the total effects sum to approximately \$500M. When extended across New Zealand, these numbers increase to \$2.5B (gross output), 12,600 equivalent job years and \$890M (value added).

It is noted that if the government decided not to build the new facility, it is likely that the money would be spent on another project in New Zealand, with similar impacts. Therefore, these national figures do not necessarily reflect any additional activity.

The full set of construction effects can be found in Table 17.

Table 17 Total Construction Effects (\$2007m). Source: Market Economics, 2016

		2018	2019	2020	2021
<b>Waikato Region</b>					
	Shock	\$ 124	\$ 265	\$ 286	\$ 78
	Gross Output	\$ 269	\$ 577	\$ 622	\$ 170
	Value Added	\$ 83	\$ 177	\$ 191	\$ 52
	Employment	1,268	2,720	2,931	803
<b>Rest of NZ</b>					
	Shock	\$ -	\$ -	\$ -	\$ -
	Gross Output	\$ 146	\$ 314	\$ 338	\$ 93
	Value Added	\$ 64	\$ 138	\$ 148	\$ 41
	Employment	801	1,717	1,850	507
<b>Total New Zealand</b>					
	Shock	\$ 124	\$ 265	\$ 286	\$ 78
	Gross Output	\$ 416	\$ 891	\$ 960	\$ 263
	Value Added	\$ 147	\$ 315	\$ 339	\$ 93
	Employment	2,069	4,437	4,781	1,309

This dollar value is measured in \$2007M. The total employment effect peaks in 2020 with nearly 4,800 equivalent job years being created nationwide by the construction of the proposed prison extension. This year also has the highest gross output effect (\$960m) and value added effect (\$339m).

#### 8.9.5 Regional and New Zealand Wide Operational Effects

The ongoing operation of the new facility results in an average \$330M of gross output, \$180M of value added and 2,640 equivalent job years each year between 2022 and 2031 at the national level.

The Waikato region experiences around half of the total effects, with \$210M of gross output, \$125M of value added and 1,950 local equivalent job years generated by the operation of the proposed expansion to the prison.

Total capital costs at approximately \$1 billion is significantly more than the entire construction sector generates in a year in Otorohanga District. While the build will be spread across 4 years, the scale of the build is expected to generate significant new demand in the local economy, potentially stimulating growth and attracting new population.

#### 8.9.6 3,000 Prisoner Place Facility

The primary economic information on which the economic assessment report was based came from the Department's costing for a new facility for 2,000 prisoner places.

However, the proposed change to the designation is to provide for up to a total of 3,000 prisoner places. Costings for the additional places is less certain and based solely on extrapolating the impacts of a facility for 2,000 prisoners to 2,350 (3,000 minus the 650 prisoners currently accommodated at Waikeria Prison). It is provided with those caveats to present a complete picture of the full economic impact of the proposed amendment to the designation.

Under these assumptions the Waikato Region could expect GDP contributions during construction to be \$570M in total plus the operational impact of \$1.7B over the 2020 – 2031 time frame (\$144M on average, annually).

#### 8.9.7 Conclusion on Economic Effects

The construction of the new facility will stimulate a significant amount of additional activity in the Waikato and the rest of New Zealand economies. To operate the 2,000 prisoner place facility will require approximately 930 prison workers (including 595 staff and 335 prison support staff). During construction it will create on average, approximately 490 full time job equivalents each year. Additional economic effects would also be generated in the future by the development of the further 350 prisoner places (to take the total to 3,000 prisoner places as sought in the alteration to the designation).

In total, 7,720 full time equivalent job years will be expected to be created in the Waikato regional economy and an additional 4,870 across the rest of New Zealand. The direct expenditure is likely to be new or net additional spend in the Waikato Region.

The construction phase would generate \$174M in direct contribution to value added or GDP in Waikato Region. The direct and flow on effects total \$500M in contribution to GDP across the region and \$390M across the rest of New Zealand.

The prison once operational will purchase goods and services from local, regional and potentially national businesses.

At full occupancy, the new facility would cost (on average) \$150M (in \$2016) a year to operate. It is expected that the majority is expected to accrue to businesses and households in the Waikato region, specifically in the Otorohanga District and southern parts of the Waipa District.

The flow-on effects have been added to the direct spending impact to estimate the net economic impact of this scenario. It consists of an additional \$1.5B in total value added

between 2018 and 2031 (at an average of \$125M a year) sustaining the equivalent of an additional 23,350 worker years of employment in total (at an average of 1,950 a year).

As discussed in section 8.1 and the SIA (Report 4 in Volume 2A), the proposed capacity increase at Waikeria Prison brings economic growth and jobs that will put pressure on services provided by the nearby communities, particularly housing.

The estimated net economic effects of the proposed capacity increase at the Waikeria Prison on the Waikato region's economy is strongly positive.

## 8.10 Construction Effects

The proposed new facility at Waikeria Prison will take 3-4 years to construct. During this time, potential social, traffic and noise effects are anticipated. Each of these effects is discussed below.

### 8.10.1 Construction related social effects

Overall, Quigley & Watts concludes that the construction workforce will affect accommodation within the study area, particularly in Te Awamutu, Otorohanga and Kihikihi. The property market (both rentals and sales) is rapidly inflating throughout the region. All participants in the assessment acknowledge the construction workforce for the capacity increase at Waikeria Prison is not the driver of the housing change being experienced in the study area, nor will it be the major driver in the future. However, participants also acknowledge that the construction workforce “won’t help” with the pressures, because it will add modest population pressures to an already pressured housing sector.

Construction is likely to have a negligible impact on the Department’s release to work programme if work or employment opportunities can be offered to prisoners as part of the PPP. Given the timing of this assessment relative to the procurement process, it is not possible to confirm if such opportunities may be available as the successful consortium is not yet known. If such opportunities are not able to be offered, construction will have no effect on the Department’s release to work programme.

Regarding potential mitigation actions, Quigley & Watts recommend the recruitment process for the construction workforce is promoted carefully to maximise the number of people recruited from within the study area. Achieving a high percentage of workers who are already living in the study area would substantially mitigate potential housing effects.

Secondly Quigley & Watts recommend that the Department develop a portal to provide information about the area, including short and long term accommodation, schools, childcare centres, services, etc.

Quigley & Watts do not consider that monitoring of construction related social impacts is required.

### 8.10.2 Construction Traffic

Construction of the new prison facility will involve a substantial construction programme, involving truck and heavy machinery movements along Waikeria Road, and through the SH3/ Waikeria Road intersection. TDG recommends a Construction Traffic Management Plan (CTMP) be prepared and submitted to Otorohanga District Council for approval prior to construction commencing or with the outline plan of works.

The Construction Traffic Management Plan should address the following matters:

- Staging, timing and duration of construction and associated predicted volume and type of construction vehicles required;
- Any roading upgrades/special measures to accommodate construction traffic;

- Traffic management measures to be employed at SH3/Waikeria intersection, Waikeria Road and Walker Road;
- Outcome of consultation on the CTMP with NZTA and Waipa District Council;
- A community engagement plan to keep potentially affected parties informed and to manage the construction related traffic effects. Parties to be engaged with include prison staff, construction workers, landowners/users of Waikeria Road;
- Whether all of the immediate upgrades outlined above have been given effect to;
- Whether any of the upgrades and mitigation work which is required before the prison is occupied should be brought forward as a result of the construction traffic; and
- Protocols (if required) for the movement of wide / oversize construction loads.

### 8.10.3 Construction Noise

Construction activities will generally involve earthworks, site preparation, and the construction of prison facilities including internal roads, car parking areas, infrastructure and buildings.

Construction noise standards are outlined in the Otorohanga District Plan and require construction noise to be assessed in accordance with New Zealand Standard 6803:1999 “Acoustics – Construction Noise”.

Construction is likely to involve typical methods and equipment. MDA has determined indicative construction noise levels based on information in MDA noise database and the noise data within New Zealand Standard 6803P. This is outlined in Table 18.

Table 18 Typical Noise levels for construction activities. Source: MDA, 2017

Activity	Typical Sound Power Level (dB L <sub>WA</sub> )
Excavation and site preparation	110 - 115
Car park concreting	105 - 109
Heavy construction	105 - 115
General construction/fitout	105 - 108

MDA has predicted that construction noise will comply with the day time construction noise limit at a distance of approximately 100m from the designation boundary. Any construction activity is therefore predicted to comply with the operational day time noise limit at all the nearest sensitive dwellings.

Noise from construction activities is therefore considered to be negligible.

## 8.11 Conclusion of Assessment of Environmental Effects

Technical specialists have assessed the potential social, cultural, landscape and visual, traffic, external lighting, archaeological, noise, ecological and economic effects of the proposed capacity increase at Waikeria Prison.

### **Social Effects**

There will be a range of social effects on the community as a result of the proposed capacity increase at Waikeria Prison including:

- effects on the population of Otorohanga, Te Awamutu, Kihikihi and Hamilton, and housing and accommodation in those towns resulting from the employment of approximately 1050 staff;
- effects on prison rehabilitation programme providers resulting from increases in the number of prisoners accommodated at the prison; and
- effects on health services provided by the Waikato District Health Board and others.

To address potential negative social effects and further enhance the positive effects of the proposed capacity increase at Waikeria Prison, the Department will:

- promote recruitment of the prison workforce carefully to maximise the number of people recruited from within the study area;
- develop a portal for use when recruiting staff for the new facility to provide information about the entire study area to “spread the load” of staff around the district;
- continue discussions and early planning/contracting, adequate funding and appropriate physical spaces for provider;
- provide facilities within the new facility to allow prisoners and families to communicate via video conference and investigate the extension of the existing transport services (provided by PARS) for prisoner families to visit Waikeria Prison;
- continue to engage proactively with Waikato District Health Board to understand the potential effects of the proposed capacity increase at Waikeria Prison on community mental health services and Alcohol or Drug services; and
- continue to operate the Waikeria Prison Community Liaison Group.

Overall, the proposed capacity increase at Waikeria Prison to accommodate up to 3,000 prisoners will have a positive social impact on the Waikato Region.

### **Cultural Effects**

The cultural impact assessment process and its findings, together with the processes that will be put in place (such as the use of an accidental discovery protocol during construction, the implementation of the wāhi tapu protocol, the use of tikanga etc.) will enable the relationship of tangata whenua with the environment to be recognised and provided for. The proposed transfer of all wastewater treatment from the site to the Te Awamutu wastewater treatment plant also provides a positive outcome for tangata whenua of the Waikeria Prison.

Overall the proposed capacity increase at Waikeria Prison will appropriately provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. The principles of the Treaty of Waitangi have been taken into account.

### **Landscape and Visual Effects**

The proposal will generate adverse effects on the landscape character and visual amenity of Waikeria Prison and parts of the surrounding area. Mitigation proposed to address these effects includes:

- Restrictions on building height;
- Recessive colour controls;
- Retention of as many existing trees on the site as practicable; and
- A landscape mitigation planting plan to integrate future buildings into the existing landscape character.

This will also reduce the adverse visual effects to a low to very low level from most locations once mitigation is established in 8-10 years, and low overall.

### **Traffic Effects**

Traffic modelling has identified that weekday prison related traffic volume is to increase from 716 vehicles per day to 2,800 vehicles per day following the completion of the proposed new facilities at Waikeria Prison. Peak hour movements would increase by a similar ratio from 100 vehicles per hour to 470 vehicles per hour. Mitigation measures are necessary to ensure the effects of the proposed expansion on the surrounding road network are reduced to an acceptable level.

These mitigation measures include:

- Some immediate minor upgrade works on Waikeria Road such as improvements to road markings, sight distances at some property access ways and localised road widening;
- Address the tight bend at the southern end of Waikeria Road which may need some widening to provide for adequate use by construction traffic;
- Replace or widen the single lane bridge to provide an appropriately designed two lane bridge;
- Upgrade the SH3 / Waikeria Road Intersection; and
- Monitor and review the upgrade of SH3 / Waikeria Road Intersection and implement additional mitigation measures if appropriate.

With the measures in place, the traffic effects on the surrounding network will be acceptable.

### **Lighting Effects**

The existing lighting at Waikeria Prison currently complies with the District Plan Standards and existing Designation Conditions.

The key effects of potential concern as a result of external lighting at Waikeria Prison are spill lighting, glare and 'sky glow.' These adverse lighting effects will be avoided or mitigated by:

- Using full cut-off and/or asymmetric optics in all external lights as appropriate to technical design requirements;
- Mounting lights at an appropriate height to reduce number of poles and aiming towards the ground to controlling glare and spill light; and
- Adequate separation of new lights from the boundaries of Waikeria Prison.

Overall it is considered that as a result of implementing best practice lighting techniques at both the existing lower jail and the proposed new facility at the Waikeria Prison, the effects resulting from external lighting will be low.

### **Archaeological Effects**

There are no known archaeological sites that will be affected by the proposed capacity increase at Waikeria Prison. An accidental discovery protocol will be put in place during the construction phase of the expansion to ensure that any currently unknown archaeological, cultural or historical items will be managed appropriately if discovered.

### **Noise Effects**

Operational noise from the expanded Waikeria Prison will comply with the noise performance standards outlined in the District Plan for the rural environment. The proposed increase in prisoner numbers would be barely noticeable in terms of noise effects at the nearest dwellings and therefore the effects would be negligible.

### **Ecological Effects**

Habitat within the proposed Building Zone was assessed as predominantly poor quality for indigenous lizards. Two wetlands in the Building Zone were assessed as having poor quality habitat for wetland bird species and unsuitable habitat for aquatic diving bird species. Overall ecological values in the Building Zone at Waikeria Prison site are low.

As the development of prison facilities within the proposed Building Zone requires the removal of the potential lizard habitat a Lizard Management Plan is required for salvage and relocation of any lizards prior to habitat clearance, and is being prepared.

There are two wetland areas and two streams that will be lost during the construction of the new facility at Waikeria Prison. Ecological mitigation and enhancement on Waikeria Prison site is proposed to address this loss of ecological values.

### **Economic Effects**

In total, 7,720 full time equivalent job years will be expected to be created in the Waikato regional economy and an additional 4,870 across the rest of New Zealand as a result of the construction of a new facility to accommodate 2,000 prisoners. The direct expenditure is likely to be new or net additional spend in the Waikato Region.

The construction phase of the capacity increase at Waikeria Prison will generate \$174M in direct contribution to GDP in Waikato Region. The direct and flow on effects total \$500M in contribution to GDP across the region and \$390M across the rest of New Zealand.

At full occupancy, the new facility would cost (on average) \$150M a year to operate.

The estimated net economic effects of the proposed capacity increase at the Waikeria Prison on the Waikato region's economy is strongly positive.

### **Conclusion**

Overall with the proposed mitigation measures implemented, it is considered that the proposed capacity increase at Waikeria Prison will have acceptable effects on the environment.



## 9.0 Statutory Assessment

As set out above, this NoR and AEE for the proposed increase in capacity at Waikeria Prison is for an alteration to Designation D55 in accordance with section 181(1) of the RMA.

Section 181(2) of the RMA states that sections 168 -176 of the RMA apply to a requirement for an alteration to a designation as if the notice for an alteration were a requirement for a new designation. Sections 168-176 of the RMA set out the process for determining a notice of requirement for a designation.

Section 171(1) sets out the matters a territorial authority must consider when considering a requirement. It 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—*

- (a) any relevant provisions of—*
  - (i) a national policy statement;*
  - (ii) a New Zealand coastal policy statement;*
  - (iii) a regional policy statement or proposed regional policy statement;*
  - (vi) plan or proposed plan; and*
- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—*
  - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
  - (ii) it is likely that the work will have a significant adverse effect on the environment; and*
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*
- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*

The environmental effects of the requirement are outlined in section 8 of this document. With the proposed mitigation measures implemented, the proposed expansion of Waikeria Prison will have acceptable effects on the environment.

Although not required because the Department owns the land on which the requirement is sought and the requirement does not cause a significant adverse effect on the environment, the Department has completed an assessment of alternative sites and methods of undertaking the work. This is discussed in section 5 of this document.

Section 4 of this document outlines the Department's objectives for which the designation is sought. The work and alteration to the designation are reasonably necessary to achieve those objectives.

This section of the AEE provides a statutory assessment of the requirement in accordance with section 171(1)(a) and other matters as required by section 171(1)(d). The statutory documents considered relevant are:

- The Vision and Strategy for the Waikato River
- Waikato Regional Policy Statement ('WRPS')
- Waikato Regional Plan
- Proposed Waikato Regional Plan Change 1
- Otorohanga District Plan

The other matters that are considered relevant are:

- Raukawa Environmental Management Plan
- Maniapoto Environmental Management Plan
- Tainui Environmental Management Plan

## 9.1 National Policy Statements

National policy statements are instruments issued under section 52(2) of the RMA and state objectives and policies for matters of national significance. The national policy statements currently operative are:

- National Policy Statement on Urban Development Capacity
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Transmission
- New Zealand Coastal Policy Statement

The National Policy Statement for Freshwater Management (NPSFM) is potentially relevant to this NoR.

### 9.1.1 National Policy Statement for Freshwater Management

The NPSFM came into effect on 1 July 2011 as part of the Fresh Start for Freshwater package of reforms announced by the Government in May 2011. The NPSFM was then amended in 2014.

The NPSFM is designed to drive national consistency in local RMA planning and decision-making regarding water quality and quantity and intended to support improved freshwater management in New Zealand. The NPSFM sets in place a strengthened limits-based regime for water management. In relation to water quality, the key objectives of the NPSFM are:

*To safeguard:*

- a) the life-supporting capacity, ecosystem process and indigenous species including their associated ecosystems, of fresh water; and*

- b) the health of people and communities, at least as affected by secondary contact with freshwater;*

*in sustainably managing the use and development of land, and of discharges of contaminants.*

and

*The overall quality of fresh water within a region is maintained or improved while:*

- a) protecting the significant values of outstanding freshwater bodies;*
- b) protecting the significant values of wetlands; and*
- c) improving the quality of fresh water in water bodies that have been degraded by human activities to the point of being over-allocated.*

Most of policies in the NPSFM are directed at regional councils and their plan making processes and require regional councils to set objectives regarding the state that communities want to achieve in their water bodies and to set limits or targets<sup>20</sup> for meeting these objectives.

The NPSFM is not directly relevant to the NoR but it is important to the iwi groups with which the Department has consulted. The NPSFM does have implications for landuse on the Waikeria Prison site. The NPSFM has been incorporated into the WRPS and Proposed Waikato Regional Plan Change 1 (Plan Change 1) introduces rules that will control the farming activities at Waikeria Prison in future. The Department will comply with these rules.

In addition, the Department is going to undertake some mitigation and stream restoration works in or adjacent to tributary streams at the Waikeria Prison. These works will contribute to improving water quality in these tributaries.

### 9.1.2 Vision and Strategy for the Waikato River

The Vision and Strategy for the Waikato River (Vision & Strategy) resulted from the Waikato and Waipa River Treaty of Waitangi settlement processes. The legal status of the Vision & Strategy is provided by Waikato Raupatu Claims (Waikato River) Settlement Act 2010 and the Nga Wai o Maniapoto (Waipa River) Act 2012. Those Acts establish the Vision & Strategy as the primary direction setting document for the Waikato and Waipa Rivers and activities within those catchments affecting the Rivers.

The Vision & Strategy has been incorporated into the WRPS, which was made operative on 20 May 2016.

The Vision is consistent with the overarching purpose of the settlements between the River iwi and the Crown to restore and protect the health and wellbeing of the Waikato River. The Vision & Strategy incorporates the objectives provided by Waikato-Tainui as set out in the Agreement in Principle, and other objectives that reflect the interests of Waikato River iwi, and of all New Zealanders. As the Waikato River is important to all the people of the region, the ultimate measure of this Vision & Strategy will be that the Waikato River will be safe for people to swim in and take food from over its entire length.

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<sup>20</sup> A limit is the amount of the water resource that is available for use, whereas a target is a limit that has been exceeded. Regional Council's must include rules and other methods in their plans that will ensure that targets will be met over specified timeframes.

The Objectives of the Vision & Strategy are:

- (a) The restoration and protection of the health and wellbeing of the Waikato River.
- (b) The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.
- (c) The restoration and protection of the relationship of Waikato River iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.
- (d) The restoration and protection of the relationship of the Waikato region's communities with the Waikato River including their economic, social, cultural and spiritual relationships.
- (e) The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.
- (f) The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.
- (g) The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.
- (h) The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.
- (i) The protection and enhancement of significant sites, fisheries, flora and fauna.
- (j) The recognition that the strategic importance of the Waikato River to New Zealand's social, cultural, environmental and economic wellbeing is subject to the restoration and protection of the health and wellbeing of the Waikato River.
- (k) The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.
- (l) The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.
- (m) The application to the above of both maatauranga Maaori and latest available scientific methods

The Vision & Strategy is important to tangata whenua with which the Department has consulted. The Vision & Strategy does have implications for landuse on the Waikeria Prison site. Waikeria Prison is located in the Puniu River catchment which is a tributary to the Waipa River. The Vision & Strategy has been incorporated into the WRPS and Plan Change 1 introduces rules that will control the farming activities on the Waikeria Prison site in future. The Department will comply with these rules.

In addition, the Department is proposing to transfer the wastewater from Waikeria Prison to Te Awamutu for treatment in the municipal wastewater treatment plant. This will remove an existing point source discharge of wastewater from the Puniu River. In addition, the Department has agreed to ensure that the wastewater pipeline is sized appropriately to be able to receive and

transfer waste from the Tokanui village to the municipal wastewater treatment plant. These waste streams will also be removed from the Puniu River catchment.

The Department is also going to undertake some mitigation and stream restoration works in or adjacent to tributary streams at the Waikeria Prison. These works will contribute to improving water quality in these tributaries, which are likely to have flow on effects on the water quality of the Puniu and Waipa Streams.

## 9.2 National Environmental Standards

### 9.2.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The NES is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary the land is remediated or the contaminants contained to make the land safe for human use.

As previously discussed, a DSI has been undertaken within the proposed Building Zone which has some areas of contamination (see Report 1 in Volume 2A). Because the proposed prison facility has not been designed yet, it is not possible to determine whether soil in these areas will be disturbed. Once the design of the proposed new facility is known, any requirements for consent under the NES will be determined and a consent will be applied for if required.

## 9.3 Waikato Regional Policy Statement

The WRPS, sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Waikato region in an integrated and co-ordinated manner.

The WRPS identifies the significant resource management issues of the region and sets out the objectives, policies and methods to address these issues.

There are a range of objectives and policies in the WRPS that are relevant to the proposed capacity increase at Waikeria Prison. The proposed capacity increase at Waikeria Prison is analysed against these objectives and policies in detail in Table 1 in Appendix 2 and a summary is provided below.

It is noted that the WRPS also includes, in section 2.5, the Vision & Strategy. This has been discussed above under National Policy Statements.

### **Objective 3.2 Resource Use and Development**

This objective seeks to recognise and provide for sustainable resource use and development at Waikeria Prison and the benefits of that in enabling people and communities to provide for their economic, social and cultural wellbeing. It is considered that the use and development of the Waikeria Prison site and associated resources in a sustainable manner will enable the Department to ensure its statutory purpose is achieved and sentences imposed are administered in a safe, secure, humane and effective manner, thereby enabling people and

communities to continue to provide for their social wellbeing and contributing to the achievement of this objective. The proposed capacity increase at Waikeria Prison will also accrue substantial economic benefits in the form of employment and construction related activities.

### **Objective 3.6 Adapting to Climate Change**

This objective seeks to ensure that the potential adverse effects of climate change induced weather variability do not have an adverse effect on the capacity increase at Waikeria Prison. The Prison will be designed to ensure that the potential effects of climate change can be taken into account.

### **Objective 3.9 Relationship of tangata whenua with the environment**

#### **Policy 4.3 Tangata whenua**

This objective and policy seek to ensure that the relationship of tangata whenua with the environment surrounding Waikeria Prison is recognised and provided for and that tangata whenua have opportunities to express, maintain and enhance their relationship with their rohe through this NoR process.

The Department has engaged a cultural advisor to facilitate consultation with tangata whenua and prepare a cultural impact assessment. Waikato Tainui, Raukawa and Maniapoto together with local marae have been identified as tangata whenua. In addition, Kaumatua Roopu o Waikeria is a cultural liaison group that has been operating at Waikeria Prison since the 1970s. The roopu includes representatives of the Department and tangata whenua. The cultural impact assessment process and its findings, together with the processes that will be put in place as a result of the recommendations of the cultural impact assessment (such as the use of an accidental discovery protocol during construction, the implementation of the wāhi tapu protocol, the use of tikanga etc.) enable the relationship of tangata whenua with the environment to be recognised and provided for. The proposed transfer of all wastewater treatment from the site to the Te Awamutu wastewater treatment plant also provides a positive outcome for tangata whenua of the Waikeria site.

### **Objective 3.10 Sustainable and efficient use of resources**

This objective seeks to ensure that the use and development of the natural and physical resources of the Waikeria Prison site is sustainable, efficient and minimises waste. It is considered that the proposed capacity increase at Waikeria Prison is an efficient and sustainable use of resources because it will see:

- the further utilisation of an existing prison site which represents an efficient use of the existing land resource;
- The further utilisation of prison facilities including substantial rehabilitation opportunities among a greater number of prisoners;
- The installation of modern water use efficiency measures in the new facility to ensure that the existing water supply for the site is sufficient to provide potable water supply, and minimise wastewater from the site;
- The transfer of wastewater treatment for both the existing prison and future facilities to the Te Awamutu wastewater treatment plant also represents an efficient use of an existing municipal wastewater treatment facility; and
- The upgrade of the SH3/Waikeria Road intersection will ensure the continued operation of a regionally significant infrastructure route.

### **Objective 3.12 Built Environment**

#### **Policy 6.1 Planned and co-ordinated subdivision, use and development**

#### **Policy 6.3 Co-ordinating growth and infrastructure**

As they relate to the capacity increase at Waikeria Prison, these objectives and policies seek to ensure that the development occurs in an integrated sustainable and planned manner which enables integrated land use and infrastructure planning and infrastructure delivery including with NZTA and Waipa and Otorohanga District Councils.

The Waikeria Prison is a strategic location for the Department due to its size and location. The development of the site has been planned in an integrated manner with close co-ordination and discussions with Waipa District Council, Otorohanga District Council and the NZTA – the key infrastructure providers for the site. While there will be some adverse effects from the proposed capacity increase at Waikeria Prison on the roading network, these effects will be acceptable with appropriate mitigation put in place as discussed in section 8.4. The construction of the prison facility will result in positive social and economic outcomes by ensuring the safe secure, human and effective administration of prison sentences and providing additional employment and economic activity in the Waikato region and beyond.

Potential land use conflict with adjoining sites can be avoided as a result of the size of the Department's landholding at Waikeria.

### **Objective 3.18 Historic and Cultural Heritage**

#### **Policy 10.1 Managing historic and cultural heritage**

#### **Policy 10.2 Relationship of Māori to taonga**

#### **Policy 10.3 Effects of development on historic and cultural heritage**

These objectives and policies seek to protect historic or cultural heritage items and recognise and provide for the relationship of tangata whenua and their culture and traditions with their taonga. A cultural impact assessment and an archaeological assessment have been undertaken as part of this project. There are four known archaeological sites in the vicinity of Waikeria Prison but all are located outside the proposed Building Zone. An accidental discovery protocol is proposed and a process has been put in place to appropriately recognise and protect the known archaeological sites.

### **Objective 3.21 Amenity**

#### **Policy 12.3 Maintain and enhance areas of amenity values**

This objective and policy seek to maintain or enhance the qualities and characteristics of the Waikeria area and its features that contribute to amenity.

There are no outstanding natural features or landscapes affected by the proposed capacity increase at Waikeria Prison. The construction of new facilities on the Waikeria site will result in some adverse effects on visual amenity for a small number of neighbouring residents to the site. These effects will reduce over time following the establishment of mitigation planting with only one location expected to experience moderate to high residual adverse effects. Overall it is considered rural amenity will be maintained.

### **Objective 3.25 Values of soils**

#### **Policy 14.1 Maintain or enhance the life supporting capacity of the soil resource**

This objective and policy seek to safeguard the life supporting capacity of the soils on the Waikeria Prison site for the existing and foreseeable range of uses; minimise sedimentation and erosion and maintain or enhance soil properties.

The proposed construction of all new buildings at Waikeria Prison in the proposed Building Zone will minimise effects of the soil resource on a large (1,276ha) property. During construction, an erosion and sediment control plan will be implemented which will minimise sedimentation and erosion.

### 9.3.1 Conclusion of Assessment under Regional Policy Statement

Overall the proposed capacity increase at Waikeria Prison is consistent with the WRPS.

## 9.4 Waikato Regional Plan

The Operative Waikato Regional Plan contains policies and methods to manage the natural and physical resources of the Waikato region. The plan implements the Regional Policy Statement. The plan applies across the whole of the Waikato region, although some objectives, policies and rules apply only in specific parts of the region.

The Waikato Regional Plan is the only relevant regional plan that applies at Waikeria Prison.

Plan Change 1 was notified on 22 October 2016. Submissions of this document closed on 8 March 2017. Plan Change 1 introduces objectives policies and rules that give effect to the Vision & Strategy and the NPSFM. The key provisions of Plan Change 1 that will affect Waikeria Prison are rules that will apply to the farming activities on the site. These rules require nitrogen leaching rates for the site to be determined by March 2019 and a Farm Environment Plan to be prepared for the site by 1 July 2020 at the earliest.

The capacity increase at Waikeria Prison is assessed against the relevant objectives and policies of the Waikato Regional Plan in detail in Table 2 on Appendix 2 and summarised below.

The key objectives and policies of the Waikato Regional Plan that apply to the proposed capacity increase at Waikeria Prison relate to:

- Tangata whenua and their relationship with natural and physical resources.
- Water resources, including water management and water quality
- Damming and Diverting of water bodies
- Wetlands
- Accelerated erosion
- Contaminated land

Many of these objectives and policies are similar to those discussed in section 9.3 in respect of the WRPS so that discussion is not repeated here.

Regarding water resources, diverting of water bodies and wetlands: due to the effective management of water supply and the proposed transfer of wastewater to the municipal wastewater treatment plan in Te Awamutu, the effects of the capacity increase at Waikeria Prison on waterbodies will be limited. While some areas of wetland with low ecological values will be lost, proposed mitigation and enhancement works will result in a net increase in the area of wetlands on the site (by a factor of three) together with improvements in water quality and ecological values in the vicinity of Waikeria. Both Raukawa and Maniapoto have been invited to participate in the ecological enhancement works.



Erosion and sediment control plans will be developed for construction works which will minimise any adverse effects arising from sediment runoff.

A DSI has been prepared that has assessed the areas of contaminated land on the site. If these areas of the site are going to be disturbed as a result of construction, a remediation action plan will be prepared to avoid or minimise environmental effects, or effects on human health.

Overall the proposed capacity increase at Waikeria Prison is consistent with the relevant objectives and policies of the Waikato Regional Plan.

## 9.5 Otorohanga District Plan

The Otorohanga District Plan was made operative in 2014.

The proposed capacity increase at Waikeria Prison is assessed in detail against the relevant objectives and policies on the Otorohanga District Plan in Table 3 in Appendix 2. This analysis is summarised below.

The key objectives and policies that apply to the proposed capacity increase at Waikeria Prison relate to Natural Landscapes, Indigenous Biodiversity, Rural Character, Historic Heritage, the Safety of Roads and Contaminated Land.

### 9.5.1 Natural Landscapes

These objectives seek to manage outstanding landscapes and landscapes of high amenity value. There are no such landscapes identified on the site or affected by the proposed increase in capacity.

### 9.5.2 Indigenous Biodiversity

There will be no clearance of indigenous vegetation in the proposed Building Zone.

### 9.5.3 Rural Character

There are a number of objectives and policies in the Otorohanga District Plan that, in respect of the proposed capacity increase at Waikeria Prison, seek to manage land use and development to retain the rural character and amenity values of the area and to ensure that the development avoids, remedies or mitigates any adverse effects on rural character. The Otorohanga District Plan requires that inappropriate development in the Rural Effects Area is to be restricted.

The Otorohanga District Plan states that Rural Character includes:

- (a) Small scale and low density and intensity of development;
- (b) Scenic vistas;
- (c) High proportion of natural open space;
- (d) Areas of indigenous vegetation and habitats of indigenous fauna;
- (e) Natural features, including rolling hills, mature vegetation and water bodies;
- (f) Agricultural working landscapes; and

(g) Lawfully established activities and structures.

Specifically, adverse effects associated with the following are to be avoided, remedied or mitigated:

- Density / intensity of development;
- Altering visual amenity values from public places including roads;
- Built form, building site and coverage, building setbacks, height and design;
- Traffic generation and insufficient roading capacity;
- Excessive noise and vibration;
- Objectionable dust generation;
- Earthworks;
- Glare and light spillage;
- Compromising the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
- Damage or modification to any items and sites of historic or cultural heritage;
- Stormwater and/or wastewater management; and
- Reverse sensitivity concerns associated with existing lawfully established activities.

The LVA prepared by BML concludes that a number of specific mitigation measures (restrictions on building height, recessive colour controls and mitigation planting) will assist with integrating the future buildings within the proposed Building Zone into the existing landscape character. As a result of the establishment of the mitigation planting these adverse effects will reduce over time. In 8-10 years it is anticipated that adverse effects will reduce to a moderate to low level for residents represented by VP01 and VP08 and moderate to high levels for the residents at VP03. Overall (i.e. considering views from all viewpoints) the LVA concludes that visual effects will reduce to a very low level once mitigation planting is established.

With the establishment of mitigation measures proposed, the scale and intensity of the capacity increase at Waikeria prison will maintain the rural character of the surrounding area.

The addition of new prison facilities to a rural site that has been operated as a prison since 1911 is an appropriate development in the Rural Effects Area of Otorohanga District. The capacity increase at Waikeria Prison will not restrict the continuation of lawfully established activities in the surrounding area or the establishment of new rural or agricultural land use activities.

The various other effects assessments completed for this AEE and summarised in section 8 of this document together with the detailed statutory assessment in Table 3 of Appendix 2 show that the proposed capacity increase at Waikeria Prison will be designed and managed to ensure that potential adverse effects outlined above are avoided or mitigated.

Accordingly, rural character and amenity values of the rural area surrounding Waikeria Prison will be retained following the capacity increase at Waikeria Prison

#### 9.5.4 Historic Heritage

A cultural impact assessment and an archaeological assessment have been undertaken as part of this project. As detailed in the AEE above, the proposed Building Zone itself does not have recorded historic heritage resources. There are four known archaeological sites in the vicinity of Waikeria Prison but all are located outside the proposed Building Zone. An accidental discovery protocol is proposed to manage discovery of unrecorded historic heritage. A process has been put in place to appropriately recognise and protect the known archaeological sites.

#### 9.5.5 The Safety of Roads

The objectives and policies seek to manage the volume of traffic from an activity and ensure the safety and function of the road network. As detailed in the transportation assessment, the prison is a major contributor to the traffic on Waikeria Road and this will increase as a result of the capacity increase at Waikeria Prison. The impact on other property owners on and users of Waikeria Road will need to be carefully managed. As much of the traffic relates to one user, it presents the opportunity for the efficiency and effectiveness of Waikeria Road to be dealt with comprehensively in association with Otorohanga and Waipa District Councils. A number of recommended improvements have been identified which will address existing safety concerns. This includes improving road intersections, clearing vegetation which obscures safe movements, marking edge of seal and addressing the design of some private vehicle crossings.

The project will also require the upgrade of the SH3/Waikeria Road intersection. This will ensure safety and efficiency of the State Highway network is maintained despite the increased traffic.

#### 9.5.6 Contaminated Land

The objectives and policies seek to ensure that land is safe for human use and that any effects associated with use of contaminated land are managed. As detailed above, the Department has sought advice on land contamination and had a PSI and DSI prepared. These set out appropriate management measures to protect human health. As such the objectives and policies are considered to be satisfied.

#### 9.5.7 Conclusion

Overall the proposed capacity increase at Waikeria Prison is consistent with the relevant objectives and policies of the Otorohanga District Plan.

### 9.6 Other Matters

Other matters that Otorohanga District Council needs to consider when making a recommendation on this NoR include:

- The relevant Iwi Management Plans;
- The Department's statutory purpose as set out in the Corrections Act;
- Activities permitted by the Otorohanga District Plan;
- The traffic provisions of the Waipa District Plan (part Operative) 2016; and

- The Wildlife Act 1953

Each of these matters is discussed below.

#### 9.6.1 Iwi Management Plans

Waikato Tainui, Raukawa and Maniapoto have all prepared iwi management plans that are relevant to the proposed capacity increase at Waikeria Prison.

The cultural impact assessment prepared by Te Onewa includes a comprehensive assessment of the relevant iwi management plans (see Appendices E, F and G of that document in Volume 2A) so this will not be repeated here. Outlined below however is a brief summary of the key issues in each of the plans.

##### 9.6.1.1 Waikato Tainui Environment Management Plan

The Waikato-Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao is Waikato Tainui's environmental planning document. It was developed out of Whakatupuranga 2050 – the organisations long term plan for building the capacity of Waikato- Tainui marae hapuu and iwi.

The Waikato-Tainui Environmental Plan was prepared by Waikato Tainui Te Kauhanganui Incorporated (the mandated iwi authority at the time the document was prepared). The plan is a recognised iwi planning document for the purposes of the RMA, Waikato River Act and the Waikato-Tainui Deed of Settlement.

The overarching purpose of the document is to:

*“provide a map or pathway that will return the Waikato-Tainui rohe to the modern day equivalent of the environmental state that it was in when Kiingi Taawhaiao composed his maimai aroha.”*

The document also outlines Waikato Tainui's position on the environment and provides a description of the organisations' environmental issues, together with objectives, policies and methods for addressing those issues. The document also addresses the Vision & Strategy.

As outlined in the cultural impact assessment, the key issues in the plan relevant to the proposed prison proposal are:

- Recognising customary activities including fishing and hunting;
- Enhancing biodiversity particularly restoration of wetlands;
- Identifying and protecting sites of significance including wāhi tapu;
- Managing the accidental discovery of taonga, koiwi and sites of significance;
- Actively engaging with Waikato-Tainui;
- Providing adequately for wastewater infrastructure capacity; and
- Apply cultural and environmental principles to design.

The proposal to increase the capacity of Waikeria Prison together with: the consultation process that the Department has entered into with tangata whenua; the ecological mitigation proposed; the decision to reticulate and transfer wastewater to the Te Awamutu Wastewater Treatment plant; and the protocols and processes that have been put in place to support the ongoing relationship between tangata whenua and the Department addresses these issues.

It is considered that the NoR for a proposed capacity increase at Waikeria Prison is consistent with the Waikato Tainui Environmental Management Plan.

#### 9.6.1.2 Raukawa Environmental Management Plan

The Raukawa Environmental Management Plan (Te Rautaki Taiao a Raukawa) was prepared by the Raukawa Charitable Trust in 2015. The document sets out in comprehensive detail Raukawa's views and perspectives on a broad range of environmental matters. The Raukawa Environmental Management Plan is an environmental management plan for the purposes of the Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010, Part II, sections 61, 66, 74 and 104 of the Resource Management Act 1991, and incorporates the entirety of the Raukawa Fisheries Plan.

The key issues identified in the Raukawa Environmental Management Plan are:

- Waikato Vision & Strategy
- Water quality and conservation
- Protection and restoration of wetlands
- Employment, training and internships
- Recognition of Te Reo Raukawa
- Building capacity of Marae
- Amenity, visual effects, noise.

Ecological mitigation works are proposed as part of the Waikeria Prison capacity increase that will contribute to achieving the Vision & Strategy, improving water quality and restoring wetlands. The wastewater discharge to the Puniu River will be removed and transferred to the Te Awamutu municipal wastewater treatment plant. Whilst some wetland areas may be lost, ecological enhancement works will be undertaken to protect and restore other wetlands and iwi input to this work will be sought. The Department is committed to supporting employment, training and capacity building initiatives where practicable in the context of the Department's statutory responsibilities. The Te Aranga design principles to be incorporated into the PPP may provide opportunities for Raukawa to be involved in naming facilities of the site. As discussed in section 8.3, the visual effects of the proposed capacity increase at Waikeria Prison are low in most locations following the establishment of mitigation planting. The effects of noise will be negligible.

It is considered that the NoR for the proposed capacity increase at Waikeria Prison is consistent with the Raukawa Environmental Management Plan.

#### 9.6.1.3 Maniapoto Environmental Management Plan

The Maniapoto Environmental Management Plan (Ko Tā Maniapoto Mahere Taiao) was prepared by the Maniapoto Māori Trust Board in late 2015 on behalf of the people of Maniapoto. For the purposes of section 35A of the RMA, the Maniapoto Environmental Management Plan is a relevant iwi planning document.

The plan is a high level direction setting document and describes issues, objectives, policies and actions to protect, restore and enhance the relationship of Maniapoto with the environment including their economic, social, cultural and spiritual relationships.

The plan aims to:

- Give effect to the overarching purpose of Ngā Wai o Maniapoto Waipā River Act 2012 (Waipā River Act) to restore, maintain, and protect the quality and integrity of the waters that flow into and form part of the Waipā River for present and future generations.
- Raise awareness and understanding of Maniapoto values, interests, and aspirations in the management of physical and natural resources.
- Outline issues that Maniapoto perceive to affect Maniapoto values, interests and aspirations in the management of physical and natural resources.
- Outline expectations, through policies and actions, to resolve the above issues

The key issues in the plan relevant to the proposed prison proposal are:

- Participation in all aspects of decision-making;
- Resourcing to participate;
- Protection and access to wāhi tapu and significant sites;
- Enhancement of the Waipa River;
- Indigenous habitat protection and enhancement;
- Water quality;
- Wetland preservation, protection and enhancement; and
- Site management plans and accidental discovery protocols for archaeology, taonga and other resources.

Ngāti Maniapoto have indicated that the Maniapoto Priorities for the Restoration of the Waipā River Catchment 2014, prepared by NIWA for the Maniapoto Māori Trust Board is a relevant document that should be considered in this project. The document describes Maniapoto aspirations, values, issues and priorities for the restoration of the Waipā River. It is anticipated that the responses suggested in this report will inform and direct future restoration actions and efforts in the catchment for the benefit of the Waipā River.<sup>9</sup>

The report sets out four overarching kaupapa or objectives. These are:

- The waters of the catchment need to be the subject of restoration efforts;
- Management of significant sites;
- Restoring the rivers for non-kai uses such as waka ama, rongoā, swimming, etc; and
- The rights of whānau to use their lands and resources.

The report also identifies five priority issues, being; water quality, erosion and high sediment inputs, loss of habitat, changing shape of the rivers; and declining populations of species.

As outlined in section 8.2 and section 10 of this document, the Department has sought to engage with tangata whenua, including Maniapoto in a meaningful way. The Department has commissioned a cultural impact and archaeological assessment to identify wāhi tapu and significant sites and is undertaking work to ensure the identified features of significance are appropriately demarcated and protected. Ecological mitigation works are proposed as part of the Waikeria Prison expansion that will contribute to enhancement of the Waipa River, wetlands, indigenous habitat and water quality. Whilst some wetland areas may be lost,

ecological enhancement works will be undertaken to protect and restore other wetlands and iwi input to this work will be sought. An accidental discovery protocol is proposed for the duration of the construction phase of the expansion to protect any currently undiscovered taonga and protocols will be put in place to ensure tikanga can be observed.

It is considered that the proposed capacity increase at Waikeria Prison is consistent with the Maniapoto Environmental Management Plan and support Maniapoto's priorities for restoration.

#### 9.6.2 The Corrections Act

As discussed in section 3.1, 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 and 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.

Without the capacity increase at Waikeria Prison, the Department will not be able to achieve its statutory purpose in respect of the Upper North Island capacity needs.

#### 9.6.3 Activities permitted by the Otorohanga District Plan

Waikeria Prison is designated for prison purposes in the Otorohanga District Plan and condition 1 of the designation allows for accommodation of up to 1,250 prisoners on the site. The site currently accommodates up to 650 prisoners. Facilities to accommodate an additional 600 prisoners on the site could be provided following the submission of an OPW to the Otorohanga District Council. No further approval is required for such a capacity increase at the Waikeria Prison to occur.

#### 9.6.4 Waipa District Plan (part Operative) 2016

Part of Waikeria Road is in the Waipa District, so the transportation provisions of the Waipa District Plan (part Operative) 2016 are relevant to this NoR.

The relevant objectives and policies seek to maintain the ability of the transport network to distribute people and goods safely, efficiently and effectively and avoid, remedy or mitigate adverse effects of development on the operation and maintenance of the transport network. As detailed in the transportation assessment, the prison is a major contributor to the traffic on Waikeria Road and this will increase as a result of the capacity increase at Waikeria Prison. The

impact on other property owners on and users of Waikeria Road will need to be carefully managed. A number of recommended improvements have been identified which will address existing safety concerns. This includes improving road intersections, clearing vegetation which obscures safe movements, marking edge of seal and addressing the design of some private vehicle crossings. Implementation of these measures will ensure that the capacity increase at Waikeria Prison is consistent with the transportation objectives and policies in the Waipa District Plan (part Operative) 2016.

#### 9.6.5 The Wildlife Act

All native lizard species are 'absolutely protected' under section 63(1)(c) of the Wildlife Act 1953. A lizard habitat survey undertaken as part of the ecological assessment identified some small areas of lizard habitat in the proposed Building Zone. A lizard survey is underway. If necessary, a Lizard Management Plan will be prepared and a permit to relocate lizards will be obtained from the Department of Conservation.

### 9.7 Assessment against Part 2 of the RMA

Part 2 of the RMA sets out the purpose and principles of the RMA. The purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 5(2) of the RMA states

*In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposed capacity increase at Waikeria Prison achieves the sustainable management purpose of the RMA, in particular it allows people and communities to provide for their health and safety at the local and national scale.

The proposed capacity increase at Waikeria Prison involves the development of a significant and well located physical resource – i.e. an area of an existing designated site in the upper North Island – which will be serviced by other physical resources such as the road network, as well as the wider social resources of the communities of Waipa and Otorohanga Districts.

The proposed capacity increase at Waikeria Prison has minimal adverse effects on natural resources. The site is already highly modified with the bulk of the property being used for dairy farming and ancillary purposes for decades. Wastewater from the site is to be reticulated and transferred to the municipal wastewater treatment plant at Te Awamutu. A small area of poor quality wetland and stream with low ecological values will be lost as a result of construction activities in the proposed Building Zone but mitigation is proposed that will result in a net gain in



ecological values on the Waikeria Prison site. Following the establishment of mitigation planting and with the use of a recessive colour scheme, the proposed capacity increase will have low visual effects from the majority of offsite viewpoints with one site (VP03) experiencing moderate-high effects.

The proposed capacity increase has acceptable adverse effects on other physical resources in the area. Traffic associated with the proposed new facility can be accommodated by the road network serving the site following some upgrading of Waikeria Road and its intersection with SH3.

The assessment of effects confirms that adequate measures are in place to ensure the life-supporting capacity of air, water, soil, and ecosystems is safeguarded through either the avoidance of adverse effects or the mitigation of any effects to acceptable levels.

The proposed capacity increase at Waikeria Prison will enable the Department to provide for the social wellbeing and safety of people and the community. The fundamental purpose of the Corrections Act is to improve public safety and contribute to the maintenance of a just society. The proposed prison will assist the Crown in fulfilling its public welfare, security, and safety obligations and functions under the Corrections Act.

With the national prison network now operating close to its total usable capacity there is a risk of operations being compromised. In meeting a nationwide capacity requirement, the capacity increase at Waikeria Prison provides for the social wellbeing and safety of not just the immediate community but also the whole of New Zealand.

The social impact assessment undertaken for the proposed capacity increase concludes that the effects of the proposal will be positive.

#### 9.7.1 Section 6 of the RMA

Section 6 “Matters of National Importance” of the RMA states:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance.*

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:*
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:*
- (e) The relationship of Māori 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:*

*(g) The protection of recognised customary activities.*

In respect to the section 6(a) and (b), the natural character of the waterbodies and their margins on the site has already been substantially modified by historic vegetation clearance and rural pastoral farming activities. The Waikeria Prison site does not exhibit any outstanding natural features or landscapes, nor has the site or any part of it been identified in the district or regional planning documents as being an outstanding landscape or feature.

In respect to section 6(c) the assessment of effects undertaken for the project has established that there is no significant indigenous vegetation or significant habitats of indigenous fauna on the site.

In respect to section 6(e), the proposed capacity increase at Waikeria Prison recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Local iwi and hapū representatives have been consulted including representatives of Raukawa and Maniapoto. The Department has engaged a cultural advisor to assist with consultation and prepare a cultural impact assessment. In the course of preparing the assessment, the relevant iwi management plans (discussed in section 9.6 above) have been reviewed and a number of recommendations have been made to the Department. The process undertaken together with the implementation of the recommendations made will enable the relationship of Māori and their culture and traditions to the site, the wāhi tapu and other taonga, and the wider landscape to be recognised and provided for. Consultation with iwi is ongoing and the relationship between local iwi and hapū with the Waikeria Prison and the Department will continue to develop through, amongst other things the continuation of Te Roopu o Waikeria (see section 7.7 above).

In respect to section 6(f), the proposed capacity increase at Waikeria Prison recognises and provides for the protection of historic heritage by avoiding the areas of recognised archaeological significance in the vicinity of the site. Notwithstanding this, it is recommended that protocols for dealing with accidental discovery of items of historic or cultural significance are put in place.

In respect to section 6(g), the proposed capacity increase will have no impact on any known customary activities on the site.

#### 9.7.2 Section 7 of the RMA

Section 7 of the RMA sets out the “other matters” to which particular regard should be had when managing the use, development and protection of natural and physical resources.

The relevant matters in section 7 for this NoR 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:

(i) The effects of climate change.

“Kaitiakitanga” is defined in the RMA as meaning the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship. Particular regard has been paid to kaitiakitanga under section 7(a) of the RMA in a number of ways. As outlined in sections 8.2, 9.6 and 10, consultation has occurred with representatives of local Iwi and hapū and a cultural impact assessment has been prepared. The views of tangata whenua have been taken into account and processes including the use of an accidental discovery protocol, the inclusion of Te Aranga design principles in the PPP process, the implementation of the wāhi tapu protocol for the site and the continuation of Te Roopu o Waikeria will enable tangata whenua to exercise Kaitiakitangi over the site. Consultation with iwi on mitigation is on-going.

Regard has been had to the ethic of stewardship under section 7(aa), whereby heritage, cultural and ecological features of the site have been avoided or where they cannot be avoided, they will be appropriately mitigated.

The proposed capacity increase at Waikeria Prison represents an efficient use of resources as contemplated by section 7(b) to meet a predicted capacity shortfall in the prison network. The use and development of a strategically located and large site which is designated and suitable for prison purposes is an efficient use of resources. At a wider scale, the use of this site is efficient, given its location in the upper North Island where there is a significant percentage of New Zealand’s population and a deficit of prisoner places. The use and development of the site at Waikeria allows the Department to efficiently achieve, as far as the muster allows, its goal of locating prisoners proximate to their family and support network. The site also provides efficiencies through its reasonable proximity to the workforce, services and support networks, in Te Awamutu, Kihikihi, Otorohanga and Hamilton, required to properly operate a prison. As noted above, the use of the site for a prison is compatible with the surrounding land uses, and in particular will not adversely impact on the ability of surrounding activities to continue to use their sites efficiently.

Regard has been had to the maintenance and enhancement of amenity values under section 7(c) of the RMA and the quality of the environment under section 7(f) in a number of ways. “Amenity values” are defined in the RMA as meaning those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. While there will be some landscape and visual effects and associated effects on amenity values, following the establishment of mitigation planting and with the use of a recessive colour scheme, these effects will be low in most areas and moderate to high in the worst affected location. Overall, the effects on amenity values are considered to be low and amenity values will be maintained. The water quality of the Mangatutu and Puniu River environments will be improved as a result of the transfer of wastewater to the municipal wastewater treatment plant at Te Awamutu and the improved wastewater treatment that the transfer will provide, compared to the existing situation.

Regard has been had to the intrinsic values of ecosystems. The existing ecological values of the Waikeria Prison site are poor but will be enhanced by the ecological mitigation that is proposed as part of the capacity increase.

Regard has been had to finite characteristics of natural and physical resources under section 7(g) of the RMA. Suitable sites for prison capacity increase that are owned by the Department,

designated for prison purposes, appropriately located close to the area of demand and sufficiently large enough to accommodate the proposed expansion are a finite resource.

The effects of climate change will be taken into consideration in the design of the proposed new facilities.

### 9.7.3 Section 8 of the RMA

Section 8 of the RMA states that:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The principles of the Treaty of Waitangi have been taken into account in the proposed increase in capacity at Waikeria Prison. Two key principles that have emerged from decisions of the Court of Appeal and the Waitangi Tribunal are those of partnership and active protection. As discussed above in respect of section 6(e) and in sections 8.2 and 9.6 of this AEE, the status of Raukawa, Maniapoto and local hapū in the vicinity of Waikeria Prison as tangata whenua and Kaitiaki has been recognised and provided for through a range of measures. Consultation with iwi is ongoing and the Department will continue its relationship with Te Roopu o Waikeria.

## 9.8 Conclusion

Overall it is concluded that the proposed capacity increase at Waikeria Prison is consistent with the Vision & Strategy, the WRPS, the Waikato Regional Plan, Plan Change 1 and the Otorohanga District Plan. The iwi management plans and other documents of the three iwi identified as tangata whenua have also been considered, along with the Department's statutory purpose as set out in the Corrections Act 2004. The proposed expansion achieves the sustainable management purpose of the RMA.

## 10.0 Consultation

This section provides a summary of the consultation undertaken by the Department to date. It is supported by Appendix 3 and 4 which contain a record of the consultation material used (Appendix 3) and a summary of the consultation responses on the proposal to increase capacity at Waikeria Prison (Appendix 4).

In order to raise community awareness of the proposed increase in capacity and build a new facility at Waikeria Prison, consultation was undertaken. This section provides an overview of the philosophy and principles that guided the consultation, the objectives and methods of the consultation and the stakeholder groups who were consulted.

Consultation began in late October 2016 following the announcement by the Minister of Corrections that the Government had approved plans for increased prison capacity at Waikeria (the Beehive press releases are contained in Attachment A in Appendix 3). Consultation with a number of parties is on-going and will continue after this NoR has been submitted.

## 10.1 The Consultation Framework

Prior to commencing the consultation process, an RMA Consultation and Communications Strategy was developed (refer to Attachment B in Appendix 3). The key components of the Strategy are outlined below.

### 10.1.1 Consultation Philosophy

The Department's consultation philosophy is that meaningful consultation enables better outcomes and reduces the level of public concern during the NoR phase.

The Department's Consultation Policy (dated 10.4.2014) sets out the Department's approach to consultation. The following excerpt is taken from this Policy and demonstrates the Department's commitment to projects of this nature.

#### **Why the Department is Committed to Consultation**

##### *Involving the relevant individuals and groups*

*The Department of Corrections is committed to consultation as a means of involving staff, stakeholders, Māori and the general public in the decision making process. Depending on the issue, consultation may take place with staff, with stakeholders, with Māori, with the public or a combination of these audiences.*

##### *Meeting Department goals and vision*

*The commitment to consultation links back to goals in the Department's vision to have the New Zealand public's understanding and confidence through open communication and also links to the Department's communications strategy that aims to increase public and stakeholder awareness and understanding. Consultation is also highlighted by FReMO (The Framework for the Reduction Of Māori Offending, 1999). FReMO is a set of guidelines that integrates effective consultation and application of consultation outcomes into any project or initiative that has implications for Māori.*

##### *Obligation under Treaty of Waitangi*

*As well as a commitment to consultation the Department has an implied obligation under the Treaty of Waitangi to consult with Māori."*

##### *"What the Department Consults On*

#### **Development and Redevelopment of Correction's Sites**

*The Department will also consult widely around the development or redevelopment of prisons and other initiatives and projects that may have an influence upon communities...Consultation here may not only help to consider and thereby allay community concerns, it may also help to facilitate ongoing relationships with the local community that will have long term positive outcomes beneficial to all parties."*

### 10.1.2 Consultation Objectives

The objectives for the consultation were to:

- Provide balanced and objective information to the stakeholders on the proposal to increase capacity at Waikeria Prison and the role of stakeholders in the statutory decision making process;
- Provide opportunities for stakeholders to discuss the information so they better understand its complexity;
- seek feedback from stakeholders which will inform design parameters to be proposed
- Listen, with respect, to the aspirations, concerns and issues stakeholders have with the Project and consider them with an open mind; and
- To provide accurate, reliable and useful summary information to the Project team and decision-makers so that it can inform decisions as to the final form of the designation and resource consents to be sought.

To address the above objectives a number of overarching strategies have been adopted, including:

- Defining stakeholder groups and tailoring communication and engagement activities to each group;
- Early and proactive stakeholder engagement with key parties, particularly with iwi;
- Being flexible so that changes to the proposal could be accommodated;
- Providing a range of ways for people to engage and provide feedback; and
- Accurate recording of consultation.

### 10.1.3 Resource Management Act (RMA) 1991 Requirements

Section 36A of the RMA expressly provides that an applicant or requiring authority does not have a duty under the RMA to consult any person regarding a NoR. While consultation is not mandatory for the designation of land, case law has clearly established that undertaking consultation is best practice. Regardless, it is noted that the existing Waikeria Prison designation required the establishment of a Community Liaison Group which formalised communication between the Prison and members of the community. Therefore, ongoing consultation is already occurring on site and this will continue.

## 10.2 Stakeholder Groups

There are a number of stakeholder groups that were identified who may have an interest in the proposed increase in capacity at Waikeria Prison based on for example, their location, responsibilities and or background/history (e.g. iwi). The list of stakeholders was kept 'live' and updated throughout the consultation process as the Project team (Department staff and their consultant advisors) became aware of additional stakeholders/representatives.

The local community providers and interest groups refers to those that were identified as potentially being affected by the proposed capacity increase at Waikeria Prison. Identifying the scope for this category and subsequently identifying the individuals, groups, businesses and organisations to be consulted with, was part of the initial step within the Social Impact Assessment, refer to the SIA, Report 4, Volume 2A.

The following groups were identified:

1. Local Authority / Regulatory Stakeholders
2. Owners and Occupiers including immediate neighbours
3. Iwi:
  - Waikato Tainui, Maniapoto and Raukawa
  - Other including leveraging existing cultural relationships
4. Other:
  - Utility Operators / Requiring Authorities having other designations/ Emergency Services / District Health Board (DHB) & Health Providers
  - Community Organisations, Interest Groups and Social/Support Services
  - Schools, Childcare Centres and Kindergartens
  - Rehabilitation and Reintegration Service Providers/Prison Volunteers and Support Groups
  - Environmental Groups
  - Property related: real estate agents, property managers and temporary accommodation providers
  - Wider Public

These are discussed in detail below.

#### 10.2.1 Local Authority/Regulatory Stakeholders

The Local Authority/Regulatory Stakeholder group consists of the following:

- Otorohanga District Council
- Waipa District Council
- Waikato Regional Council
- Hamilton City Council
- Waitomo District Council
- Local MP
- Wharepuhunga Ward Councillor

#### 10.2.2 Owners and Occupiers

Neighbouring properties were defined as those within 1km of the boundary of the Waikeria Prison site, and owners/residents of Waikeria and Walker Roads not otherwise captured in the 1km radius. The former were obtained through a GIS assessment to determine those properties that were physically connected to the site, had potential visibility over the site, and/or shared

infrastructure with the site. Waikeria Road residents share the same access road as Waikeria Prison, whilst Walker Road residents generally overlook the prison.

The GIS assessment identified 209 neighbouring properties. To be able to contact the owners and/or occupiers, a desk top assessment was undertaken to source the relevant contact details. Where contact details could not be obtained, letters were hand delivered to letterboxes by the Project team or prison staff.

During the consultation period, additional properties were identified either during onsite assessments or through other consultation with owners and occupiers and were added to the list of stakeholders to be consulted, including through technical assessments such as traffic, landscape and visual and lighting.

### 10.2.3 Tangata whenua

Local iwi were identified as Raukawa, Maniapoto and Waikato Tainui. The stakeholder groups identified for consultation were:

- Maniapoto Māori Trust Board
- Raukawa Charitable Trust
- Waikato Tainui
- Ngāti Maniapoto
- Representatives from Ōwairaka, Aotearoa, Whakamārama, Pārāwera, Kahotea, and Mangatoatoa maraes
- Waikeria Prison's Kaumatua Roopu Group. The Kaumatua Roopu Group is Waikeria Prison's existing iwi consultation group.

### 10.2.4 Rehabilitation and Reintegration Service Providers, Prison Volunteers and Support Groups

The following Rehabilitation and Reintegration Service Providers, Prison Volunteers and Support Groups were identified as being interested in or potentially affected by the proposal:

- Care New Zealand
- Prison Fellowship New Zealand
- Prison Chaplaincy Services of Aotearoa
- Salvation Army
- Anglican Action
- Workwise
- Prisoners' Aid and Rehabilitation Society (PARS)
- The Howard League for Penal Reform
- Open Polytechnic



- Presbyterian Support Northern
- Te Wananga o Aotearoa

The purpose of consultation with these groups was two-fold:

1. To inform them of the proposal and the design parameters so they can plan for future service requirements; and
2. To seek their input and feedback to inform the Department's proposal.

#### 10.2.5 Other

A range of other organisations and groups were identified as interested or potentially affected parties. These parties are listed in Attachment C.

### 10.3 Consultation Undertaken

This section sets out the consultation undertaken. Consultation commenced in October 2016 and is on-going with a number of parties. Department representatives and project staff were available to attend meetings when requested with groups or individuals throughout the consultation process.

Consultation was undertaken on the initial design parameters set out in the consultation material. These design parameters differ from those discussed in section 6.1 and Table 5 because the design parameters that were developed initially for consultation and assessment purposes have changed as a result of feedback and further assessment.

#### 10.3.1 Open Days

Two open days were held as follows:

- Wednesday 23 November, 4 to 8pm, at the Te Awamutu Public Library; and
- Saturday 26 November, 10am to 2pm, at the Te Kawa Crossroads Hall.

The venues, times and days were selected in consultation with representatives from Otorohanga and Waipa District Councils. The times and days were chosen to account for working, school and family-time hours. Both Te Awamutu Public Library and Te Kawa Crossroads Hall are easily accessible by the public, with the latter being close to Waikeria Prison. No open days were held at the prison as the Project Team determined that there would be higher levels of attendance if the open days were held in the communities closest to the Prison site.

The Open Days were advertised using the methods listed below to ensure that other members of the community and the general public that were not included in one of the stakeholder groups identified above were notified about the proposed expansion.

#### **Newspaper Advertisements**

Advertisements were placed in the Te Awamutu Courier, Cambridge News, Waikato Times and Waitomo News in the two and half weeks prior to and the day of the Open Days. A schedule of

the advertising and copies of the advertisements/public notices are included in Attachment D, Appendix 3.

### **Invitation Flyers**

Flyers inviting people to the Open Days were sent to the following organisations for distribution to potentially interested parties:

- Otorohanga and Waipa District Councils to display at council facilities, share with Mayor/Councillors and inform staff;
- Te Awamutu Chamber of Commerce to distribute among businesses;
- Waikato Regional Council;
- Waikeria Road residents; and
- Local community stakeholders during the consultation process.

A copy of the flyer is included in Appendix 3, Attachment E.

### **Invitation letters to attend the Open Days**

Invitation letters to attend the Open Days were sent to:

- Waikeria Road and Walker Road stakeholders and all neighbouring properties inviting them to meet, attend an Open Day or submit a feedback form.
- An invitation to attend an Open Day was extended to the local MP Barbara Kuriger.

A copy of the invitation letters is included in Appendix 3, Attachment F.

### **Website**

The Open Days were advertised on the Department's website.

### **Attendance**

A total of 54 people attended the Open Days (27 each day). A range of information about the proposal to increase capacity at Waikeria Prison and the designation process was available at each Open Day:

- Open Day posters (Appendix 3, Attachment G);
- An information booklet for attendees to take (Appendix 3, Attachment H); and
- A copy of the feedback form made available to attendees (Appendix 3, Attachment I).

Feedback forms were made available with 15 feedback forms completed, 14 of those were individuals in neighbouring properties to the prison site.

The Open Days were staffed by Department staff including Terry Buffery – Central Regional Commissioner, Kevin Smith – Waikeria Prison Director, James Watson – Assistant Prison Director<sup>21</sup>, Paul Smith – Operational Support Manager at Waikeria Prison, members of the Department's PPP team including the PPP Programme Director and RMA workstream lead who were available at one or both Open Days to answer questions. Others in attendance included

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<sup>21</sup> James Watson was Assistant Prison Director when the Open Days were held – he is now Acting Waikeria Prison Director

Sharon Dines (Planning Adviser), Antoine Coffin (Cultural Adviser) and Robert Quigley (Social Impact Adviser).

### 10.3.2 Stakeholder Meetings/Small Group Meetings

Interviews and one-on-one meetings/small group meetings were a key method of consultation. One-on-one meetings have been held with a range of stakeholders and are continuing to be held. Interviews have been held with key stakeholders to inform the Social Impact Assessment

#### **Residents One-On-One Meetings**

Individual meetings were held with individual neighbours with a particular interest in the project. Letters were sent to neighbours (defined in section 10.2.2 above) inviting them to meet one-on-one with members of the Project Team. Letters and emails were sent informing neighbours that the Department was currently preparing the technical reports covering for example traffic, lighting and visual effects and provided them with the opportunity to meet with the Project team and for the Department to provide updates and share information. Details of the meetings held and a summary of the matters raised is provided in Appendix 4.

#### **Residents Meeting**

The Project team were invited to attend two residents' meetings, Waikeria Road residents meeting and Wharepuhunga Road residents meeting. Details of the meetings held and a summary of the matters raised is provided in Appendix 4. During the meeting Wharepuhunga Road, residents requested to visit the prison site. A site visit was subsequently arranged. During the site visit, further feedback on the proposal was received. The majority of discussion were related to prison operations, rather than to the proposal itself.

#### **Key Stakeholders**

The Department's Social Impact Assessment advisor was fundamental in identifying key stakeholders/organisations who may have an interest in or potentially be affected by the proposed increase in capacity at Waikeria Prison. The SIA in Volume 2A defines how the 'study area' was determined and the reason why specific organisations were approached.

### 10.3.3 Website

A webpage was established on the Corrections website. Information about the proposed increase capacity at Waikeria Prison was available on the webpage. This included a link to the feedback form which could be downloaded and completed electronically or printed and returned to the Department.

A copy of the web pages is included in Appendix 3, Attachment J.

People were also able to send in feedback or queries to [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) via the website. Two feedback forms were received by email. Email was a useful communication tool to set up meetings with interested parties and circulate project information. The email address was referenced in consultation material and on the website, and used by the Department to send out correspondence to interested parties.

This webpage will continue to operate for the duration of the RMA phase of the project.

#### 10.3.4 0800 Phone line

An 0800 information line (0800 990 018) was established in October 2016 and will continue to operate for the duration of the RMA phase of the project. The number was publicised in consultation material and on the Corrections website.

By March 2017, 10 people had phoned the 0800 number, with 4 either seeking further information or providing feedback, and 6 calling on a site specific matter (e.g. asking how to visit a family member held at the prison). The site specific calls were forwarded to Waikeria Prison.

Overall, the Department's advertising combined with coverage provided by other parties has led to a good level of public awareness about the proposal to increase capacity at Waikeria Prison.

The following section outlines the key matters raised by stakeholders during the consultation process.

### 10.4 Summary of the Feedback Received

Table 19 below provides a summary of key issues raised during the public consultation process, and the Department's response and/or reference to where the issue has been addressed in the relevant technical report.

*Table 19 Summary of feedback received.*

Topic	Summary of Feedback Received
Lighting	<p>Light pollution in general was raised by residents on Waikeria Road, Wharepuhunga Road, Walker Road and Adams Road. In addition, the following specific comments were made:</p> <ul style="list-style-type: none"><li>- Light pollution was more noticeable in winter as the deciduous trees no longer screen the prison from view. Could more trees be planted?</li><li>- Changing the existing lighting levels is a good idea</li><li>- There is a haze from the existing floodlights</li><li>- A neighbour who looks straight down on the lights does not want to see an increase in the 'glow'.</li><li>- A neighbour was interested in understanding what the possible solution to the light pollution would look like.</li></ul> <p>These issues are addressed in the Lighting Assessment, refer to Volume 2B</p>
Traffic	<p>Local residents (particularly those residing on Waikeria Road and Wharepuhunga Road) raised the following concerns:</p> <ul style="list-style-type: none"><li>- Traffic safety concerns raised due to speeding, existing staff driver behaviour, narrow road,</li><li>- Reducing the speed limit on Waikeria Road to 80km</li><li>- Suggested road improvements raised included: upgrading the Waikeria Road/State Highway intersection (including right hand turn), localised widening of Waikeria Road, upgrade the single lane bridge, install cycle lane or footpath, and reopening of Wharepuhunga Road to spread the traffic</li></ul>

Topic	Summary of Feedback Received
	<ul style="list-style-type: none"> <li>- Limited driveway visibility will become more problematic when traffic volumes increase</li> <li>- Concern about increase in traffic on Waikeria Road during construction and operation and the impact this will have on local road users (including farming, pedestrians / children / cyclists)</li> <li>- Concern about construction traffic and the suggested that crew buses be provided to reduce traffic to the site</li> <li>- Concern about future traffic volumes once the prison is operational, particularly around shift changes</li> <li>- Plan the day to avoid being on road during shift changes</li> <li>- Concern about existing driver behaviour. This has been addressed by the Prison Director through staff discussions and random police checks on Waikeria Road.</li> </ul> <p>These issues are addressed in the traffic assessment, refer to Volume 2B.</p> <p>NZTA, Otorohanga District Council and Waipa District Council and the Safe Roads alliance were consulting regarding the SH3/Waikeria Road intersection. Key concerns related to:</p> <ul style="list-style-type: none"> <li>- the safety and capacity of the Waikeria Road/SH3 intersection in particular queue lengths at peak hours, sight distances and measures to reduce peak hour traffic and</li> <li>- safety concerns with the reopening of access to Wharepuhunga Road</li> </ul> <p>Detailed summaries of these discussions are contained in Appendix 4. The issues are addressed in the traffic assessment. Refer Volume 2B.</p>
Wastewater	<ul style="list-style-type: none"> <li>- Concerns raised regarding the ability of the existing wastewater treatment plant to cope with existing capacity and with an increase in demand.</li> </ul> <p>The Department and Waipa District Council have signed a contract regarding a wastewater treatment solution for Waikeria Prison. Both parties consider it the best environmental outcome and are continuing to consult on its implementation. This solution has also been discussed with iwi groups.</p>
Water supply	<ul style="list-style-type: none"> <li>- Concern raised regarding water usage and current capacity</li> <li>- Would the design of the proposed facility consider measures to reduce water usage?</li> </ul> <p>The Department holds a resource consent to take up to 1,000m<sup>3</sup> of water from a groundwater bore on the Waikeria Prison site. This is sufficient to provide for up to 3,000 prisoners and associated staff. The site also has an emergency water supply from a different groundwater bore to provide water to the site in the event of a problem.</p> <p>The Department in the works requirements for the new facility is seeking an efficient and sustainable design response from the private partner that addresses water usage and is environmentally sustainable.</p>

Topic	Summary of Feedback Received
Water Quality and Ecology (including stormwater)	<ul style="list-style-type: none"> <li>- What will the stormwater solution look like?</li> <li>- An environmentally sensitive response to the issue is sought</li> <li>- Is there a possibility of the stormwater solution and the offset mitigation (due to the potential loss of wetland areas / streams) being combined?</li> <li>- Wetland reclamation and mitigation including location of appropriate offset area</li> </ul> <p>These issues are addressed in the Ecological Assessment, refer to Volume 2B.</p>
Iwi / Cultural interest	<ul style="list-style-type: none"> <li>- Environmental matters raised including wastewater solution and water usage</li> <li>- Protecting and acknowledging the cultural significance of the land</li> <li>- Investment in addressing the causes of offending and rehabilitation</li> <li>- Building on existing relationships</li> </ul> <p>The above provides a high level summary of some of the issues. These issues are addressed in the CIA, refer to Volume 2A.</p>
Prison operations	<ul style="list-style-type: none"> <li>- Difficulty of contacting the prison on the general Waikeria Prison number</li> <li>- Consider that the prison should accommodate male prisoners only</li> <li>- Inconsistency in closing units at Waikeria and now expanding the site</li> <li>- Can the prison recruit enough staff?</li> <li>- What is the impact of farm operations on the environment?</li> <li>- Request that land used for farming be reduced and reduce contaminated discharges from the dairy platforms</li> <li>- Establish nursery as part of proposed activity</li> </ul> <p>The Prison Director was advised of the difficulty of making contact via the general Waikeria Prison number.</p> <p>These issues are addressed in the SIA refer to Volume 2A.</p>
Housing	<ul style="list-style-type: none"> <li>- Minimal housing capacity, either to rent or buy</li> <li>- Concern that prisoner families may be in overcrowded homes</li> <li>- Housing capacity is tight and concerned that construction of the prison will impact on housing availability</li> <li>- Have previous experience of renting to prisoner families</li> <li>- Concern that the prison's construction will take resources away from the construction of local housing which is already under pressure</li> <li>- Concern regarding the impact of the prison expansion on property values</li> </ul> <p>These issues are addressed in the SIA, refer to Volume 2A.</p>

Topic	Summary of Feedback Received
Visual impact of the new facility	<ul style="list-style-type: none"> <li>- Visibility of the existing and proposed facility from neighbouring residential properties</li> <li>- Requested visual mitigation / screening in the form of planting</li> <li>- Questioned specific choice of future mitigation planting – evergreen / deciduous.</li> <li>- Concerned about the visibility of the secure perimeter</li> <li>- Critical of prison staff for cutting down trees on the boundary as this had the effect of opening up the view of the prison site</li> </ul> <p>These issues are addressed in the LVA, refer to Volume 2B.</p>
Economic effects	<ul style="list-style-type: none"> <li>- Inflationary effect on labour in the area</li> <li>- Economic benefits / job opportunities during the construction and operation of the new facility</li> <li>- The population has been declining but the capacity increase at the prison may reverse this</li> </ul> <p>This issue is addressed in the Economic Assessment, refer to Volume 2B.</p>
Security and safety	<ul style="list-style-type: none"> <li>- Concerned about safety and security resulting from prison visitors and potential prisoner escapes</li> <li>- Request testing of existing emergency phone network</li> </ul> <p>The first issue is addressed in the SIA in Volume 2A. The second issue has been raised with the Prison Director, Waikeria Prison as it relates to existing operations.</p>
Prisoner families and prison visitors	<ul style="list-style-type: none"> <li>- Concern that families of prisoners will move to the area</li> <li>- Difficulty faced by families visiting the prison due to its remote location</li> </ul> <p>These issues are addressed in the SIA, refer to Volume 2A.</p>
Prisoner programmes and reintegration	<ul style="list-style-type: none"> <li>- Keen to ensure that prisoners have access to rehabilitation programmes and access to employment opportunities upon release</li> <li>- Need to respond to demand by strengthening regional response</li> <li>- Able to meet demand for services generated by the prison expansion with enough planning and/or additional resources</li> <li>- Concern that reintegration services will be stretched further</li> <li>- Community volunteers are difficult to recruit due to remote location</li> </ul> <p>These issues are addressed in the SIA, refer to Volume 2A.</p>
Health providers	<ul style="list-style-type: none"> <li>- Waikato District Health Board expressed concern regarding potential increase in demand for services</li> <li>- Local practices advised able to expand to meet demand.</li> <li>- Question raised regarding the provision of mental health services at the prison site</li> </ul> <p>These issues are addressed in the SIA, Volume 2A.</p>
Schools	<ul style="list-style-type: none"> <li>- Majority have capacity to increase roll to meet demand</li> </ul> <p>These issues are addressed in the SIA, refer to Volume 2A.</p>

Topic	Summary of Feedback Received
Offenders	<ul style="list-style-type: none"> <li>- Residents opposed offenders being housed on the prison site due to the risk to families and personal safety concerns.</li> </ul> <p>In response, the Department removed the housing of offenders from the proposal in its entirety. This change to the proposal was communicated to residents who had provided email addresses and at future meetings with neighbours.</p>



## 11.0 Notification

Sections 95 to 95G of the RMA set out the statutory tests around notification. The Minister requests that this application be publicly notified. Section 95A(2) of the RMA requires a consent authority to notify an application if the applicant requests public notification.

## 12.0 Conclusion

The Minister of Corrections is giving a NoR, pursuant to section 181 of the Resource Management Act 1991 for an alteration to Designation D55 in the Otorohanga District Plan to authorise the construction, operation and maintenance of facilities to provide for up to 3,000 prisoners at Waikeria Prison.

This NoR to alter the designation will amend the purpose of the designation and the existing conditions as necessary to allow for the construction, operation and maintenance of prison facilities and associated infrastructure to provide for up to 3,000 prisoners. The spatial extent of the designation is not being altered.

The existing prison facilities on the site can accommodate approximately 650 prisoners while the current designation for Waikeria Prison allows for up to 1,250 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 2,000 male prisoners to be built, the continued operation of existing facilities and provide reserve capacity for future demand if needed.

The Department has considered a range of alternative sites and methods to addressing this capacity shortfall. The Department has also determined that the amendment to the designation is reasonably necessary for achieving the Minister's objectives.

An assessment of effects on the environment has been undertaken based on a set of design parameters, which broadly define the nature and scale of any new facilities to be constructed at Waikeria Prison to accommodate up to 3,000 prisoners once the designation is confirmed.

Technical specialists have assessed the potential social, cultural, landscape and visual, traffic, external lighting, archaeological, noise, ecological and economic effects of the proposed capacity increase at Waikeria Prison and concluded that the environment effects are acceptable with appropriate mitigation put in place.

That mitigation includes a range of consultation and communication measures to address social effects, landscape mitigation planting, upgrades to Waikeria Road and the Waikeria Road/State Highway 3 intersection and various processes and protocols being put in place to address concerns of tangata whenua.

The proposed capacity increase at Waikeria Prison is consistent with the objectives and policies of the relevant planning policy documents.

Having considered, subject to Part 2 of the RMA, the effects on the environment of allowing the alteration to the requirement, and having particular regard to the relevant provisions of the NPSFM, the Vision & Strategy, WRPS, the Waikato Regional Plan, Plan Change 1 and the Otorohanga District Plan, it is concluded that the alteration to the designation can be confirmed under section 171(2).

## Appendix 1: Titles (Certificates of Title)





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** 647680  
**Land Registration District** South Auckland  
**Date Issued** 17 February 2014

### Prior References

SA56D/758

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<b>Estate</b>	Fee Simple
<b>Area</b>	1275.5890 hectares more or less
<b>Legal Description</b>	Section 2 Survey Office Plan 60097 and Section 1, 3 Survey Office Plan 455234
<b>Purpose</b>	Justice

### Proprietors

Her Majesty the Queen

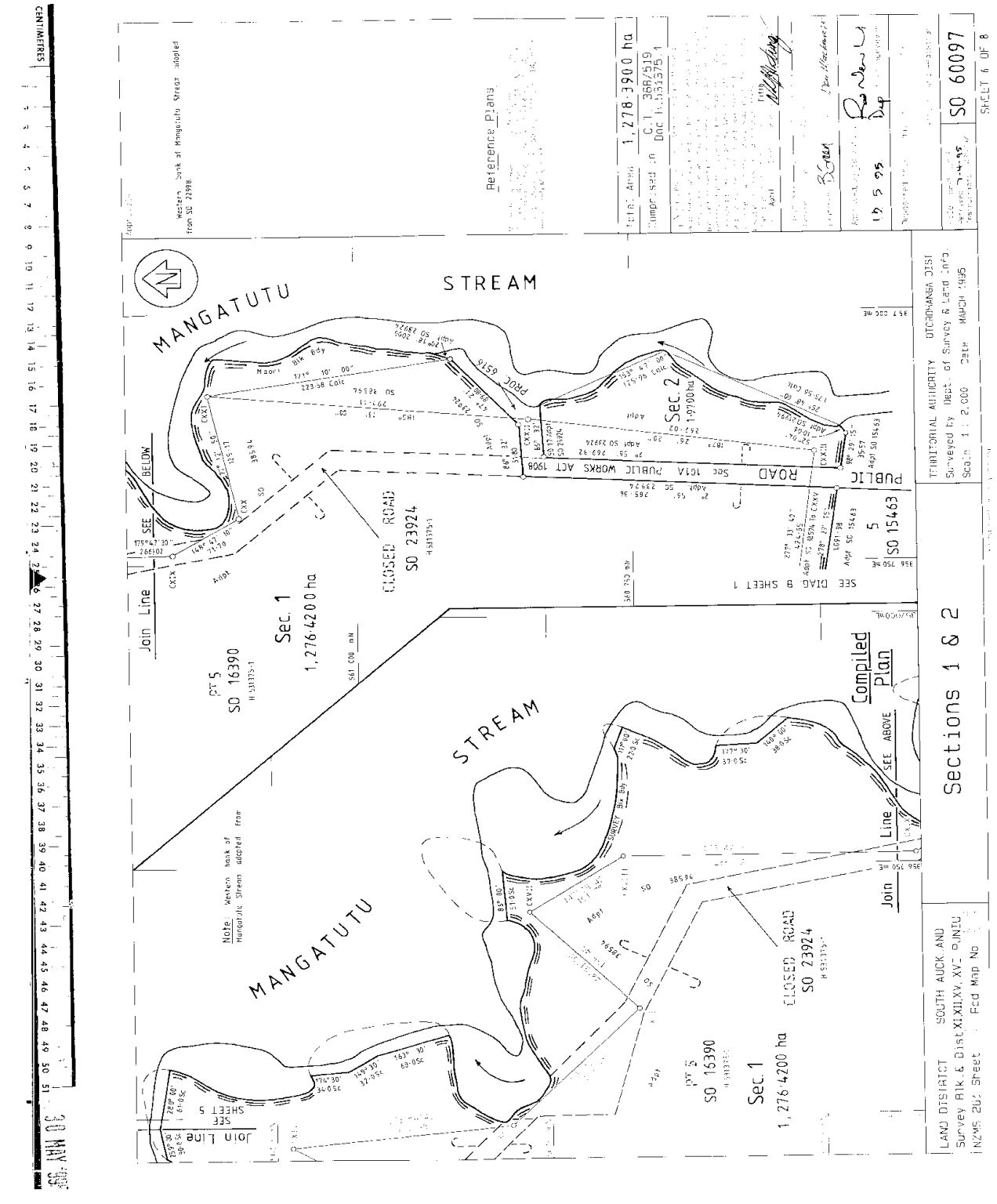
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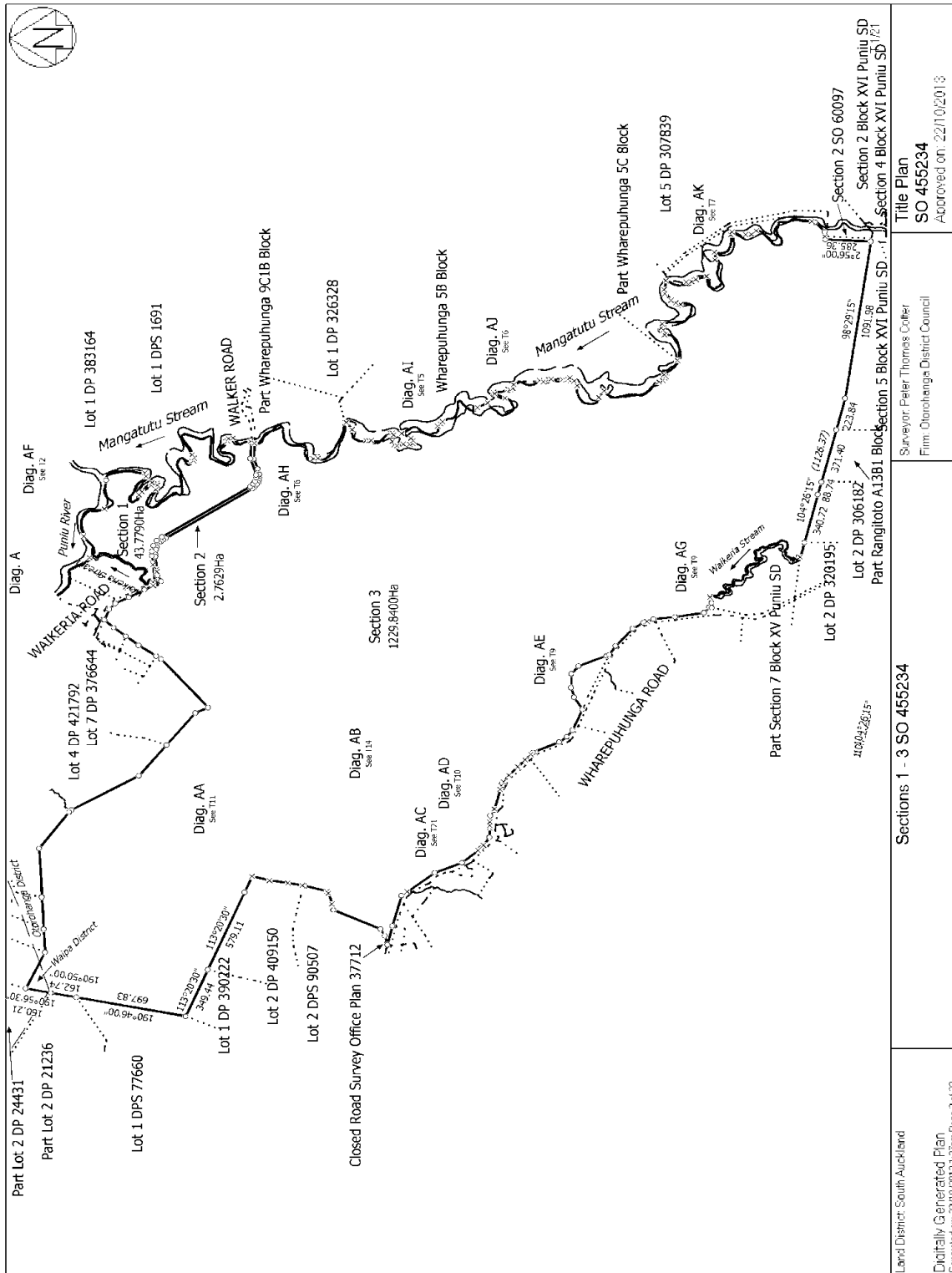
### Interests

Subject to a pipeline easement in gross over Section 1 SO 455234 marked A and over Section 3 SO 455234 marked C on SO 455234 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer H766479 - 3.12.1987 at 2:47 pm

Subject to a right to convey telecommunications and computer media in gross over Section 3 SO 455234 marked D, E and F on SO 455234 in favour of Chorus New Zealand Limited created by Easement Instrument 9299991.1 - 28.2.2013 at 4:40 pm

Subject to a right (in gross) to convey telecommunications and computer media over part Section 3 SO 455234 marked A on DP 469918 in favour of Chorus New Zealand Limited created by Easement Instrument 9745764.1 - 14.7.2014 at 5:49 pm



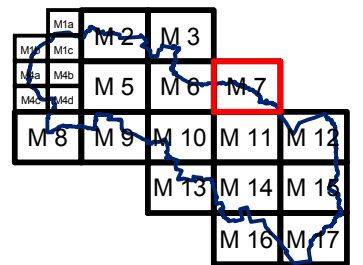


M3

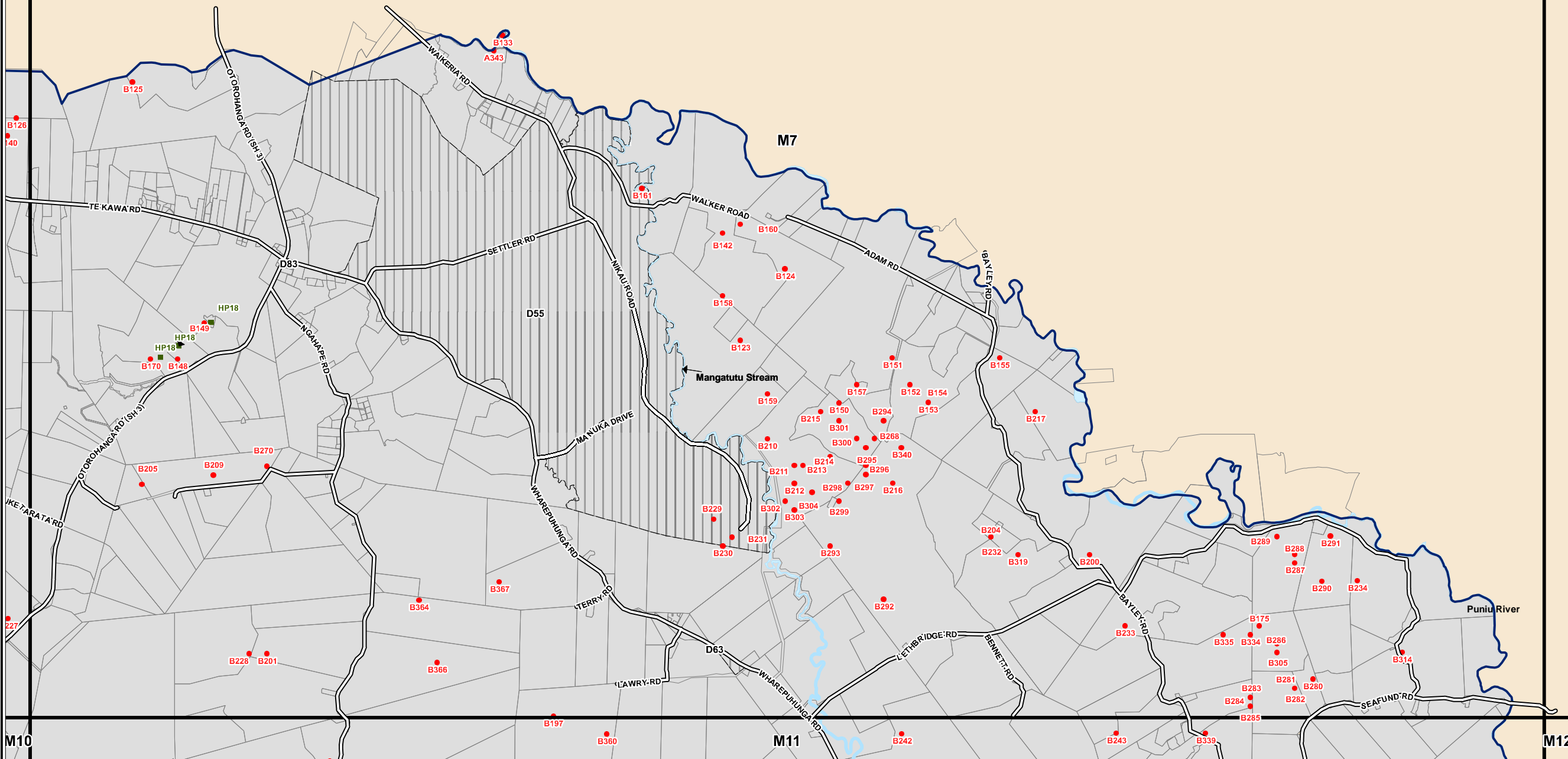
# Map M7

WAIPA DISTRICT

Scale 1:50 000



Otorohanga District  
District Plan Map  
Operative  
30 October 2014





## Appendix 2: Statutory Analysis



The following tables set out further detail on the assessment of the proposal under the key RMA statutory documents which apply.

Table 1: Waikato Regional Policy Statement Objectives

Reference	Waikato Regional Policy Statement Objectives	Comment
3.2 Resource use and development	<p>Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:</p> <ul style="list-style-type: none"> <li>a) access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;</li> <li>b) the life supporting capacity of soils, water and ecosystems to support primary production activities;</li> <li>c) the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;</li> <li>d) access to the significant mineral resources of the region; and</li> <li>e) the availability of water for municipal and domestic supply to people and communities</li> </ul>	<p>The use and development of the Waikeria Prison site and associated resources in a sustainable manner will enable the Department to ensure its statutory purpose is achieved and sentences imposed are administered in a safe, secure, humane and effective manner, thereby enabling people and communities to continue to provide for their social wellbeing and contributing to the achievement of this objective. The proposed capacity increase at Waikeria Prison will also accrue substantial economic benefits in the form of employment and construction related activities.</p>
3.6 Adapting to climate change	<p>Land use is managed to avoid the potential adverse effects of climate change induced weather variability and sea level rise on:</p> <ul style="list-style-type: none"> <li>a) amenity;</li> <li>b) the built environment, including infrastructure;</li> <li>c) indigenous biodiversity;</li> <li>d) natural character;</li> <li>e) public health and safety; and</li> <li>f) public access.</li> </ul>	<p>Although inland, the proposed capacity increase at Waikeria Prison could be affected by climate change induced weather variability. The proposed new facility will be designed to take this aspect of climate change into account.</p>

Reference	Waikato Regional Policy Statement Objectives	Comment
3.9 Relationship of tangata whenua with the environment	<p>The relationship of tangata whenua with the environment is recognised and provided for, including:</p> <ul style="list-style-type: none"> <li>a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and</li> <li>b) the role of tangata whenua as kaitiaki.</li> </ul>	<p>The Department has engaged a cultural advisor to facilitate consultation with tangata whenua and prepare a cultural impact assessment. Raukawa and Maniapoto together with local marae have been identified as tangata whenua. In addition, Kaumatua Roopu o Waikeria is a cultural liaison group that has been operating at Waikeria Prison since the 1970s. The roopu includes representatives of the Department and tangata whenua. The cultural impact assessment process and its findings, together with the processes that will be put in place as a result of the recommendations of the cultural impact assessment (such as the use of an accidental discovery protocol during construction, the implementation of the wāhi tapu protocol, the use of tikanga etc.) enable the relationship of tangata whenua with the environment to be recognised and provided for. The proposed transfer of wastewater from the site to the Te Awamutu wastewater treatment plant also provides a positive outcome for tangata whenua of the Waikeria site.</p>
3.10 Sustainable and efficient use of resources	<p>Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.</p>	<p>The proposed capacity increase at Waikeria Prison will see the further utilisation of an existing prison site which represents an efficient use of the existing land resource. The facilities provided on the Waikeria Prison site in terms of rehabilitation opportunities can be shared among a greater amount of prisoners as they transition through the process during their sentence. This provides for more efficient use of these facilities.</p> <p>The installation of modern water use efficiency measures in the new facility will ensure that the existing water supply for the site is sufficient to provide potable water supply and wastewater from the site will be minimised.</p> <p>The transfer of wastewater to the Te Awamutu wastewater treatment plant also represents an efficient use of the existing wastewater treatment plant. Overall the proposed development is considered to represent a sustainable use of resources.</p> <p>The upgrade of the SH3/Waikeria Road intersection (rather than splitting the upgrade works between two different SH3 intersections) is also an efficient use of resources.</p>
3.12 Built environment	<p>Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and</p>	<p>The key relevant sub-sections of this objective are c) and d), with e) and g) also applicable.</p>

Reference	Waikato Regional Policy Statement Objectives	Comment
	planned manner which enables positive environmental, social, cultural and economic outcomes, including by:	With regard to c), the Waikeria prison site has long been a key strategic site for the Department due to its size and central location in the upper North Island and associated proximity to the population centres. The development of the site has been planned in an integrated manner with close co-ordination and discussions between the Department and Waipa District Council, Otorohanga District Council and NZTA – the key infrastructure providers for the site. While there will be some effects from the proposed capacity increase at the Waikeria Prison on the roading network, these effects will be acceptable with appropriate mitigation put in place such as the upgrading of the Waikeria Road – SH3 intersection. The construction of a new prison facility on the site will result in positive social and economic outcomes by ensuring the safe, secure, humane and effective administration of prison sentences and providing additional employment and economic activity in the Waikato Region.
	a) promoting positive indigenous biodiversity outcomes;	
	b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;	
	c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;	
	d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;	With regard to d), the availability of water to service the development on site has been addressed in the AEE and through water efficiency measures will be sufficient.
	e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;	
	f) protecting access to identified significant mineral resources;	With regard to e), traffic upgrades will protect the operation of SH3 as a significant route. The connection of the prison to the Te Awamutu wastewater treatment plant will also benefit the ongoing value and benefit of this municipal wastewater treatment plant.
	g) minimising land use conflicts, including minimising potential for reverse sensitivity;	
	h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;	With regard to g), the prison expands a land use in a rural area where there may be conflict with other rural land uses. However, the Department has a large landholding at the prison which creates sufficient buffers to avoid land use conflict.
	i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;	
	j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and	
	k) providing for a range of commercial development to support the social and economic wellbeing of the region.	

Reference	Waikato Regional Policy Statement Objectives	Comment
3.18 Historic and cultural heritage	Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	<p>There are a small number of recorded archaeological sites in the vicinity of Waikeria Prison. The proposed expansion will not affect these sites.</p> <p>An archaeological assessment of the proposed Building Zone has been undertaken by Clough &amp; Associates and has concluded that there are no archaeological sites present.</p> <p>A cultural impact assessment has also been prepared and tangata whenua have been consulted regarding the cultural heritage of the site.</p> <p>Both assessments recommend accidental discovery protocols should be put in place for the duration of the proposed development to ensure that any unknown archaeological or cultural sites that may be discovered are appropriately protected. As such, it is considered adequate measures are in place to manage heritage effects.</p>
3.21 Amenity	The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.	<p>There will be some adverse effects on visual amenity for a small number of neighbouring residents to the Waikeria Prison but these effects will be reduced to no more than a moderate to low level once mitigation planting is established and mature with only one location expected to experience moderate-high residual effects. Overall rural amenity will be maintained.</p>
3.25 Values of soil	The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses	<p>The Waikeria Prison site is some 1,276ha in area with the majority of the site operating as dairy farms and a cropping unit. The Department has proposed that all new facilities on the site will be constructed within a Building Zone of approximately 94ha. Restricting new prison facilities to a small area of the site in this way will ensure that the soil resource on the balance of the site is safeguarded for a range of uses.</p> <p>The proposed Building Zone will be developed in accordance with an erosion and sediment control plan.</p>

Table 1 (continued): Waikato Regional Policy Statement Policies

Reference	Waikato Regional Policy Statement Policies	Comment
Policy 4.3 Tāngata whenua	Tāngata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	<p>The Department has engaged a cultural adviser to facilitate consultation with tangata whenua for this project and prepare a cultural impact assessment. As discussed in section 8.3 of the AEE, the cultural impact assessment identifies a number of opportunities that will enable Raukawa and Maniapoto iwi and local hapū to express, maintain and enhance their relationship with the Waikeria site. The cultural impact assessment process and its findings, together with the processes that will be put in place as a result of the recommendations of the cultural impact assessment (such as the use of an accidental discovery protocol during construction, the implementation of the wāhi tapu protocol, the use of tikanga etc.) enable the relationship of tangata whenua with the environment to be recognised and provided for. The proposed transfer of all wastewater treatment from the site to the Te Awamutu wastewater treatment plant also provides a positive outcome for tangata whenua of the Waikeria site.</p> <p>The Kaumatua Roopu o Waikeria (a group of representatives of tangata whenua at Waikeria) meets regularly with prison staff at Waikeria.</p>
Policy 6.1 Planned and co-ordinated subdivision, use and development	<p>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</p> <ul style="list-style-type: none"> <li>a) has regard to the principles in section 6A;</li> <li>b) recognises and addresses potential cumulative effects of subdivision, use and development;</li> <li>c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</li> <li>d) has regard to the existing built environment.</li> </ul>	<p>As discussed in relation to Objective 3.12, Waikeria prison site has long been a key strategic site for the Department due to its size and central location in the upper North Island and associated proximity to the population centres. The development of the site has been planned in a co-ordinated manner with close liaison and discussions between the Department and Waipa District Council, Otorohanga District Council and NZTA – the key infrastructure providers for the site. While there will be some effects from the proposed capacity increase at the Waikeria Prison on the roading network, these effects will be acceptable with appropriate mitigation put in place such as the upgrading of the Waikeria Road – SH3 intersection. Sufficient information is provided in the AEE to allow the assessment of the potential long term effects of the proposed capacity increase at Waikeria. Overall it is considered that the expansion will have positive economic and social effects with acceptable effects on rural amenity in the surrounding environment and the transport network.</p>
Policy 6.3 Co-ordinating	Management of the built environment ensures:	<p>The ongoing liaison and close co-ordination between the Department and Otorohanga and Waipa District Councils and NZTA will ensure that the Waikeria Prison expansion will not have a significant adverse effect on the operation of infrastructure in the district. A number of improvements to</p>

Reference	Waikato Regional Policy Statement Policies	Comment
growth and infrastructure	<p>a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:</p> <ul style="list-style-type: none"> <li>i) optimise the efficient and affordable provision of both the development and the infrastructure;</li> <li>ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</li> <li>iii) protect investment in existing infrastructure; and</li> <li>iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;</li> </ul> <p>b) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated;</p> <p>c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and</p> <p>d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</p> <p>e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.</p>	<p>Waikeria Road and to the intersection of SH3 and Waikeria Road have been identified in the traffic assessment accompanying this application. These matters will require further planning to ensure that the benefits of planned infrastructure are realised.</p> <p>The traffic report concludes that the proposed development would not compromise the efficient and effective functioning of SH3.</p> <p>Potential land use conflict with adjoining sites can be avoided through the size of the Department's landholding at Waikeria.</p>
10.1 Managing historic and cultural heritage	Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	The Department and its heritage advisors have engaged with agencies as applicable to assess the heritage resources potentially located on the site.



Reference	Waikato Regional Policy Statement Policies	Comment
Policy 10.2 Relationship of Māori to taonga	Recognise and provide for the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	As detailed above with regard to Objective 3.9 and Policy 4.3, consultation with tangata whenua is ongoing. Waikato-Tainui, Raukawa and Maniapoto together with local marae have been identified as tangata whenua. As detailed in Section 8.3 of the AEE, there are taonga on the site such as streams and water which may be affected by the works. However overall there are no heritage taonga known in the proposed Building Zone, however there are some within the wider designated site. There are also some sites of significance in the wider area as listed in the AEE.
Policy 10.3 Effects of development on historic and cultural heritage	Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	The Department proposes to incorporate Te Aranga design principles into the RFP for the proposed new facility at Waikeria Prison to give recognition to the cultural heritage of the site.
Policy 12.3 Maintain and enhance areas of amenity value	<p>Areas of amenity value are identified, and those values are maintained and enhanced.</p> <p>These may include:</p> <ul style="list-style-type: none"> <li>a) areas within the coastal environment and along inland water bodies;</li> <li>b) scenic, scientific, recreational or historic areas;</li> <li>c) areas of spiritual or cultural significance;</li> <li>d) other landscapes or seascapes or natural features; and</li> <li>e) areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.</li> </ul>	<p>The site and surrounds are rural in character. There are no outstanding natural landscapes or features in close proximity to the Waikeria site.</p> <p>Areas of cultural significance have been or are being identified through the consultation process with tangata whenua.</p> <p>While the proposal will result in visual effects for some close neighbours to the site, and some effects on the landscape, rural amenity will be maintained. This is as a result of height restrictions for the new buildings, the mitigation planting for the proposed development and the use of recessive colours in the design of the building. These controls will assist to integrate the future buildings on the site into the existing landscape character.</p> <p>With regard to visual effects on neighbouring properties, these effects will reduce over time following the establishment of mitigation planting with only one location expected to experience moderate to high residual adverse effects. Overall it is considered rural amenity will be maintained.</p>
Policy 14.1 Maintain or enhance the life supporting	<p>Manage the soil resource to:</p> <ul style="list-style-type: none"> <li>a) minimise sedimentation and erosion;</li> </ul>	As discussed in relation to Objective 3.25, the proposed construction of all new buildings within the proposed Building Zone will minimise the effect of the capacity increase at Waikeria Prison on the soil resource of the rest of the land. During construction, an erosion and sediment control plan will be implemented to minimise sedimentation and erosion. Through the rehabilitation

Reference	Waikato Regional Policy Statement Policies	Comment
capacity of the soil resource	<ul style="list-style-type: none"> <li>b) maintain or enhance biological, chemical and physical soil properties; and</li> <li>c) retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.</li> </ul>	program, prisoners can learn employment skills in a range of rural activities on the land.

Table 2: Waikato Regional Plan

Reference	Waikato Regional Plan Objectives and Policies	Comment
Objective 2.3.2 Tangata whenua Relationship with Natural and Physical Resources	<ul style="list-style-type: none"> <li>a) Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised.</li> <li>b) Tangata whenua able to give effect to kaitiakitanga</li> </ul>	The consultation process that the Department has entered into with tangata whenua together with the cultural impact assessment that has been undertaken and the recommendations it contains has assisted in providing certainty for tangata whenua and will assist with enabling them to give effect to kaitiakitanga.
Objective 3.1.2 Water Resources	<p>The management of water bodies in a way which ensures:</p> <ul style="list-style-type: none"> <li>a) that people are able to take and use water for their social, economic and cultural wellbeing</li> <li>b) net improvement of water quality across the Region</li> <li>c) the avoidance of significant adverse effects on aquatic ecosystems</li> <li>d) the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits</li> <li>e) the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced</li> <li>f) the range of reasonably foreseeable uses of ground water and surface water are protected</li> <li>g) inefficient use of the available ground surface water resources is minimised</li> <li>h) an increase in the extent and quality of the Region's wetlands</li> <li>i) that significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated</li> <li>j) the cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and</li> </ul>	<p>Due to effective management of water supply and proposed transfer of wastewater to Te Awamutu for treatment in a modern wastewater treatment facility, the effects of the capacity increase at Waikeria Prison on water bodies will be limited.</p> <p>While some small areas of poor quality pastoral wetlands and stream will be lost as a result of the development, proposed wetland and stream enhancement works will result in a net improvement in wetlands and streams in the vicinity of the Waikeria site.</p> <p>The Department has invited both Maniapoto and Raukawa to be involved in the wetland and stream enhancement works. This will support tangata whenua in exercising their kaitiakitanga over the waterbodies of Waikeria Prison.</p> <p>Erosion and sediment control plans put in place during the construction process will minimise the potential for any adverse effects on water bodies as a result of sedimentation or erosion.</p>

Reference	Waikato Regional Plan Objectives and Policies	Comment
	<p>native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated</p> <p>k) the management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed</p> <p>l) the natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development</p> <p>m) ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield</p> <p>n) shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed</p> <p>o) concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems</p> <p>p) that the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.</p>	
Section 3.2.3 Policy 7 Fishery Class	<p>The purpose of the fishery class is to maintain or enhance existing water quality and aquatic habitat in water bodies that currently support a diverse range of fish species and fish habitats with significant conservation values, or which support significant recreational, traditional or commercial fisheries so that for these fisheries, trout or indigenous fish can complete their life cycles and/or maintain self-sustaining populations and managed trout and indigenous fisheries can be sustained.</p> <p>This will include consideration of the need to:</p> <p>a) Minimise fish entrapment at water intake structures.</p>	<p>The proposed development has the potential to give rise to adverse effects on water bodies resulting from sedimentation and erosion during the construction process. Erosion and sediment control plans will be put in place to minimise any potential adverse effects resulting from construction.</p> <p>A small area of stream exhibiting wetland characteristics, will be lost as a result of the proposed expansion. This will be mitigated by wetland and stream restoration works such that there will be net improvement in the area and quality of wetlands in the vicinity of the Waikeria site.</p>

Reference	Waikato Regional Plan Objectives and Policies	Comment
	<ul style="list-style-type: none"> <li>b) Minimise adverse effects on fish spawning patterns in areas where spawning occurs</li> <li>c) minimise adverse effects of sediment loads and other contaminants on fish or their habitat.</li> <li>d) Maintain water temperatures and dissolved oxygen levels that are suitable for aquatic habitat and spawning.</li> <li>e) Ensure that fish living in these waters are not rendered unsuitable for human consumption by the presence of contaminants.</li> <li>f) Minimise structural or temperature barriers and changes in flow regimes that would otherwise prevent fish from completing their life cycle and/or maintaining self-sustaining populations, including migration and spawning.</li> <li>g) Minimise the adverse effects of physical disturbance to aquatic habitat</li> </ul>	
Objective 3.6.2 Damming & Diverting	<p>Damming and/or diverting of water undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>a) Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2.</li> <li>b) Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2.</li> <li>c) Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle.</li> <li>d) Results in no increase in the adverse effects of flooding or land instability hazards.</li> <li>e) Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers.</li> </ul>	Any diversion of streams on the site will not result in any adverse effects anticipated by this objective.

Reference	Waikato Regional Plan Objectives and Policies	Comment
	<ul style="list-style-type: none"> <li>f) Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams.</li> <li>g) ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3.</li> </ul>	
Damming & Diverting	Manage the damming and diverting of water in perennial water bodies in a manner that	As discussed for Objective 3.6.2, any diversion of streams on the site will not result in any adverse effects anticipated by this policy.
Section 3.6.3 Policy 2	ensures:	
Damming and Diverting of Perennial Water Bodies	<ul style="list-style-type: none"> <li>a) Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated.</li> <li>b) Adverse effects of the use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity that are inconsistent with the policies in Section 4.2.3 are avoided as far as practicable and otherwise remedied or mitigated.</li> <li>c) That the activity will not obstruct fish passage of trout and/or indigenous fish to complete their lifecycle where it would otherwise occur in the absence of unnatural barriers.</li> <li>d) The adverse effects of flooding or erosion on neighbouring properties are avoided, remedied or mitigated.</li> <li>e) Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, habitat and flow regimes in perennial streams.</li> <li>f) Any significant adverse effect on cave systems are avoided or mitigated.</li> </ul>	

Reference	Waikato Regional Plan Objectives and Policies	Comment
	g) Any adverse effects on wetlands <sup>28</sup> that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7.	
Section 3.6.3 Policy 3: Tangata Whenua* Uses and Values	<p>Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on:</p> <ul style="list-style-type: none"> <li>a) the mauri of water,</li> <li>b) waahi tapu sites,</li> <li>c) other identified taonga</li> </ul>	As previously discussed, the consultation process that has been entered into by the Department with tangata whenua is contributing to ensuring this policy is given effect to
Section 3.6.3 Policy 4: Wetlands and Peat Lakes	Enhance or maintain the extent and quality of the Region's wetlands by encouraging activities that will either maintain or reinstate agreed water levels in wetland areas or peat lakes.	Some pastoral wetland areas on the will be lost as a result of the capacity increase at Waikeria prison however mitigation works proposed will ensure that overall wetlands in the vicinity of the site will be maintained or enhanced.
Section 3.9 Non Point Sources	Reduce the adverse effects of non-point source discharges arising from land use practices and activities by:	The proposed prison expansion site is currently part of the farmed land. Taking this out of farming usage will slightly reduce the non point discharges in this area. The developed expansion will have a comprehensive stormwater treatment approach and quality of run off will be enhanced.
Policy 1 Land Use Effects	<ul style="list-style-type: none"> <li>a) minimising the leaching and run-off of contaminants including fertilisers*, faecal matter, agrichemical* residues, and sediment into water bodies (surface and ground water)</li> <li>b) avoiding bed and bank erosion and instability</li> <li>c) recognising and avoiding the effects of non-point discharges on the relationship tangata whenua as Kaitiaki have with water</li> <li>d) avoiding, remedying or mitigating adverse effects on rivers, lakes, wetlands and their margins so as to maintain and enhance natural character.</li> </ul>	The farming activities that occur on the Waikeria Prison site continue to comply with the permitted activity rules that control farming in the regional plan that give effect to this policy.

Reference	Waikato Regional Plan Objectives and Policies	Comment
Section 3.9 Non Point Sources	Promote the use of streamside management that:	Riparian enhancement works have occurred on the Waikeria site in association with the Puniu Rivercare Trust. Further riparian enhancement works will be part of the mitigation measures under the proposed designation.
Policy 3 Streamside (Riparian) Management	a) recognises the importance of existing appropriate riparian vegetation	
	b) promotes new planting of appropriate riparian vegetation	
	c) reduces sediment and other contaminants entering the water body	
	d) improves habitat for aquatic life	
	e) Improves bank stability.	
Objectives 5.1.2 Accelerated Erosion	A net reduction of accelerated erosion across the Region so that:	Erosion and sediment control plans will be put in place during construction to minimise the potential for adverse effects to occur on soil productivity, water quality, or the relationship of tangata whenua with their taonga as a result of erosion or sedimentation associated with the proposed capacity increase at Waikeria Prison. The site is of gentle contour and not subject to hazards or instability.
	a) soil productivity, versatility and capability is maintained	
	b) there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2	
	c) there is no increase in the adverse effects of flooding or land instability hazards	
	d) accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised	
	e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided	The loss of some pastoral wetland areas is necessary to develop the proposed Building Zone of the required size for the functional and operational requirements of the prison.
Objective 5.3.2 Contaminated Land	Discharges of contaminants from contaminated land shall be managed so that they:	Some areas of the proposed Building Zone are contaminated. A DSI has been prepared for the site to ensure that the potential risks associated with these areas are well understood. The area of highest risk is the green landfill. The design of the proposed new facility has not been completed. In the event that the buildings in the new facility are to be located on the green fill, the necessary resource consents will be applied for to ensure the contaminated
	a) do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water	



Reference	Waikato Regional Plan Objectives and Policies	Comment
	<ul style="list-style-type: none"> <li>b) do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2</li> <li>c) there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2</li> <li>d) avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu</li> <li>e) remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.</li> </ul>	<p>site is remediated or otherwise managed to ensure human health is protected and adverse environmental effects are avoided.</p>
<p>Section 5.3 Contaminated Land Policy 2 Significant Risks</p>	<p>For the purpose of Chapter 5.3 the significance of risks associated with a particular site will be assessed on the following basis:</p> <ul style="list-style-type: none"> <li>a) Any numerical standards provided by relevant nationally recognised guidelines.</li> <li>b) In the absence of relevant national guidelines, numerical standards determined in other internationally recognised guidelines that are prepared using the same methodologies as those prepared by the Ministry for the Environment.</li> <li>c) The current or proposed land use and any restrictions on future uses of the site.</li> <li>d) The proximity of the land to sensitive ecosystems and the sensitivity of those ecosystems to the contaminants.</li> <li>e) The existence and characteristics of possible exposure pathways for the contamination.</li> <li>f) The level of contamination in soil and water at the site, potential for discharges to air and the characteristics of the contaminants.</li> </ul>	<p>The Detailed Site Investigation for the proposed Building Zone (see report 1 in Volume 3) has assessed the matters listed. If these areas of the site are going to be disturbed as a result of construction, a remediation action plan will be prepared to avoid or minimise environmental effects, or effects on human health.</p>

Reference	Waikato Regional Plan Objectives and Policies	Comment
	<p>g) The degree and nature of discharges from the site.</p> <p>h) The geological nature and history of the site.</p> <p>i) Any archaeological sites, waahi tapu or other identified sites of significance to tangata whenua as Kaitiaki affected by discharges from the contaminated land.</p> <p>j) Any adverse effects on the relationship of tangata whenua as Kaitiaki with the land and water resources affected by the discharge from the contaminated land</p>	
Section 5.3 Contaminated Land Policy 4 High Priority Land Uses and Confirmed Contaminated Land	Ensure that any discharges from high priority land uses and confirmed contaminated land do not present a significant risk of adverse effects.	The Detailed Site Investigation for the proposed Building Zone has assessed the risks associated with the contaminated land areas located there. If the contaminated land is to be disturbed as a result of the proposed development, appropriate remediation will be put in place.

Table 3: Otorohanga District Plan

Reference	Otorohanga District Plan Objectives and Policies	Comment
Natural Landscapes Objective 1.2.1	To protect Outstanding Landscapes from inappropriate earthworks, indigenous vegetation clearance and modification, subdivision, use and development.	There are no outstanding landscapes affected by the proposed capacity increase at Waikeria Prison.
Natural Landscapes Objective 1.2.2	To maintain and where appropriate enhance the characteristics of Landscapes of High Amenity Value through controlling and managing earthworks, indigenous vegetation clearance and modification, subdivision, use and development.	There are no Landscapes of High Amenity Value affected by the proposed capacity increase at Waikeria Prison.
Indigenous Biodiversity Objective 1.5.3	To avoid, remedy or mitigate the adverse effects of indigenous vegetation clearance or modification on visual amenity, habitats of rare or endangered indigenous fauna and indigenous ecosystems values.	There is no vegetation clearance associated with the proposed capacity increase at Waikeria Prison that falls within the definition of indigenous vegetation.
Rural Character Objective 3.2.1	To retain the rural character and amenity values of an area through managing land use and development and controlling subdivision.	The LVA prepared by BML concludes that a number of specific mitigation measures (restrictions on building height, recessive colour controls and planting) will assist with integrating the future buildings within the proposed Building Zone into the existing landscape character. From three of the closest residential locations (VP01, VP03 and VP08), the assessment concludes that there are likely to be high adverse visual effects for residents of these properties both during construction and immediately following completion of any new facility. Following completion and the establishment of the mitigation planting these adverse effects will reduce over time. In 8-10 years it is anticipated that adverse effects will reduce to a moderate to low level for residents represented by VP01 and VP08 and moderate to high levels at VP03. Overall (i.e. considering views from all viewpoints the LVA concludes that visual effects will reduce to a very low level once mitigation planting is established.
Rural Character Objective 3.2.3	To ensure that land use, subdivision and development activities in the Rural Effects Area avoid, remedy or mitigate any adverse effects including cumulative effects, upon the rural character of the area where they are located, or the amenity values which constitute this character. Rural Character includes:  (a) small scale and low density and intensity of development;	As discussed above, built form together with the mitigation planting proposed will mitigate the adverse effects on the rural character of the area surrounding Waikeria Prison resulting from the capacity increase at prison facilities on the site.

Reference	Otorohanga District Plan Objectives and Policies	Comment
	<ul style="list-style-type: none"> <li>(b) scenic vistas;</li> <li>(c) high proportion of natural open space;</li> <li>(d) areas of indigenous vegetation and habitats of indigenous fauna;</li> <li>(e) natural features, including rolling hills, mature vegetation and water bodies;</li> <li>(f) agricultural working landscapes;</li> <li>(g) lawfully established activities and structures.</li> </ul>	
Rural Character Objective 3.2.5	To ensure that land use and subdivision activities do not compromise the relationship of Māori cultural values to, and with, their ancestral lands, water, sites, waahi tapu and other taonga.	As detailed above, the cultural impact assessment has addressed the relationship of Māori to these taonga and appropriate responses set out.
Rural Character Policy 3.3.1	<p>Rural character is retained by managing activities in a way which:</p> <ul style="list-style-type: none"> <li>(a) restricts inappropriate development and subdivision in the wider Rural Effects Area;</li> <li>(b) provides development and subdivision opportunities in the Countryside Living Policy Areas around Otorohanga and Kawhia;</li> <li>(c) recognises, provides for and enables the continuation of lawfully established activities and the establishment of rural and agricultural land use activities.</li> </ul>	The addition of new prison facilities to a rural site that has been operated as a prison since 1911 is an appropriate development in the Rural Effects Area of Otorohanga District. The capacity increase at Waikeria Prison will not restrict the continuation of lawfully established activities in the surrounding area or the establishment of new rural or agricultural land use activities.
Rural Character Policy 3.3.2	To control development and subdivision in the Rural Effects Area so that rural land is not fragmented to the extent that existing lawfully established activities and potential future rural land use activities are constrained or subjected to unrealistic amenity expectations.	The capacity increase at Waikeria Prison will not result in the fragmentation of rural land that will constrain existing or future rural land use activities. The majority of the 1,276 ha site will continue to operate
Rural Character Policy 3.3.5	To manage the scale and intensity of activities so they are compatible with the rural character of the area in which they are to be located.	With the establishment of mitigation measures proposed (discussed above in relation to Objective 3.2.1) the scale and intensity of the proposed capacity

Reference	Otorohanga District Plan Objectives and Policies	Comment
		increase at Waikeria prison will be compatible with the rural character of the surrounding area.
Rural Character Policy 3.3.6	Activities sensitive to the effects of noise, dust, smoke, odour, spray drift, lighting, or high voltage electricity transmission lines, gas transmission lines or other existing lawfully established activities should locate in areas where the existing rural character does not include these effects.	The prison facilities at Waikeria are located some distance from the boundary of the designation on a working rural farm. The operation of the prison is not sensitive to the effects of noise, dust, smoke, odour, spray drift or other rural activities that occur on neighbouring properties so their proposed location is appropriate in the context of this policy
Rural Character Policy 3.3.7	<p>In the Rural Effects Area, avoid, remedy or mitigate against the adverse effects, including cumulative effects, on rural character associated with:</p> <ul style="list-style-type: none"> <li>(a) density / intensity of development;</li> <li>(b) altering visual amenity values from public places including roads;</li> <li>(c) loss of privacy;</li> <li>(d) loss of daylight;</li> <li>(e) built form, building site and coverage, building setbacks, height and design;</li> <li>(f) Deleted;</li> <li>(g) traffic generation and insufficient roading capacity;</li> <li>(h) excessive noise and vibration;</li> <li>(i) objectionable odour;</li> <li>(j) objectionable dust generation;</li> <li>(k) earthworks;</li> <li>(l) glare and light spillage;</li> </ul>	<p>The relevant sub-sections of this policy are (a), (b), (e), (g), (h), (j), (k), (l), (n), (p) (q) and (r). Each of these matters is discussed below:</p> <p><b>(a) Density/Intensity of development</b></p> <p>Although the Building Envelope for the capacity increase at Waikeria Prison indicates a form and mass that covers some 94 ha to a height of 12m, it is important to note that there will be a mix of buildings and open space located within the proposed Building Zone, including the existing lower jail, and that the whole area will not be covered in buildings. On that basis the density of the proposed expansion is considered appropriate given the large areas of rural production land around the proposed Building Zone.</p> <p>As noted in relation to Policy 3.3.5, with the establishment of mitigation measures proposed (discussed above in relation to Objective 3.2.1) the intensity of the proposed capacity increase at Waikeria prison will be compatible with the rural character of the surrounding area.</p> <p><b>(b) Altering visual amenity values from public places including roads</b></p> <p>VP06 (Corner Waikeria and Walker Roads), VP10 (Roadside, Wharepuhunga Road) and VP15 (Roadside, Ngahape Road) in the LVA show views of the Building Envelope from public places, specifically roads around the Waikeria site. The visual effects of the proposed expansion from these viewpoints following completion is low, while views from these points following establishment of mitigation planting is very low.</p>

Reference	Otorohanga District Plan Objectives and Policies	Comment
(m) signs;		<p><b>(e) built form, building site and coverage, building setbacks, height and design</b></p> <p>The built form, site coverage and building design are currently unknown as the proposed facility has not yet been designed, however it is considered that the combination of the setback of the proposed Building Zone from the designation boundary, the height limit of 12m, the proposed recessive colour controls and the mitigation planting plan will ensure that adverse effects on rural character will be mitigated to a low level.</p> <p><b>(g) traffic generation and insufficient roading capacity</b></p> <p>Although the capacity increase at Waikeria prison will result in an increase in traffic movements at the site, mitigation is proposed to ensure that the effects of the additional traffic are acceptable.</p> <p><b>(h) excessive noise and vibration</b></p> <p>The proposed capacity increase at Waikeria Prison will not generate excessive noise or vibration either during construction or once completed.</p> <p><b>(j) objectionable dust generation</b></p> <p>Earthworks and construction activities have the potential to generate dust. The construction site is some distance from the designation boundary so it is unlikely that dust generated will be objectionable. In the event that dust does cause a problem during the construction phase of the project, water carts and sprinklers will be employed to suppress potentially objectionable dust.</p> <p><b>(k) earthworks</b></p> <p>Earthworks can create dust, heavy vehicle movements and areas of exposed earth that can generate adverse effects on rural character. Dust is discussed above. Heavy vehicle movements and exposed earth associated with earthworks will only be present for a relatively short</p>
(n) compromising the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;		
(o) damage or removal of notable trees;		
(p) damage or modification to any items and sites of historic or cultural heritage;		
(q) stormwater and/or wastewater management; and		
(r) reverse sensitivity concerns associated with existing lawfully established activities.		

Reference	Otorohanga District Plan Objectives and Policies	Comment
		duration and are not that unexpected occurrences in the rural environment
	<b>(l) glare and light spillage</b>	<p>The lighting of the proposed facility will be designed to relevant modern national and international standards. A number of neighbours to Waikeria Prison have also expressed concern about the existing level of glare and light spillage from the site. To address this issue and ensure that glare and light spillage is minimised, the Department will replace existing lighting at the lower jail to further reduce the effects</p>
	<b>(n) compromising the relationship of Māori and their culture and traditions with their ancestral lands, water sites, waahi tapu and other taonga</b>	<p>As discussed elsewhere, the Department has implemented a number of initiatives to support the relationship of Raukawa and Maniapoto and their culture and traditions with their taonga.</p>
	<b>(p) damage or modification to any items and sites of historic or cultural heritage</b>	<p>No known items or sites of historic or cultural heritage will be affected by the proposal. The Department is also proposing that an accidental discovery protocol will be put in place throughout the construction phase of the project to ensure that a currently unidentified items of historic or cultural significance that may be uncovered are appropriately dealt with</p>
	<b>(q) stormwater and/or wastewater management</b>	<p>Stormwater management is yet to be determined but is expected to be able to be designed to ensure that adverse effects on rural character are avoided or mitigated. Wastewater is to be transferred to Te Awamutu for treatment in a modern municipal wastewater treatment plant so adverse effects on rural character from wastewater management will be avoided.</p>

Reference	Otorohanga District Plan Objectives and Policies	Comment
		<p>(r) <b>reverse sensitivity concerns associated with existing lawfully established activities</b></p> <p>Although the proposed development will result in the presence of a larger prison facility than the existing one, the buffer provided by the surrounding rural land within the designation, together with the mitigation measures proposed to address the increase in traffic generated by the capacity increase at the prison facility is expected to be sufficient to ensure that any potential reverse sensitivity effects are avoided.</p>
Rural Character Policy 3.3.10	<p>Subdivision, building and development should be located and designed to:</p> <ul style="list-style-type: none"> <li>(a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area;</li> <li>(b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality;</li> <li>(c) avoid buildings and structures dominating natural features, adjoining land or public places;</li> <li>(d) encourage retention and provision of trees, vegetation and landscaping;</li> <li>(e) arrange allotments and buildings in ways that avoid ribbon development; promote the clustering of building platforms; and enables outlooks to views and open space, where appropriate, to be shared;</li> <li>(f) maintain adequate daylight and direct sunlight to buildings;</li> <li>(g) promote the use of energy efficient design, orientation and layout, where appropriate;</li> <li>(h) ensure adequate supply of potable water;</li> <li>(i) enable the continued operation and maintenance of existing lawfully established activities;</li> <li>(j) provide noise attenuation measures within buildings used for noise sensitive land use activities along state highway and railways.</li> </ul>	<p>In relation to sub-clauses (a)-(d) the LVA concludes:</p> <p><i>The site is designated for the operation of a prison and associated activities, and has an existing provision to increase the prisoner capacity from 650 (currently accommodated) to 1,250. This is an important consideration when reviewing the proposal against the District Plan provisions outlined in section 8.2 above in relation to landscape and visual amenity and rural character.</i></p> <p><i>The existing designation would enable additional buildings and structures (lighting poles, security fences) to be installed to increase the existing capacity to 1250. This would alter the existing landscape character in part of the prison site and potentially affect views from public and private off-site locations. However, the increase in allowable prisoner numbers from 1,250 to 3,000 will require a greater extent of building development and this has been provided for within the proposed Building Zone.</i></p> <p><i>Another important factor, when considering the potential effects on rural character, and visual amenity, is the ratio of the proposed Building Zone area to that of the wider prison site. The prison site is approximately 1,276 ha, and the proposed Building Zone will concentrate development within a 94 ha area (approximately 7.3% of the total site area). The overall size of the prison site, means that there is typically a generous distance between the proposed Building Zone and any surrounding viewing audiences. This will assist in the maintenance of rural character and amenity for most residents. In addition, the proposal to reinforce the existing vegetative framework on the prison site, by planting poplar</i></p>



Reference	Otorohanga District Plan Objectives and Policies	Comment
		<p><i>specimens, pine tree woodlots and native vegetation, will contribute to maintaining and enhancing the existing rural character on the site. The strategic location of this planting will also assist in screening parts of the proposed building envelope, and provide a counterbalance to the scale and mass of eventual buildings, thereby mitigating effects on visual amenity.</i></p> <p><i>In relation to the specific objectives and policies outlined in the District Plan (see section 8.2 above), while there will be some adverse effects on the rural character of the area and visual amenity for certain residents (as outlined in section 8 above), these will be no greater than moderate-low adverse over the time in which it takes for the mitigation planting to establish and mature – with only one location expected to experience up to moderate-high residual effects following this period (VP03).</i></p>
Historic Heritage Objective 7.2.1	To recognise and where appropriate, protect historic heritage sites, buildings, notable trees, places and other items of historic heritage and their relationship to the surrounding area from inappropriate subdivision, use and development.	Five recorded archaeological sites have been identified in the vicinity of Waikeria Prison. None of these sites will be affected by the proposed capacity increase at Waikeria Prison. An accidental discovery protocol has been developed and will be implemented for the duration of the construction phase for the proposed new facility. These measures will protect any unknown historic heritage sites on the Waikeria Prison.
Historic Heritage Policy 7.3.2	To recognise and provide for the protection of waahi tapu, waahi tipuna and other sites of significance to Iwi/Hapū.	The Department has a wāhi tapu protocol in place for the site that is being implemented. In addition, the Department has engaged a cultural advisor to facilitate consultation and prepared a cultural impact assessment. The Kaumatua Roopu o Waikeria group has also been operating at Waikeria for some time. These processes contribute to allowing the protection of wāhi tapu, wāhi tipuna and other sites of significance to be recognised and provided for
Historic Heritage Policy 7.3.4	<p>Registered historic heritage sites, buildings and places in the District should be retained; and</p> <p>(a) scheduled items must not be demolished or removed unless their condition poses a risk to human life and reasonable alternative options are found to be impracticable or uneconomic; or</p>	There are 5 known archaeological sites near the Waikeria Prison. None of these sites, or their relationship with the surrounding area will be adversely affected by the proposed expansion.

Reference	Otorohanga District Plan Objectives and Policies	Comment
	<p>(b) any alterations to scheduled items should be consistent with the scale, style, character and materials of the item and should retain cultural and heritage values that are attached to it; and</p> <p>(c) any adverse effects on the relationship of sites with the surrounding area should be avoided, remedied or mitigated.</p>	
Historic Heritage Policy 7.3.5	Damage to recorded and discovered historic heritage sites, buildings, places and items of heritage value should be avoided.	There are no recorded heritage sites or items in the proposed Building Zone. The Department is proposing to implement an accidental discovery protocol for the duration of the construction phase of the project which will ensure that potential discoveries of items of heritage value are appropriately dealt with.
Historic Heritage Policy 7.3.6	Establish and recommend the use of protocols for resource users, Council and relevant iwi or heritage authorities that will take effect upon the discovery of previously unrecorded archaeological sites.	See above.
Safety of Road Users Objective 8.2.1	To ensure that the volume of traffic generated by land use, development and subdivision activities does not adversely affect road safety or the efficient operation of the transport network.	<p>The capacity increase at Waikeria Prison will generate additional traffic movements in the roading network. Waikeria Prison generates the majority of the traffic which uses Waikeria Road. Traffic numbers will increase as a result of the prison development.</p> <p>Mitigation measures are proposed including the upgrade of the Waikeria Road – SH3, minor upgrades to Waikeria Road, replacement of a one lane bridge and a number of site specific driveway improvements to improve site distances for residents on Waikeria Road. In addition, the Department is proposing to monitor the Waikeria Road-SH3 intersection following completion of the new prison facility and upgrade it further or implement travel demand management measures if the performance of the intersection is unsatisfactory. With these mitigations in place, the effects of the proposed expansion will be acceptable, and the operation of Waikeria Road and SH3 will not be compromised.</p>
Safety of Road Users Objective 8.2.2	<p>To ensure that the safety and function of the transport network is not adversely affected or compromised by:</p> <p>(a) inappropriate location and inadequate design of road intersections and vehicle entranceways;</p>	The traffic assessment included in this application recommends upgrade works to Waikeria Road to address items a) and b) particularly. These works will address existing safety issues with Waikeria Road. In response to the prison project, further upgrade works will be required to further improve Waikeria Road for the additional traffic.

Reference	Otorohanga District Plan Objectives and Policies	Comment
	<p>(b) the location of trees and crops, or structures in relation to vehicle entranceways, roads, and railway level crossings;</p> <p>(c) the design, location and lighting of signs;</p> <p>(d) glare or light spillage from artificial lighting;</p> <p>(e) dust drift;</p> <p>(f) the design and location of parking and loading spaces; and</p> <p>(g) Insufficient provision of on-site parking, loading and manoeuvring areas</p>	<p>It is also recommended that the speed limit is reduced from 100km to 80km per hour. This will have an impact on the effectiveness of the route by slowing traffic however it will address safety concerns.</p>
Safety of Road Users Policy 8.3.2	The traffic generated by an activity does not overload the transport network to the extent that the existing function, design and safety of the road, State Highway, or railway level crossing is compromised or adversely affected.	See comments above in relation to objective 8.2.1.
Safety of Road Users Policy 8.3.3	That safe access to and from roads and State Highways is maintained by requiring that entranceways, rights-of-way and roads are constructed to a standard that is appropriate for their intended use	As detailed for Policy 8.2.2 above, TDG recommends improvement of several private access ways fronting Waikeria Road to provide safer access along with carriageway improvements such as weed clearance and better definition of edge of seal.
Contaminated Land Objective 10.2.1	To ensure land that contains or potentially contains, contaminated land and which is proposed to be developed or subdivided is safe for human use.	As discussed in section 7.1 of the AEE, a DSI has been prepared for the proposed Building Zone as some areas of potentially contaminated land were identified in an earlier preliminary site investigation (see Report 1 on Volume 3). The DSI has confirmed that if the green waste landfill in the proposed Building Zone is required to be disturbed to build proposed new facilities, then a consent from Otorohanga District Council under the NES is likely to be required. A resource consent may also be required from Waikato Regional Council. Once the design and location of the proposed new facility is known, consents requirements will be assessed and an application will be made by the Department if required.
Contaminated Land Objective 10.2.2	To prevent or mitigate any adverse effects on human health arising from the use, development or subdivision of contaminated land.	If consent is required for the proposed activity, a Remediation Action Plan will be prepared that will address this objective.

Reference	Otorohanga District Plan Objectives and Policies	Comment
Contaminated Land Policy 10.3.1	To require the provision of information, including preliminary and detailed site inspections, at the time land is proposed to be used, developed or subdivided where land is or has previously been used for any activity identified on the Hazardous Activities and Industries List.	A DSI is included with this NoR as Report 1 in Volume 3.
Contaminated Land Policy 10.3.2	To use soil guideline values to determine the concentrations of contaminants in the soil at which risk to human health is considered acceptable.	Soil guideline values have been used in the DSI.
Contaminated Land Policy 10.3.3	To require management, including remediation, of contaminated land which poses an unacceptable risk to human health. Prior to its use, development or subdivision land shall be confirmed as safe for human habitation purposes.	If consent is required for the proposed activity, a Remediation Action Plan will be prepared that will address this objective.

## Appendix 3: Consultation Material



# Attachment A







Judith Collins

18 OCTOBER, 2016

## Government approves plans for increased prison capacity

The Government has approved plans to increase prison capacity on existing prison sites by approximately 1800 beds, Corrections Minister Judith Collins says.

Despite significant progress in reducing crime the number of prisoners has increased faster than projected. This is because the proportion of offenders charged with serious crimes has risen, meaning more people are being remanded in custody and serving more of their sentences in prison.

“We have to respond through new investment or we will create unacceptable safety risks for staff, prisoners and the public, and be less effective at rehabilitating prisoners.

“We’re already adding 341 prisoner places through the use of double bunking and converting facilities to accommodate prisoner beds. This is part of the financial commitment we made in Budget 2016 to Phase One of the Prison Capacity Programme, but as we look out over the next five years this will not be enough.

“To meet the growth in the prison population we need to invest in a further 1800 prisoner places in the network under Phase Two of the Programme, at a construction cost of around \$1 billion.”

The Government has approved an increase in double bunking in the Northland Region Corrections Facility at Ngawha by 80 beds. It has also approved a new accommodation block to be built at Mt Eden Corrections Facility, adding 245 beds.

Ministers will next month consider a detailed business case for formal approval of a new 1500 bed facility at the existing Waikeria Prison in the Waikato. Corrections will also propose increasing the delivery of rehabilitation programmes including Drug Treatment Units, reintegration programmes, education and training programmes and Special Treatment Units to help address violent and sexual offending.

“Phase Two of the prison programme won’t be just in bricks and mortar but will also be aimed at the drivers of crime, drug and alcohol abuse and domestic violence.”

The new facility at Waikeria Prison will be operated by Corrections but built and maintained by a Public Private Partnership, the same model currently being used by Corrections in building its new maximum security facility in the grounds of Auckland Prison.

“The construction of a new facility for around 1500 prisoners at Waikeria which could be delivered in two stages - would be a significant contribution to ensuring that Corrections can accommodate the forecast numbers of prisoners.”

Most of the forecast demand is expected to come from the upper North Island and Waikeria is in a good location to serve this demand. Being close to the areas of need reduces the costs of operating the prison network and helps keep prisoners close to family and support networks.

The Government is committed to ensuring value for money for taxpayers and all the proposed beds are on prison land where a lot of the infrastructure is already in place.

At Mt Eden Corrections Facility the earthworks platform already exists for the new structure. The current development was built with future expansion a possibility, and at Waikeria Prison there’s ample space for a facility to hold the increased number of prisoners.

“Getting this proposal underway now will help ensure the growth is well planned, and that the prison network can help keep our communities safe in the future.”

Related Documents

[Judith Collins](#) [Corrections](#)

[Q&A](#) (pdf 139.88 KB)

**beehive.govt.nz**

The official website of the New Zealand Government



Judith Collins

22 NOVEMBER, 2016

## Procurement for Waikeria Prison PPP to commence

The Government has approved the procurement of a 1,500 bed facility at Waikeria Prison that will be designed, built, financed and maintained under a Public Private Partnership (PPP), Corrections Minister Judith Collins announced today.

“Last month I advised that the Government had approved plans to increase prison capacity on existing prison sites. At that time approval in principal was given to a new facility at Waikeria Prison. I am pleased to advise that the Government has now approved the detailed business case for the new facility.”

This will be the third PPP contract in place within the Department of Corrections. Similar to the Auckland Prison PPP model, the new facility at Waikeria Prison will be operated by Corrections but built and maintained by a PPP. The PPP contractor will provide facilities and services to an expected standard over the life of the contract. This will encourage respondents to consider facility maintenance and asset management implications during the design of the facility.

In early January Corrections will release the Expression of Interest to the market. A Request for Proposal will be released to shortlisted respondents in April, and the Department expects to have identified its preferred bidder in late 2017. A contract will be signed with the successful PPP contractor in the first half of 2018 and construction will commence shortly afterwards. The new facility is expected to be complete in late 2021.

Running in parallel with the procurement process is the planning approval process. Corrections is seeking the necessary approvals under the Resource Management Act and is currently engaging with the local community prior to formally lodging its application with Council next year.

[Judith Collins](#) [Corrections](#)

## Attachment B





# **Proposed New Facility at Waikeria Prison**

## **RMA Consultation and Communications Strategy**

3 October 2016

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## 1.0 INTRODUCTION

The Department of Corrections (the Department) proposes to undertake an expansion of the Waikeria Prison to enable the site to accommodate up to 3,000 prisoners.

The existing Waikeria Prison site is designated for use as a prison for up to a maximum of 1,250 prisoner places. The Department wishes to increase the capacity of the prison with the ability in the long term, to increase the prisoner places to 3,000. It is anticipated that capacity will be increased as a staged development. To facilitate the expansion of the prison the Department is required to alter the existing designation and apply for a number of resource consents from the Waikato Regional Council.

The requirement to build a new facility to accommodate additional prisoners has resulted from a steady increase in the national muster.

The purpose of this Communications Strategy is to set out a clear framework for developing and managing communications and effective relationships with internal and external stakeholders regarding the expansion of Waikeria Prison. The focus of this Communications Strategy is to support the Resource Management Act programme. This strategy does not cover communications relating to Ministerial announcements or the wider project programme.

The scope of the consultation strategy is to support the RMA process. During the consultation phase, historical issues may be raised and will be considered during the RMA process. Historical issues raised not pertaining to the current RMA applications will be forwarded to the appropriate party within Corrections for consideration.

It is not proposed as part of this process to seek approval for the final built form and design of the new facility as this will occur during the subsequent outline plan of works process. It is proposed however, to establish a set of environmental parameters (e.g. maximum building height, location of perimeter wall, traffic management solutions, noise conditions, lighting conditions, landscaping conditions, wastewater discharge parameters etc.) through amendments to the conditions of the existing designation and the grant of resource consents. These conditions will then enable the establishment of the new facility within these parameters.

The Department will be seeking feedback from stakeholders on the environmental parameters. The range of matters, including the environmental parameters, to be consulted on is included in Appendix 1. This consultation strategy proposes both targeted consultation with statutory bodies, iwi and affected property owners, utility groups and designating authorities and wider consultation with the public and community.

The objectives of the consultation are:

- to provide balanced and objective information to stakeholders;
- to listen to stakeholders with an open mind;
- to provide opportunities and sufficient time for stakeholders to respond;
- to inform the parameters of the RMA approvals; and

- to enable RMA approvals required for the site development to be secured in a timely and efficient manner.

It is also important that the consultation meets the legislative requirements for consultation as set out in the Resource Management Act 1991 (RMA) and relevant case law.

The Department's philosophy is that meaningful consultation will improve the quality of the project and decision making, and reduce the level of public concern during the statutory process.

This document describes the philosophy guiding the consultation and outlines the consultation strategy, including the objectives, issues and overall approach. It defines the stakeholder groups who will be consulted and sets out the specific actions for reaching these groups, opportunities for engaging with them, gathering input, compiling, summarising and analysing their input.

To ensure that the consultation responds to changes to the project this document will be 'live' and will be updated as necessary as changes are made.

Separate Communications Plans will be prepared in relation to the following:

- Preparation of supporting consultation material
- Communications protocols including communications with the media
- Significant project milestones



## **2.0 CONSULTATION PHILOSOPHY**

The Department must comply with the requirements of the RMA when consulting on any proposal to authorise the construction, expansion and operation of the prison. The outcomes of the consultation process will provide information and guidance to the Project team and decision makers, and that meaningful consultation prior to the statutory phase will reduce the level of any public concern about the Project during that process.

### **2.1 The Department's Consultation Principles**

The Department's Consultation Policy<sup>1</sup> sets out what consultation is, why the Department is committed to consultation, what the Department consults on, who the Department consults with, how the Department consults and types of consultation. The following excerpt is taken from this Policy and demonstrates the Department's commitment to projects of this nature.

#### ***Why the Department is Committed to Consultation***

##### *Involving the relevant individuals and groups*

*The Department of Corrections is committed to consultation as a means of involving staff, stakeholders, Maori and the general public in the decision making process. Depending on the issue, consultation may take place with staff, with stakeholders, with Maori, with the public or a combination of these audiences.*

##### *Meeting Department goals and vision*

*The commitment to consultation links back to goals in the Department's vision to have the New Zealand public's understanding and confidence through open communication and also links to the Department's communications strategy that aims to increase public and stakeholder awareness and understanding. Consultation is also highlighted by FReMO (The Framework for the Reduction Of Maori Offending, 1999). FReMO is a set of guidelines that integrates effective consultation and application of consultation outcomes into any project or initiative that has implications for Maori.*

##### *Obligation under Treaty of Waitangi*

*As well as a commitment to consultation the Department has an implied obligation under the Treaty of Waitangi to consult with Maori."*

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<sup>1</sup> Consultation Policy downloaded from the Department's intranet website last updated 28.06.2010

## ***“What the Department Consults On***

### *Development and Redevelopment of Correction’s Sites*

*The Department will also consult widely around the development or redevelopment of prisons and other initiatives and projects that may have an influence upon communities...Consultation here may not only help to consider and thereby allay community concerns, it may also help to facilitate ongoing relationships with the local community that will have long term positive outcomes beneficial to all parties.”*

The following consultation strategy has been developed in accordance with the Department’s Consultation Policy.

### **3.0 CONSULTATION STRATEGY**

This section describes the objectives for consultation, likely issues anticipated at this stage and the approach to consultation that best meets these objectives and issues.

#### **3.1 Purpose**

The purpose of this strategy is to identify and describe the consultation and communications actions necessary to help achieve the alteration to the designation and to obtain the necessary regional resource consents.

The Department will also be able to provide a public record of the consultation undertaken, demonstrating what consultation has occurred with whom and with what outcome. This will support the alteration to the designation and regional resource consents.

#### **3.2 Objectives**

The objectives for the consultation are:

- to provide balanced and objective information to the stakeholders on:
  - The proposed activity;
  - The role of stakeholders in the statutory decision making process;
- to provide opportunities for stakeholders to discuss the information so they better understand its complexity;
- to seek feedback from stakeholders which will inform environmental parameters to be proposed as conditions during the alteration to the existing Waikeria Prison designation and regional resource consent applications;
- to listen, with respect, to the aspirations, concerns and issues stakeholders have with the Project and consider them with an open mind;
- to provide accurate, reliable and useful summary information to the Project team and decision-makers so that it can inform decisions as to the final form of the designation and resource consents to be sought; and
- to undertake technical engagement with the following agencies:
  - Waikato Regional Council
  - Otorohanga District Council
  - Waipa District Council
  - Waitomo District Council
  - Heritage New Zealand
  - New Zealand Transport Agency

### **3.3 Issues**

The key issues that make this consultation process potentially challenging are:

- The desire by the Department to satisfy the requirements of the RMA, while permitting the greatest degree of flexibility to enable alternative designs to support procurement through a Public Private Partnership (PPP) or traditional procurement process.
- Legacy issues regarding compliance with designation or resource consent conditions
- A formal submission process will take place after lodgement – the designation and regional resource consent applications will be publicly notified as part of the statutory process. This means that consultation will be an ongoing function after the applications have been submitted. Prior to the formal submission process commencing, the Department will undertake pre application consultation. There may be parties who do not wish to engage in the pre-application process, leaving it until the formal submission process. Where this is the case there is a risk that new issues may arise through the formal process that were not uncovered during the pre-application consultation.
- The media environment – it is important that media are well informed and engaged. Negative coverage will adversely affect perceptions of the project.
- The possibility of consultation leading to side agreements with stakeholders which may impose costs and/or on-going physical or operational constraints for the prison beyond the life of the consultation phase.

### **3.4 Key Strategies**

To address the above objectives and issues, a number of overarching strategies are to be adopted, including:

- Defining stakeholder groups and tailoring communication and engagement activities to each group;
- Early and proactive stakeholder engagement with key parties, particularly with iwi;
- Encouraging accurate and balanced media coverage;
- Being flexible so that changes to the project can be accommodated;
- Providing a range of ways for people to engage and provide feedback;
- Accurate recording of consultation and timely provision of meeting minutes; and
- To provide a public record of the consultation undertaken.

### **3.5 RMA 1991 Requirements**

The proposal is to secure a change to the existing Waikeria Prison designation and associated resource consent conditions to provide for an increase in prisoner capacity at Waikeria Prison to 3000. The following sets out the legislative requirements relating to consultation.

#### **3.5.1 Resource Consents and Designations**

The relevant sections of the Act in relation to resource consents and designations are section 36A, section 168 and Form 18 as follows:

**36A      *No duty under this Act to consult about resource consent applications and notices of requirement***

...

(1)      *The following apply to an applicant for a resource consent and the local authority:*

(a)      *neither has a duty under this Act to consult any person about the application; and*

(b)      *each must comply with a duty under any other enactment to consult any person about the application; and*

(c)      *each may consult any person about the application*

(2)      *This section applies to a notice of requirement issued under any of sections 168, 168A, 189, and 189A by a requiring authority or a heritage protection authority, as if- :*

(a)      *the notice were an application for a resource consent; and*

(b)      *the authority were an applicant.*

**168      *Notice of Requirement***

...

(2)      *A requiring authority...approved under section 167 may at any time give notice [in the prescribed form] to a territorial authority of its requirement for a designation-*

*[(a) For a project or work; or]*

(b)      *In respect of any land, water, subsoil, or airspace where a restriction is reasonably necessary for the safe and efficient functioning or operation of such a project or work.*

**Form 18      *Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation***

*...The following consultation (or No consultation) has been undertaken with parties that are likely to be affected...*

There is no legal requirement to consult under the RMA in relation to the process of designating land or obtaining resource consent. This is confirmed by section 36A of the RMA, which expressly provides that an applicant or requiring authority does not have a duty under the RMA to consult any person about an Notice of Requirement (NOR) or resource consent application. Notwithstanding this, it is noted that the existing Waikeria Prison designation required the establishment of a Community Liaison Group which formalised communication between the Prison and members of the Community Liaison Group. The designation conditions relating to the Community Liaison Group are set below.

### 3.5.2 Existing Designation conditions

Condition 6 of the existing designation is relevant to this Consultation Strategy as it sets out a requirement for the requiring authority (the Department) to consult on a continuing basis with a Prison/Community Liaison Group. Membership of the CLG is defined in conditions:

- 6(i) *At a minimum one representative from each of the Otorohanga District Council, Waipa District Council, local iwi, and two representatives from the local community shall be invited to become members of the Prison Community Liaison Group. The requiring authority and the Otorohanga District Council shall agree on the selection of local iwi and local community representatives. Additional members may be appointed within the agreement of the requiring authority and the Otorohanga District Council.*
- 6(iv) *The Prison Manager shall promote and facilitate the following objectives of the meetings with the Prison/Community Liaison Group namely:*
  - a) *Attaining a positive relationship between the prison on the surrounding community*
  - b) *Monitoring the effect of the prison on the surrounding community*
  - c) *Monitoring the effectiveness of any measures adopted to mitigate adverse effects on the surrounding community of the prison facility*
  - d) *Monitoring and reviewing the effectiveness of notification procedures during significant security events at the facility*
  - e) *Reviewing any changes to prison management, practices and procedures insofar as they may affect the surrounding community*
  - f) *Responding to any concerns raised by the surrounding community or the Prison/Community Liaison Group"*

### 3.5.3 Relevant Case Law

Case law has given guidance as to what is entailed in successful consultation.

In *West Coast United Council v Prebble* (1988) 12 NZTPA 399 at 405, the High Court held that "Consulting involves the statement of a proposal not yet fully decided upon, listening to what others have to say, considering their responses and then deciding what will be done." That description was cited in *Air New Zealand & others vs Wellington International Airport & Attorney General (CP403/1991)*, a leading decision on consultation, that has been applied under the RMA. The elements of good consultation as established in that case can be summarised as follows:

- a) being prepared to participate;
- b) being prepared to listen;
- c) remaining open-minded;
- d) allowing sufficient time for discussion;

- e) obtaining/providing sufficient information to allow an informed discussion; and
- f) being prepared to change stance during consultation.

As noted previously in this report, consultation is not mandatory for the designation of land, however, case law has clearly established that undertaking consultation is best practice. In *Te Kura Pukeroa Maori Incorporation v Thames-Coromandel District Council* (W069/2007, at para 24), the Environment Court confirmed that while consultation is not mandatory:

*...[f]ailure of an applicant to consult may have far reaching consequences such as, opposition to a proposal which might otherwise have been avoided, an applicant being insufficiently aware of how its proposal might affect other persons or an inadequate assessment of effects being undertaken. Failure to consult is therefore contrary to best practice and has obvious risks...*

#### **3.5.4 Summary**

As set out in paragraph 3.5.1 above, there is no legal requirement on the Department to carry out consultation in relation to the designation of land or application for resource consents. There are conditions on the existing designation for Waikeria Prison which require consultation to be undertaken for works in accordance with that designation and establish the importance of meaningful consultation with those parties as part of this process. As described in paragraph 3.5.3, consultation is considered to be best practice in relation to proposals under the RMA. This document sets out the strategy for consultation with those parties that it is considered best practice to consult.

## 4.0 STAKEHOLDER GROUPS

Stakeholders are persons, groups or institutions who may have an interest in the proposed activity. There are a number of stakeholder groups that have been identified who may have an interest in this project based on for example, their location, responsibilities and or background/history (e.g. iwi). The following seven core groups have been identified:

- Local Authority / Regulatory Stakeholders / Designating Authorities
- Owners and Occupiers:
  - Immediate Neighbours,
- Iwi:
  - Ngati Maniapoto and Ngati Raukawa
  - Other including leveraging existing cultural relationships
- General:
  - Utility Operators,
  - Emergency Services / District Health Board
  - Community Representatives, including members of the Community Liaison Group
  - Community Groups/ Schools / Churches / Housing providers / Businesses,
  - Environmental Groups,
  - Rehabilitation and Reintegration Service Providers / Prison Volunteers and Support Groups
  - Academic Commentators / Commentators on Prisons
  - Wider Public
- Media
- Other Government Departments / Government Agencies
- Internal stakeholders to the Department
  - Regional Commissioner, Prison Director
  - Staff at Waikeria Prison
  - Prisoners

A list of the organisations under each of the above core groupings is provided in section 6. The list is live and will be updated as the Project Consultation Team become aware of additional stakeholders. Details of the form of communication and engagement with each stakeholder is provided in the Stakeholder Consultation Plan included in Section 6.



## **4.1 Local Authority / Regulatory Stakeholders / Designating Authorities**

Until the consenting pathway (Environment Court, Board of Inquiry or Council approval) has been confirmed, all potential Local Authority/Regulatory Stakeholders are included on the list in section 6.

Key consultation issues include the designation process and possible consenting options (such as, local authority hearing, direct referral, Board of Inquiry) and technical engagement. The Councils will have set timeframes for reporting to Council committees and there may be a number of Committees that need to be briefed. Early alignment to ensure their timeframes and Committee deadlines are established is essential. In order to meet these timeframes it is proposed to establish and agree a process with the relevant staff in each relevant organisation.

It is essential for the Department's technical consultants to engage with Councils technical consultants early to ensure that issues are satisfactorily addressed.

## **4.2 Owners and Occupiers**

Consultation is to be undertaken with the approximately 20 to 26 residential property owners in proximity the proposed activity and the indicative area for expansion.

A key issue around consulting with potentially affected property owners and occupiers will be that they are likely to request a level of information and design detail which is greater than the Project Consultation Team is able to provide at this stage. As is the normal case for projects of this size, it is not possible to provide final design detail during consultation with these parties but it will be necessary to provide them with a sufficient level of detail to enable these parties to understand the possible effects of proposal, relative to their own properties. If requested, specific information can be provided (e.g sight lines). This is also a good opportunity to understand how the existing prison is affecting these owner/occupiers, if at all.

## **4.3 Iwi**

The following issues have been identified in relation to iwi consultation;

- It is important to identify all iwi who may have an interest in the proposal. The Councils will be approached and asked for this information. This list will be combined with those known to the Iwi Consultation Advisor and those whom the Department may know to have an interest (e.g. the local iwi representatives on the CLG).
- It is important to recognise any ongoing involvement Waikeria Prison has had with iwi since the prison was established and to work with those with whom existing relationships have been established. For example, it is understood that the Waikeria Kaumatua (Roopu) Committee which represents the local iwi currently provides advice to the Department of Corrections with respect to Waikeria Prison.
- It is important to recognise the conditions on the designation for Waikeria Prison which states that local iwi are to be invited to sit on the Community Liaison Group (CLG) and that the requiring authority and the Otorohanga District Council are to agree on the selection of local iwi representatives. It is understood that the CLG is active and does meet.

- It is important that those involved in the Iwi consultation are aware of the outcome of the recent Treaty negotiations. The projects internal and external Iwi Advisors will be aware of this process and the outcomes.

A key imperative around consulting with Iwi is that the consultation is initiated at an early stage in the Project, with careful records kept.

#### **4.4 Others**

There are a range of other parties who for various reasons (e.g. they own infrastructure in the vicinity or are a community group of concerned citizens) may be potentially affected by the proposal. These other parties are broken up into a series of groups and are listed below.

##### **4.4.1 Utility Operators, Emergency Services, District Health Board**

The Department does not anticipate any difficulties in association with consulting these groups as they are all familiar with RMA consultation processes and will be responsive to being engaged with.

##### **4.4.2 Community Representatives / Community Groups / Environmental Groups / churches / schools / housing providers / businesses**

Included in this grouping is the Prison/Community Liaison Group (CLG). The designation conditions required the establishment of a CLG. Condition 6(i) states that as “a minimum one representative from each of the Otorohanga District Council, Waipa District Council, local Iwi and two representatives from the local community shall be invited to become members of the Prison/Community Liaison Group”.

The CLG is operational at the site and it is proposed to work with this committee as a starting point for the consultation with the wider community. It is understood that the group is active and meets regularly. The most recent meeting of the CLG was on the 9 June 2016. The next meeting of the CLG is currently scheduled for the 10 November 2016. The Project Consultation Team will engage with members of the CLG.

##### **4.4.3 Rehabilitation and Reintegration Service Providers / Prison volunteers and support groups**

The Project Consultation Team wishes to engage at an early stage with the service providers and volunteers in order to provide sufficient lead in time for these organisation to plan for future service provision and expansion..

##### **4.4.4 Academic Commentators / Commentators on Prisons**

During the consultation process it is key to ensure that these parties are provided with up to date balanced information as they may be approached by the media for an opinion.

##### **4.4.5 Wider Public**

The wider public stakeholders cannot be individually identified and therefore may be the most difficult to engage directly. The Department assumes they will mainly be concerned about visual amenity, perception of their town / area / region, prison escapes and increases in crime.

#### **4.5 Media**

During the consultation process it is key to ensure that the media is provided with up to date balanced information.

#### **4.6 Other Government Departments / Government Agencies**

The Project Consultation Team will liaise with other Government Departments and Agencies as required.

#### **4.7 Internal Stakeholders to the Department of Corrections**

The Project Consultation Team will work with Corporate Communications to engage and inform internal stakeholders about what is being proposed, why, when and how.

The objective is to ensure they:

- Are aware, engaged and supportive of the project
- Can accurately brief other staff
- Know who to contact or where to get additional information.

#### **5.0 PRISON STAFF AND PRISONERS WILL BE A USEFUL SOURCE OF INFORMATION WHICH WILL BE RELEVANT TO THE RMA APPLICATIONS.**

## **CONSULTATION ACTION PLAN**

This section of the document describes the specific actions for consulting with the groups identified in section 4.0, opportunities for engaging them and gathering useful input. It also provides a method for compiling, summarising and analysing all stakeholder input to provide useful information to the decision makers.

A Stakeholder Consultation Plan and personnel to be involved in the delivery of the plan is provided in section 6.0. Representatives of the Department will be leading the engagement with stakeholders and will be responsible for communications about the need for the project and operational matters. The Department will be supported by external consultants to engage with stakeholders on technical issues.

### **5.1 Consultation Actions**

The consultation principles and strategies form the basis upon which the consultation plan has been developed. The following two sections describe the actions that will be carried out in the consultation process.

This section addresses the different actions in five groups:

- those actions where the Project Consultation Team are providing communication to our stakeholders – ‘Communications Out’;
- those actions where the Project Consultation Team are receiving communication from our stakeholders – ‘Communications In’;
- those actions where the Project Consultation Team are collating and analysing all stakeholder input to provide accurate, reliable and useful information to designers and decision-makers – ‘Input Analysis’;
- those actions where the Project Consultation Team are giving feedback to our stakeholders – ‘Feedback’;
- Those actions where the Project Consultation Team are monitoring and evaluating the consultation – ‘Evaluation’.

#### **5.1.1 Communications Out**

The Project Consultation Team will be communicating with our stakeholders to give them information about our project related consultation, when it is happening and how they can participate. The Project Team will also be communicating with them to give them information on the proposal.

Communications Out will be in the form of information materials (to inform them about the Project, set out the purpose of the consultation, provide project details, and provide details of how to provide feedback), one on one or small group meetings.

Information on the project and a feedback form will be put on the Department’s website, Facebook page and twitter. An email address for a Department staff member will also be available through the website. The email address and Facebook page will also be provided on all information material. This will be managed internally by the Department.

A Department staff member will be a point of telephone contact during public consultation. Maori and Pacific language representatives within the Department will also be available to discuss the project with members of the public.

All communication with media will be undertaken by the Department.

In general, information about the project will be available from the Project Consultation Team. Details of the Project Consultation Team are set out in Section 6.2.

### ***Information Materials***

It is proposed to prepare appropriate information materials to be used during consultation with stakeholders and the general public. The list below sets out what will be produced and provides an outline of the content. The documents will be prepared and produced by the Department with support from Boffa Miskell (the Department's technical advisors).

<b>Information Booklet</b>	This booklet is intended to provide sufficient information for the affected / interested parties to understand the proposal, as well as provide details of where to find out more information. The booklet will include a feedback form for completion. The information booklet will be made available at some one on one or small group meetings with stakeholders, and at the public open days.
<b>Information Fact Sheets, Q &amp; A Sheets</b>	Simple fact sheets and Q&A sheets giving further information on project details which will be available at the Open Day(s).
<b>Feedback Form</b>	This will be a one sided A4 sheet
<b>Supplementary Information</b>	Additional background information will be available on request from the Consultation Team.
<b>Information Boards/Panels for Use at Open Days</b>	A series of information boards setting out the Ministers objectives, why this site, the parameters/constraints approach, information on prison operations and a plan indicating the location of the new facility.
<b>Department's social media (website, Facebook page, twitter account)</b>	Up to date project information (including the feedback form) will be circulated through the Department's social media.

Advice will be sought from our cultural advisor as to whether the information booklet should be translated into Maori and Pacific languages for the Open Days.

### ***One on One or Small Group Meetings***

One on one or small group meetings will be held with a number of stakeholders. Those stakeholders are identified in the chart in section 6.0 and include the immediate neighbours.

One on one meetings with Otorohanga District Council, Waipa District Council and Waikato Regional Council will be held. This will include separate briefing sessions providing an

overview of the proposal and possible consenting routes. Meetings will also be held with regulatory staff (planners and technical experts) later in the project in relation to the detail of the NOR, resource consent applicants and processing of the applications.

### ***Open Days***

It is anticipated that two Open Days will be held – one in Otorohanga and one in Te Awamutu. The Open Days will provide an opportunity for members of the public to obtain information about the proposal, and provide feedback.

The Open Days will be held at venues such as community halls / libraries / schools that have appropriate facilities on site (tea/coffee facilities, toilets, parking).

People will be encouraged to provide their feedback ideally at the time of the open day or within 2 weeks of the open days.

Open Days should be held only after key political, Council, Local Board and iwi stakeholders and media have been made aware of the project for courtesy and to avoid surprises.

### ***Advertising/Media Release***

Advertising for the public open days will be required in the two weeks prior to the event. Public notices will be placed in the Waikato Times, Te Awamutu Courier, Waitomo News and other local and community newspapers.

Contact will be made with Otorohanga District Council and Waipa District Council to seek approval to place advertisements about the open days in Council publications (if appropriate).

Letters will be sent to stakeholders inviting them to the Open Day/s. Key stakeholders will also be given the opportunity to have a one on one or small group meetings (as appropriate) if they cannot attend the open days.

A media release 1-2 weeks prior to the Open Days is proposed. This will be arranged and managed by the Department.

### ***Iwi Consultation***

The following sets out the process for Iwi Consultation.

In the first instance, a list of iwi potentially affected by the Project will be determined in conjunction with the Department and the local authorities (Waikato Regional Council, Otorohanga District Council and Waipa District Council). A preliminary list is included in the Stakeholder Consultation Plan. Through consultation with the above parties, the Department aims to ensure that it contacts and consults with the correct members within each iwi.

Once the final list of those to be consulted has been determined, the Department will then make initial contact with the iwi by telephone. The Department will liaise with iwi to discuss their preferred method of consultation (e.g. meetings, hui, or written correspondence). All iwi have preferences for how they would like to be consulted e.g. hui, one on one meeting, or exchange of letters. The preferred method of consultation will depend on their level of interest. The strategy assumes hui will be preferred but a detailed programme for completing iwi consultation will be prepared once contact with the relevant parties has been made.

### **5.1.2 Communications In**

Communications In will be provided via the Project Consultation Team. Stakeholders will generally be encouraged to provide their feedback in written form (or agreed meeting notes). Written communication may also be in the form of email through the Department's website or comments on the Department's Facebook page or twitter account.

Communications In will comprise both feedback on the proposal and also queries to which the wider Project Team will need to respond. In either case, the information will be entered in the consultation database. One on one meetings will also present Communications In. Where information is provided verbally a member of the Project Consultation Team will complete a feedback form.

#### ***Project Consultation Team***

The Project Consultation Team will be the first point for contact for many stakeholders who require further information about the project and the consultation process. The Project Consultation Team will be based at the Departments offices in Wellington and at Boffa Miskell offices in Auckland. The stakeholder support / administrator will receive, log and track all Communications In from stakeholders.

#### ***Feedback Forms***

The feedback form is the key method by which feedback will be received during consultation. It will be designed to capture specific and focussed feedback from stakeholders. It will also provide an opportunity for stakeholders to give general feedback on a free text/boxed section if they so desire.

The feedback form will be a key part of the Information Booklet.

Completed feedback forms will be sent to the Project Consultation Team, who will enter details into a database (available through Microsoft SharePoint) for tracking and analysis.

#### ***Local Authority/Regulatory Stakeholder Feedback***

Various members of the Project Consultation Team will be meeting with local authority/regulatory stakeholders throughout the consultation process and will capture their feedback. Members of Project Team will complete meeting minutes or file notes, which will capture the key points of the conversation. It will record the date and time of the meeting, the attendees, any questions raised and answered during the meeting, as well as any questions that remain unanswered at the end of the meeting. Unanswered questions will be passed to other members in the Project Team for a response.

#### ***Iwi Feedback***

The external Iwi Consultation Advisor and other project members will be meeting with iwi throughout the consultation process and will capture their feedback.

Members of the Project Team who have direct contact with iwi will complete meeting minutes or file notes, which will capture the key points of the conversation. It will record the date and time of the meeting, the attendees, any questions raised and answered during the meeting, as well as any questions that remain unanswered at the end of the meeting.

Unanswered questions will be passed to other members in the Project Team for a response. Responses will be documented in the consultation database.

***Immediate Neighbours, Network Utilities, Designating Authorities, and Community Groups Feedback***

Various members of the Consultation Team will be meeting with these groups throughout the consultation process and will capture their feedback. Members of the Project Team who have direct contact with stakeholders will complete meeting minutes or file notes, which will capture the key points of the conversation. It will record the date and time of the meeting, the attendees, any questions raised and answered during the meeting, as well as any questions that remain unanswered at the end of the meeting. Unanswered questions will be passed to other members in the Project Team for a response. Responses will be documented in the consultation database.

***General Public, Owners and Occupiers in Close Proximity, and All Other Groups Feedback***

These groups will be encouraged to complete a feedback form. The responses will be entered in a database for analysis. Where direct contact is made with members of the Project Team, the team member may (if appropriate) record feedback by way of meeting minutes or file notes.

***Database***

The Project Consultation Team will operate a database (available through Microsoft Sharepoint) to record all responses, feedback and queries received. All information received as part of the consultation process, including key stakeholder engagement, will be logged in this database. Regular reports will be produced from the database and distributed to the wider Project Team as appropriate.

**5.1.3 Input Analysis**

Analysis of the input received from consultation activities will be undertaken to provide the decision makers with accurate and reliable information to assist them. It is proposed that the input collected goes through as few filters as possible, that each set of input is summarised only once and that the designers and decision makers receive summaries of input with limited intermediate interpretation.

Input will be received in the form of:

- Completed feedback forms submitted by mail, email, and fax;
- Meeting minutes from one on one or small group meetings;
- File notes recording telephone calls

All input will be entered into the consultation database. The database will then be used to undertake a quantitative analysis of the input received, including the number of responses received, the level of support and opposition and qualitative analysis around the issues and concerns expressed.

A Consultation Report will be prepared for inclusion in the application for a Notice of Requirement and Resource Consents.



#### **5.1.4 Feedback**

Feedback will be given to people throughout the consultation process, in response to the different reasons they may have for communication with us.

In general, feedback should be given as soon as possible but within ten days.

#### **5.1.5 Evaluation**

Monitoring and evaluation of the consultation process is important to measure success and identify any learning for future exercises.

The Project Team will monitor the level of engagement through:

- The level of acceptance to attend one on one or small group meetings
- The level of attendance at the open days
- The number of feedback forms received
- Reviewing feedback forms for comments on the consultation process (both positive and negative).
- Monitoring the volume and nature of coverage in the media / local press
- Monitoring external and internal stakeholder feedback to gauge how well informed they feel.
- Liaising with local Corrections staff to ensure that local stakeholder concerns / issues raised with them are fed into the consultation process.
- Monitor media to check information is accurate, positive and balanced.
- Contact with key local stakeholders to understand from them their view as to the level of awareness within the local community of the project.

Through the evaluation of the above the Project Team will determine if the tools used to consult need to be adapted in order to improve the engagement with stakeholders.

## **6.0     STAKEHOLDER ENGAGEMENT**

## 6.1 Overview

	Mid October	Late October	Early November	Mid November	Late November	Early December	Mid December	2017 -
Local Authorities	Public announcement	RMA Process meeting 28 October	As required	As required	As required	As required	As required	As required
Land owners / occupiers / neighbours	Public announcement	Letter	One on one	One on one	One on one	One on one	One on one	One on one
Iwi		Telephone	One on one	One on one	One on one	One on one	One on one	One on one
Utilities / Emergency Services / District Health Board			Letter	Letter	Letter			
Local Community Groups, Schools etc			Letter/One on one/ Open Day	Letter/One on one/ Open Day				
Rehabilitation and Reintegration Services and Support		Telephone/ One on one	Telephone/ One on one	Telephone/ One on one				
Commentators					Letter			
Wider Public	Public announcement			Advertising	Open Days	Follow up	Follow up	
Other Government Departments		Letter	Letter					
Media	As required	As required	As required	As required	As required	As required	As required	As required
Internal Corrections stakeholders	As required	As required	As required					

## **6.2 Stakeholder Consultation Plan**

Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
<b>Local Authority / Regulatory Stakeholders / Designating Authorities</b>									
Otorohanga District Council	Consent Authority	<ul style="list-style-type: none"> <li>Direct referral</li> <li>Recommendation on notice of requirement (NoR)</li> <li>Connections to services including roads / construction</li> </ul>	<ul style="list-style-type: none"> <li>Consent Authority</li> <li>Possibly designation conditions – all matters</li> <li>Development contributions</li> <li>Construction access / road upgrading</li> <li>Positive recommendation</li> </ul>	<ul style="list-style-type: none"> <li>Early engagement</li> <li>Identify key representatives</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> <li>Pre-lodgment meeting</li> <li>Process and information requirements</li> </ul>	Initial meeting with Mayor  On-going meetings with planning manager and technical advisors	-	CE, Project Director, Boffa Miskell,	<ul style="list-style-type: none"> <li>Design flexibility required for PPP / traditional procurement process</li> <li>Appropriate conditions</li> <li>Opportunity for feedback from the Community</li> </ul>	RMA Approvals process meeting 28 Oct  On-going engagement to continue up to lodgment and as directed through hearing process
Waipa District Council	Consent Authority	<ul style="list-style-type: none"> <li>Direct referral</li> <li>Recommendation on notice of requirement (NoR)</li> <li>Connections to services including roads / construction</li> </ul>	<ul style="list-style-type: none"> <li>Consent Authority</li> <li>Possibly designation conditions – all matters</li> <li>Development contributions</li> <li>Construction access / road upgrading</li> <li>Positive recommendation</li> </ul>	<ul style="list-style-type: none"> <li>Early engagement</li> <li>Identify key representatives</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> <li>Pre-lodgment meeting</li> <li>Process and information requirements</li> </ul>	Initial meeting with Mayor  On-going meetings with planning manager and technical advisors	-	CE, Project Director, Boffa Miskell,	<ul style="list-style-type: none"> <li>Design flexibility required for PPP / traditional procurement process</li> <li>Appropriate conditions</li> <li>Opportunity for feedback from the Community</li> </ul>	RMA Approvals process meeting 28 Oct  On-going engagement to continue up to lodgment and as directed through hearing process
Waitomo District Council	Adjacent Territorial Authority	<ul style="list-style-type: none"> <li>Economic development and employment</li> </ul>	<ul style="list-style-type: none"> <li>Review / comment</li> </ul>	<ul style="list-style-type: none"> <li>Engagement</li> </ul>	Initial meeting with Mayor and CEO		CE and AR	<ul style="list-style-type: none"> <li>Project Outline</li> <li>Employment opportunities</li> <li>Opportunity for feedback from the Community</li> </ul>	Initial meeting Oct
Waikato Regional Council	Consent Authority	<ul style="list-style-type: none"> <li>Resource consents for earthworks, , discharge / stormwater</li> </ul>	<ul style="list-style-type: none"> <li>Consent Authority</li> <li>Possibly consent conditions – offsetting mitigation</li> <li>Officer and political support</li> <li>Positive recommendation</li> </ul>	<ul style="list-style-type: none"> <li>Identify key representatives</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> <li>Pre-lodgment meeting</li> <li>Process and information requirements</li> </ul>	Initial meeting with Chair and CEO  On-going meetings with planning manager and technical advisors	Identify way forward for waste water treatment prior to meeting	CE – waste water strategy  Meeting - CE, Project Director, Boffa Miskell,	<ul style="list-style-type: none"> <li>Design flexibility required for PPP / traditional procurement process</li> <li>Appropriate conditions</li> <li>Management of waste water</li> </ul>	RMA Approvals process meeting 28 Oct  On-going engagement to continue up to lodgment and as directed through hearing process
Heritage New Zealand	Consent Authority	<ul style="list-style-type: none"> <li>Archaeological Authority</li> </ul>	<ul style="list-style-type: none"> <li>Consent Authority</li> </ul>	<ul style="list-style-type: none"> <li>Early engagement to identify if an archaeological authority is required</li> </ul>	RMA lead to ring / set up meeting with Heritage New Zealand	-	CE, Boffa Miskell	<ul style="list-style-type: none"> <li>Design flexibility required for PPP / traditional procurement process</li> <li>Appropriate conditions</li> </ul>	Late Nov
New Zealand Transport Agency	Transport Authority	<ul style="list-style-type: none"> <li>Implications for State highway / intersection with Waikeria Road</li> </ul>	<ul style="list-style-type: none"> <li>Review / comment / agree SH3 intersection upgrade</li> </ul>	<ul style="list-style-type: none"> <li>Engagement</li> </ul>	Set up initial meeting	-	Transport consultant	<ul style="list-style-type: none"> <li>To be addressed in Traffic Impact Assessment</li> </ul>	Late Oct / early Nov
Department of Conservation	Conservation Advocate	<ul style="list-style-type: none"> <li>Effects on waterways</li> </ul>	<ul style="list-style-type: none"> <li>Review/comment</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out and invitation to meet</li> </ul>	Draft invite letter	Letter signed CE	<ul style="list-style-type: none"> <li>To be addressed in relevant technical reports / AEE</li> </ul>	Letter late Nov
<b>Owners and Occupiers</b>									
Direct neighbours – those immediately adjacent to the site or over looking the site (approx. 26 neighbours)	Potentially affected party	<ul style="list-style-type: none"> <li>Perceived / actual environmental / social impacts</li> </ul>	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>Informed with accurate up to date information</li> </ul>	<ul style="list-style-type: none"> <li>Possible designation conditions – landscape treatment</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out and invitation to meet</li> <li>Invite to open days</li> </ul>	<ul style="list-style-type: none"> <li>Draft invite letter</li> <li>Follow up phone call – stakeholder support</li> <li>Factsheet, brochures posters for open day</li> </ul>	CE / Prison Director  CE and representative from Project Team, including social impact advisor to	<ul style="list-style-type: none"> <li>Environmental / social effects</li> <li>Safety and security of the new facility</li> </ul>	Draft website, letter and supporting material by end of Oct  Letter late Oct  One on ones early

Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
						<ul style="list-style-type: none"> <li>website</li> <li>Advertisement of open days</li> </ul>	attend one on one meetings. CE, Corrections staff, Boffa Miskell, Project team to attend open days		Nov onwards  Open Days late Nov
<b>Iwi</b>									
Ngati Maniapoto	Relationship between the Department and iwi	<ul style="list-style-type: none"> <li>Key stakeholder in water, wastewater, archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Long term relationship</li> </ul>	<ul style="list-style-type: none"> <li>Identify key representatives</li> <li>Early engagement</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> </ul>	<ul style="list-style-type: none"> <li>Telephone contact</li> <li>Adopt communication approach as advised by iwi</li> </ul>	<ul style="list-style-type: none"> <li>Contact Waikeria Prison, Councils to determine who to approach - CE</li> </ul>	CE / iwi advisor	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>Obtain information and feedback</li> </ul>	Telephone iwi mid / late Oct
Ngati Raukawa	Relationship between the Department and iwi	<ul style="list-style-type: none"> <li>Key stakeholder in water, wastewater, archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Long term relationship</li> </ul>	<ul style="list-style-type: none"> <li>Identify key representatives</li> <li>Early engagement</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> </ul>	<ul style="list-style-type: none"> <li>Telephone contact</li> <li>Adopt communication approach as advised by iwi</li> </ul>	<ul style="list-style-type: none"> <li>Contact Waikeria Prison, Councils to determine who to approach - CE</li> </ul>	CE / iwi advisor	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>Obtain information and feedback</li> </ul>	Telephone iwi mid / late Oct
Waikeria Kaumatua (Roopu) Committee	Site specific cultural impacts	<ul style="list-style-type: none"> <li>Key stakeholder in water, wastewater, archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Long term relationship</li> </ul>	<ul style="list-style-type: none"> <li>Identify key representatives</li> <li>Early engagement</li> <li>Set up a briefing meeting</li> <li>Engage at appropriate level</li> </ul>	<ul style="list-style-type: none"> <li>Telephone contact</li> <li>Adopt communication approach as advised by iwi</li> </ul>	<ul style="list-style-type: none"> <li>Contact Waikeria Prison, Councils to determine who to approach - CE</li> </ul>	CE / iwi advisor	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>Obtain information and feedback</li> </ul>	Telephone iwi mid / late Oct
Other iwi	General relationship between the Department and iwi	<ul style="list-style-type: none"> <li>Iwi / cultural issues</li> </ul>	<ul style="list-style-type: none"> <li>Review/comment</li> </ul>	<ul style="list-style-type: none"> <li>Identify key representatives</li> <li>Early engagement</li> <li>Set up a briefing meeting if required</li> <li>Engage at appropriate level</li> </ul>	<ul style="list-style-type: none"> <li>Telephone contact</li> <li>Adopt communication approach as advised by iwi</li> </ul>	<ul style="list-style-type: none"> <li>Contact Waikeria Prison, Councils to determine who to approach - CE</li> </ul>	CE / iwi advisor	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Telephone iwi mid / late Oct
Iwi Chairs Forum	Inform	<ul style="list-style-type: none"> <li>Iwi / cultural issues</li> </ul>	<ul style="list-style-type: none"> <li>Review/comment</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> <li>Adopt communication approach as advised by iwi</li> </ul>	<ul style="list-style-type: none"> <li>Iwi advisor</li> </ul>	CE / iwi advisor	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Letter after meetings above
<b>Utility Operators / Emergency Services / Health Board</b>									
Gas provider	Information and planning	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	<ul style="list-style-type: none"> <li>Informed and supportive</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> </ul>	<ul style="list-style-type: none"> <li>Draft Information letter</li> </ul>	Letter signed CE	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Secondary – mid /late Nov
Power provider	Information and planning	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	<ul style="list-style-type: none"> <li>Informed and supportive</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Letter</li> </ul>	<ul style="list-style-type: none"> <li>Draft Information letter</li> </ul>	Letter signed CE	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Secondary – mid /late Nov
Emergency services – central and local (Police , Fire service, Waikato Civil Defence & Emergency Group)	Information and planning	<ul style="list-style-type: none"> <li>Emergency planning</li> </ul>	<ul style="list-style-type: none"> <li>Informed and supportive</li> <li>Long term relationship</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of the RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out and invitation to meet</li> </ul>	<ul style="list-style-type: none"> <li>Draft Invite letter</li> </ul>	Letter signed CE  Project team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Long term relationship</li> </ul>	Letter early Nov
Waikato District Health Board	Information and planning	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>Service provider</li> <li>Baseline health status and baseline social effects</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out to Chief Executive and invitation to meet</li> </ul>	<ul style="list-style-type: none"> <li>Draft invite letter</li> </ul>	Letter signed AR  (Social impact advisor to contact after letter from AR)	<ul style="list-style-type: none"> <li>Long term relationship</li> <li>To be addressed in Social Impact Assessment</li> </ul>	Letter early Nov
<b>Community Representatives / Community Groups / Schools / Churches / Environment Groups</b>									
Local MPs, List & Maori MPs	Effects on constituents	<ul style="list-style-type: none"> <li>Employment / business opportunities</li> </ul>	Will be decided on a case by case basis and following consultation with the Minister's Office						

Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
		<ul style="list-style-type: none"> <li>Environmental / social impacts</li> </ul>							
Local Body Politicians	Effects on constituents	<ul style="list-style-type: none"> <li>Employment / business opportunities</li> <li>Environmental / social impacts</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information to local community</li> </ul>	<ul style="list-style-type: none"> <li>Introduction letter and offer to attend meetings</li> <li>Invite to open days</li> </ul>	Draft invite letter	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Management of environmental / social effects</li> <li>Safety and security of the new facility</li> <li>Employment opportunities</li> </ul>	Late Oct
Ward Members	Effects on constituents	<ul style="list-style-type: none"> <li>Employment / business opportunities</li> <li>Environmental / social impacts</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information to local community</li> </ul>	<ul style="list-style-type: none"> <li>Introduction letter and offer to attend meetings</li> <li>Invite to open days</li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Management of environmental / social effects</li> <li>Safety and security of the new facility</li> <li>Employment opportunities</li> </ul>	Late Oct
Prison / Community Liaison Group	Function of existing delegation	<ul style="list-style-type: none"> <li>Environmental / social effects</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information to local community</li> </ul>	<ul style="list-style-type: none"> <li>Briefing at CLG meeting (a specific meeting date may need to be requested)</li> <li>Other meetings as required</li> <li>Seek feedback</li> <li>Review past process, effects, concerns and outcomes</li> </ul>	Draft supporting collateral	CE, Prison Director, reps on CLG with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Management of environmental / social effects</li> <li>Safety and security of the new facility</li> </ul>	Late Oct NOTE: next CLG meeting is currently 10 Nov
Community Groups / Rotary Club / Residents Associations	Information and engagement	<ul style="list-style-type: none"> <li>Environmental / social effects</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information through the community</li> </ul>	<ul style="list-style-type: none"> <li>Introduction letter and offer to attend meeting</li> <li>Invite to open days</li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Early /mid Nov On-going basis
Business Groups Economic Development Agency. Otorohanga Business Association	Information and engagement	<ul style="list-style-type: none"> <li>Employment / business opportunities</li> <li>Vested interest</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information through the community</li> </ul>	<ul style="list-style-type: none"> <li>Invitation letter and offer to attend meeting</li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Early /mid Nov On-going basis
Local schools Childcare centres / kindergartens	Information and engagement	<ul style="list-style-type: none"> <li>Safety and security</li> <li>Social effects</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Invitation letter and offer to meet</li> <li></li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Early /mid Nov
Local churches	Information and engagement Service provider Volunteer, baseline effects	<ul style="list-style-type: none"> <li>Social effects</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Engage and identify key personnel</li> </ul>	<ul style="list-style-type: none"> <li>Invitation letter and offer to meet</li> <li></li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Early / mid Nov
General Practitioners	Information and engagement	<ul style="list-style-type: none"> <li>Social effects</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Invitation letter and offer to attend meeting</li> </ul>	Draft supporting collateral	CE with support from Project Team (especially social impact advisor)	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	Early/ mid Nov
Forest and Bird	Environment advocate	<ul style="list-style-type: none"> <li>Effects on natural environment</li> </ul>	<ul style="list-style-type: none"> <li>Review/comment</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out and invitation to meet</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Draft invite letter</li> </ul>	Letter signed CE  Follow up by Stakeholder Support/Boffa Miskell	<ul style="list-style-type: none"> <li>To be addressed in relevant technical reports / AEE</li> </ul>	Letter early Nov
Fish and Game	Fisheries advocate	<ul style="list-style-type: none"> <li>Effects on waterways</li> </ul>	<ul style="list-style-type: none"> <li>Review/comment</li> </ul>	<ul style="list-style-type: none"> <li>Engage on an ongoing basis as part of RMA process</li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out and invitation to meet</li> </ul>	Draft invite letter	Letter signed CE  Follow up by	<ul style="list-style-type: none"> <li>To be addressed in relevant technical reports / AEE</li> </ul>	Letter early Nov

Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
							Stakeholder Support/Boffa Miskell		
Any stream of catchment environmental group identified during the process	Environment interest	<ul style="list-style-type: none"> <li>Effects on waterways</li> </ul>		<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>				After public Open Days
<b>Rehabilitation and Reintegration Service Providers / Prison Volunteers and Support Group</b>									
Prison volunteers and support groups	Information and engagement	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>		<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Direct mail out from volunteer coordinator with invitation to meet</li> <li>Invite to open days</li> </ul>	Draft invite letter	Letter signed CE, Social impact advisor to contact after CE		Late Oct / Early Nov
Care NZ	Vested interest Service provider Provides drug treatment	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE to sign letter Social impact advisor to contact after AE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
Odyssey House	Vested interest Service provider Provides drug treatment	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE to sign letter Social impact advisor to contact after AE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
Prison Fellowship	Vested interest Service provider	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE/CE to sign letter Social impact advisor to contact after CE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
Friendship House	Vested interest Service provider	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE/CE to sign letter Social impact advisor to contact after CE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
PARS Prisoners' Aid & Rehabilitation Societies	Vested interest Service Provider	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE/CE to sign letter Social impact advisor to contact after CE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
Howard League for Penal Reform	Vested interest Service provider	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE/CE to sign letter Social impact advisor to contact after CE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
PILLARS Prison Inmates' Loved Ones Linked As One to Renew Strength	Vested interest Service provider	<ul style="list-style-type: none"> <li>Planning for future services</li> </ul>	Informed (and supportive?)	<ul style="list-style-type: none"> <li>Engage</li> </ul>	<ul style="list-style-type: none"> <li>Letter outlining the project and high level timeframes</li> </ul>	Draft letter	AE/CE to sign letter Social impact advisor to contact after CE	<ul style="list-style-type: none"> <li>Inform</li> <li>Long term relationship</li> </ul>	Late Nov
<b>Academic Commentators / Commentators on Prisons</b>									
Greg Newbold	Vested interest	<ul style="list-style-type: none"> <li>Commentator and academic</li> </ul>		<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>			<ul style="list-style-type: none"> <li></li> </ul>	Late Nov
Alison Liebling	Vested interest	<ul style="list-style-type: none"> <li></li> </ul>		<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>			<ul style="list-style-type: none"> <li></li> </ul>	Late Nov
Sensible Sentencing Trust	Vested interest	<ul style="list-style-type: none"> <li></li> </ul>	Informed	<ul style="list-style-type: none"> <li>Inform</li> </ul>	<ul style="list-style-type: none"> <li>Letter from Project Director</li> </ul>	Draft letter - JS	AR	<ul style="list-style-type: none"> <li>Well informed</li> </ul>	Nov
		<ul style="list-style-type: none"> <li></li> </ul>		<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>			<ul style="list-style-type: none"> <li></li> </ul>	
<b>Wider Public</b>									
Public generally	Information and engagement	<ul style="list-style-type: none"> <li>Perceived / actual environmental / social impacts</li> </ul>	Informed with accurate up to date information	<ul style="list-style-type: none"> <li>Dissemination of information through the community</li> </ul>	<ul style="list-style-type: none"> <li>Keep up to date with current and accurate collateral</li> <li>Ensure local influences (eg local media, rotary clubs, business improvement</li> </ul>	Update website – JS  Draft updates as required for local media – JS and corporate comms	CE with support from Social impact advisor, AC and Project Team as required  CE, Corrections staff, Boffa Miskell, Project team to attend	<ul style="list-style-type: none"> <li>Obtain information and feedback</li> </ul>	19 Oct onwards (after the Minister's announcement)



Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
					groups) are actively engaged with and provided information through offers of meetings <ul style="list-style-type: none"> <li>Ensure internal stakeholders in the community (Prison Director, staff) have access to up to date information</li> <li>Ensure web content up to date and accurate</li> </ul>		Open Days		
<b>Other Government Departments / Government Agencies</b>									
Housing New Zealand Corporation	Effect on housing needs; what rehabilitation programmes will be put in place to support prisoners upon release; where will prisoners come from	<ul style="list-style-type: none"> <li>Social housing need</li> </ul>	Well informed	<ul style="list-style-type: none"> <li>Engaged</li> </ul>	<ul style="list-style-type: none"> <li>Letter from Project Director</li> </ul>	Collateral drafted by JS	CE, other Department staff and Social impact advisor	<ul style="list-style-type: none"> <li>Well informed with up to date information</li> </ul>	Late October
<b>Media</b>									
	Vested interest		Well informed with accurate balanced information		<ul style="list-style-type: none"> <li>Offers to meet</li> <li>Regular updates</li> </ul>	Collateral drafted by JS / Corp comms	CE/Corp Comms	<ul style="list-style-type: none"> <li>Well informed with accurate balanced information</li> </ul>	
<b>Internal Department of Corrections stakeholders</b>									
Regional Manager – Central	Vested interest	<ul style="list-style-type: none"> <li>Integration of the prison with other prisons in the central region</li> </ul>	Well informed and supportive Check whether Regional Manager has regular speaking engagements with community groups	<ul style="list-style-type: none"> <li>Early engagement</li> <li>Well informed</li> </ul>	<ul style="list-style-type: none"> <li>Provide up to date fact sheets and other communications collateral to Kevin</li> </ul>	Collateral drafted by JS	CE relationship	<ul style="list-style-type: none"> <li>Well informed with up to date information</li> </ul>	19 Sept – initial meeting / phone call  On-going basis
Prison Director	Vested interest	<ul style="list-style-type: none"> <li>Source of insights / information from community</li> </ul>	Well informed and supportive Useful conduit of grassroots information from community	<ul style="list-style-type: none"> <li>Early engagement</li> <li>Well informed</li> </ul>	<ul style="list-style-type: none"> <li>Provide up to date fact sheets and other communications collateral to Prison Director.</li> <li>Email Kevin updates</li> </ul>	Collateral drafted by JS	CE relationship	<ul style="list-style-type: none"> <li>Well informed with up to date information</li> <li>To provide feedback from the community</li> </ul>	19 Sept – initial meeting / phone call  On-going basis
Waikeria Prison staff	Vested interest, baseline and future effects	<ul style="list-style-type: none"> <li>Concerned about change on site and size of the prison – what it will mean for them</li> </ul>	Well informed with accurate information which promotes work opportunities Source of information – staff surveys to assist social impact assessment	<ul style="list-style-type: none"> <li>Early engagement</li> <li>Well informed</li> </ul>	<ul style="list-style-type: none"> <li>Provide up to date fact sheets and other communications collateral to Kevin.</li> <li>Email Kevin updates</li> </ul>	Collateral drafted by JS and corporate comms	Regular updates from Prison Director Project team (Social impact advisor)	<ul style="list-style-type: none"> <li>Well informed with up to date information</li> </ul>	mid /late October (other external organisations)  On-going basis
Prisoners	Information and	<ul style="list-style-type: none"> <li>Visitor effects,</li> </ul>	Source of data	<ul style="list-style-type: none"> <li>Informed</li> </ul>	Prisoner survey	Prison Director	Social Impact advisor	<ul style="list-style-type: none"> <li>Social effects</li> </ul>	Late October / Early

Stakeholder Name	Influence Impact Interest	Key Interests and Issues	Desired Project Role (if any)	Strategy / Actions Desired	Engagement Approach	Supported by	Who	Key messages to convey	When Indicative timing
	engagement	prisoner families moving to area, prisoners moving to area on release							Nov

### 6.3 Project Consultation Team

The following sets out the details of those people with consultation responsibilities.

Name	Role	Summary of Responsibilities
<b>Department</b>		
Craig Erskine	RMA / Stakeholder Lead	Overall coordination and liaison with Project Team, attendance at stakeholder meetings and open days
Andrew Robertson	PCP Director	Attendance at open days and other meetings as required
Senior Corrections Management (to be selected based on availability)	Senior Corrections representation	Attendance at meetings of significance as required
Māori Services team – Central Region	Iwi Relationship Manager	Initial engagement with Iwi and consultation which follows, dependant on the nature of the consultation involved
Corporate Communications	Corporate Communications	Media coverage, Facebook and twitter
Jo Stanbury	Senior advisor	Development of supporting material / collateral including website
<b>Project Team</b>		
Sharon Dines	Associate Principal / Planner Boffa Miskell Ltd	Attendance at open day and one on one meetings with stakeholders
Peter Hall	Director / Planner Boffa Miskell Ltd	Attendance at open day and one on one meetings with stakeholders as required
To Be Appointed	Iwi Consultation Advisor and assistance	Liaison with the Departments Iwi Advisors and facilitate Iwi Consultation (hui, one on one meetings etc). Significantly involved throughout the process in preparation for likely court process
To Be Appointed	Stakeholder support / administration	Management of consultation (e.g. arrange stakeholders meetings, open days, recording / management of feedback / stakeholder database), liaison with the Department, attendance at open day and one on one meetings with stakeholders. Development of supporting material / collateral
Robert Quigley	Social Impact Assessment Consultant	Attendance at open day and one on one meetings with stakeholders as required

## APPENDIX 1 Parameters

to be developed

## **APPENDIX 2 KEY MESSAGES AND FAQs**

to be developed



# Attachment C





## Other parties consulted regarding the Waikeria Prison Capacity Increase

### **Utility Operators, other Requiring Authorities, Emergency Services, DHB and Health Providers**

- New Zealand Transport Agency
- Safe Roads Alliance
- NZ Police
- Waikato District Health Board
- Mahoe Medical Centre
- Te Awamutu Medical Centre
- Otorohanga Medical Centre
- St John's Ambulance
- Goodwood Park Healthcare

### **Community Organisations, Interest Groups and Social or Support Services groups**

- Waikeria Prison Community Liaison Group
- Otorohanga Support House – Budgeting Service and Citizen's Advice Bureau
- Grey Power
- Otorohanga Business Association

### **Schools, Childcare Centre and Kindergartens included:**

- Otorohanga College
- Otorohanga Primary
- Kihikihi Primary
- Te Awamutu Primary
- Te Awamutu College
- Kio Kio School
- St Mary's Primary Otorohanga
- Korakonui School
- Pekerau Primary School
- St Patrick's Catholic School
- Waipa Christian School
- Wintec
- Te Awamutu Playcentre
- Central Kids Kindergarten
- Mini Miracles Educare
- Central Kids Kindergarten
- Crackerjacks
- TopKids George Street Childcare
- Creators Christian Preschool
- Te Awamutu Montessori Preschool
- Central Kids Kindergarten Kihikihi
- Kainga Tamariki Early Learning Centre
- Hopscotch Early Learning
- Little Kiwis Corner
- Learning Adventures
- Central Kids Kindergarten Otorohanga
- Otorohanga Playcentre

**Environmental Groups**

- Auckland Waikato Fish and Game Council
- Puniu Rivercare Incorporated
- Sustainable Coastlines

**Real estate agents, property managers and temporary accommodation providers**

- Otorohanga Kiwi House and Holiday Park
- Otorohanga Holiday Park
- Roadrunner Motel and Holiday Park
- Harcourts Real Estate
- 21st Century Realty
- Ray White Real Estate
- LJ Hooker Te Awamutu
- Remax Estate Agent

# Attachment D



## Attachment D

### Advertising for Public Open Days

Schedule of Advertising	
Media	Publication Date
Te Awamutu Courier	8 November 2016 11 November 2016 22 November 2016
Cambridge News	11 November 2016 11 November 2016 18 November 2016 25 November 2016
Waitomo News	10 November 2016 17 November 2016 24 November 2016
Waikato Times	17 November 2016 18 November 2016 19 November 2016 21 November 2016 22 November 2016 23 November 2016 24 November 2016 25 November 2016 26 November 2016

## Example of advertisements placed in the local newspapers

26 Te Awamutu Courier
Thursday, November 24, 2016

Public Notices

### HALEY COLE CONCERT SUPPORTING ARTISTS

**FRIDAY 25TH NOVEMBER** | **TE AWAMUTU BIBLE CHAPEL @ 7PM**


Here are eight artists joining Haley on her debut concert. The details below


**Jasmine Tilyard** has been singing and playing guitar for over seven years. She performed at Pahiia Country Rock Festival, Thames and Napier and won Junior Entertainer of the Year 2013. She hopes to continue singing for many years to come. (She is also still a teenager, if I understand correctly).


**Leeanne Dunn** and **Jan MacPherson** (Ladies) in Group called **SPELLBOUND**. They are good friends and started singing in Northlands but are now residing in the Waikato. They started in a group called Risky business with their good friend Pete Cornes. They have performed at some New Zealand Country music entertainer of the year award ceremonies and numerous festivals including Napier, Thames, Bay of Islands. They are strong soloists in their own right and look forward to be part of this wonderful show.

The West family consists of Mother **Rachel** - who has played on many awards and sings and plays guitar on concerts. Her two children **Baylie** and **Kendal** are sisters. Both have been singing most of their lives and Kendal plays guitar. All three have sung in many duos/groups and will perform a few songs of their own and back Haley or sing with her as required through the concert.

Then there is the group called **TANDEM**. This group consist of **Susanne Taylor** and **Helene Lottering**. They are sisters and have been singing together since they were in primary school. Helene came from Brisbane to join Susanne for this concert. Susanne will play the keyboard in the band as required on the night of the concert.







### DEPARTMENT OF CORRECTIONS

ARA POIUTAMA ROTFAROA

#### THE DEPARTMENT OF CORRECTIONS IS CONSULTING ON A PROPOSAL TO INCREASE CAPACITY AT WAIKERIA PRISON

The Proposal

The Department of Corrections is consulting on a proposal to increase capacity at Waikeria Prison. The Department of Corrections intends to amend the existing designation for Waikeria Prison to allow up to 3,000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1,500 male prisoners to be built, and provide for future demand if needed. The existing prison and new facility will continue to be managed and operated by the Department of Corrections.

Tell Us What You Think

The Department of Corrections wants to hear your views on the proposal and is holding the following open days. Please come along and tell us what you think.

Where: Te Awamutu Public Library, 106 Mahoe Street, Te Awamutu

When: 4pm to 8pm, Wednesday 23 November 2016

Where: Te Kawa Crossroads Hall, intersection of Te Kawa Road and State Highway 3

When: 10am to 2pm, Saturday 26 November 2016

At the open days further information about the proposal and prisons generally will be available. You will be able to talk to Department of Corrections staff and the Project Team about the proposal to increase capacity at Waikeria Prison. During the open day you may also wish to submit a Feedback Form.

You can also access information and submit feedback on line at [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html)

You are welcome to contact the Project Consultation team on 0800 990 018 or email us at [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)

**For Sale**

**RED**

COMET goldfish, \$10 each. Phone 07 827 4305.

**SUITE**

Extendable six seater rimu dining suite, ex cond \$700. Phone 071 6653.

**TWISTED**

WILLOW trees, six foot tall, \$10 each. Phone 07 827 4305.

**Garage Sales**

**KIHIKIHI**

5 OLIVER STREET  
Saturday 8am, combined sale.

TO VISIT	VISITED
<input type="checkbox"/>	<input type="checkbox"/>

**TE AWAMUTU**

1041 KIHIKIHI ROAD  
Saturday 8am, keyboard, guitar, furnitures, potted plants, kitchen wares, clothing, bric-a-brac, moving house...

TO VISIT	VISITED
<input type="checkbox"/>	<input type="checkbox"/>

**TE AWAMUTU**

1280 RACECOURSE ROAD  
Friday 4-7pm, Saturday 8am-12pm, books, puzzles, Christmas tree, household items.

TO VISIT	VISITED
<input type="checkbox"/>	<input type="checkbox"/>

**TE AWAMUTU**

1371 CAMBRIDGE ROAD  
Saturday 8am, couch, bikes, nic nacs etc.

TO VISIT	VISITED
<input type="checkbox"/>	<input type="checkbox"/>

**TE AWAMUTU**

551 MANDENO STREET



# CLASSIFIEDS

DEADLINES | 10am Mon & Wed | Te Kuiti 07 878 1188 | Otorohanga 07 873 7139

## Situations Vacant

### RANGITOTO SCHOOL

Teaching Principal  
• U2 • Decile 6 • Y0-8 • Roll 48

Beautiful rural setting, 10 minutes from Te Kuiti, 30 minutes from Otorohanga.  
We require an adventurous professional leader with excellent communication and relationship skills to further develop our rural school learning environment. Our principal will be student centered and committed to enhancing teaching and learning across our community focused school. Multi-level teaching experience desirable.

Application pack available by emailing:

bot@rangitoto.school.nz

All applicants welcome to visit the school

prior to the end of term

Applications close 5pm on the November 25, 2016

Commencing start of 2017



### SHEEP & BEEF MANAGER

Koromiko Grazing Ltd is a 2,300ha grazing enterprise, producing quality dairy replacement heifers and first class dry stock animals. Located in the Waipa Valley 35km south east of Te Kuiti, this exciting farming enterprise requires a drystock manager to run the sheep and beef aspect of the business. Reporting to the operations manager, the drystock manager will be responsible for the day to day running of the 3000 ewes, 800 ewe hoggets and 200 beef cows currently grazing on the property.

To be successful, you will need to have:

- Minimum of 3 years farming experience with both sheep and cattle
- Strong animal health knowledge
- Good level of fencing skills
- 2-3 good working dogs
- Good time management and an ability to keep accurate records
- Ability to use initiative and work unsupervised
- A high level of motivation with a strong work ethic

An attractive remuneration package and accommodation is available.

If you're ready to make the most of this opportunity and think you could be the person we need, apply now by emailing your CV and cover letter to kyle@eight73consulting.co.nz. For further information, please call Kyle Mouton on 07 873 7104. Applications close Monday, November 21

## Situations Vacant

### FOREMAN

Foreman required for Irrigation installation crew.

Excellent hourly rate.

Must be able to stay away from time to time.

Food and accommodation supplied.

Ph Rusty 021 780 105

## Public Notices

LOUISE LUCAS, Awakino Hotel, SH3, Awakino, Mokuau has made application to the District Licensing Committee at Waitomo District Council, Te Kuiti for the renewal of conditions of an on licence in respect of the premises situated at Awakino, SH3, Mokuau known as Awakino Hotel. The general nature of the business conducted (or to be conducted) under the licence is tavern. The days on which and the hours during which alcohol is (or is intended to be) sold under the licence are Monday to Sunday 11am - midnight. The application may be inspected during ordinary office hours at the office of the Waitomo District Licensing Committee, Waitomo District Council, Queen St, Te Kuiti. Any person who is entitled to object and wishes to object to the issue of the licence may, not later than 15 working days after the date of the publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Committee at Waitomo District Council, PO Box 404, Te Kuiti 3941. No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 109(1) of the Sale and Supply of Alcohol Act 2012. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in section 131 of the Sale and Supply of Alcohol Act 2012. This is the first publication of this notice.

LOUISE LUCAS, Awakino Hotel, SH3, Awakino, Mokuau has made application to the District Licensing Committee at Waitomo District Council, Te Kuiti for the renewal of conditions of an off licence in respect of the premises situated at Awakino, SH3, Mokuau known as Awakino Hotel. The general nature of the business conducted (or to be conducted) under the licence is tavern. The days on which and the hours during which alcohol is (or is intended to be) sold under the licence are Monday to Sunday 11am - 9pm. The application may be inspected during ordinary office hours at the office of the Waitomo District Licensing Committee, Waitomo District Council, Queen St, Te Kuiti. Any person who is entitled to object and wishes to object to the issue of the licence may, not later than 15 working days after the date of the publication of this notice, file a notice in writing of the objection with the Secretary of the District Licensing Committee at Waitomo District Council, PO Box 404, Te Kuiti 3941. No objection to the issue of a licence may be made in relation to a matter other than a matter specified in section 109(1) of the Sale and Supply of Alcohol Act 2012. No objection to the renewal of a licence may be made in relation to a matter other than a matter specified in section 131 of the Sale and Supply of Alcohol Act 2012. This is the first publication of this notice.

## Public Notices

(Authorisation Number 137460)  
Navigation Safety Bylaw Uplifting

Jet Boating New Zealand Incorporated (Northern Districts branch) is holding a jet boat run on Sunday, November 20, 2016 on the upper Waipa River between 10.30am and 5pm and has reserved a portion of the river upstream from Orewa and uplited the speed provisions of the bylaw for the duration of the event.

We advise that river users avoid this area if possible, for safety purposes.

If you have any queries in respect of this event contact Waitomo Regional Council.

## TE KUITI PRIMARY HOME & SCHOOL Golf Tournament

Saturday, November 12, 2016  
10am start  
Piopio Aria Golf Club

WIN A ROUND FOR 2 + CART  
AT KINLOCH - BEST NETT  
Valued at \$550

BIG PRIZE TABLE - STABLEFORD

\$20 Entry Fee

Men's - Ladies 18 Hole Bashes

(own clubs)

Two tee start

Contact Jason Snowden 022 616 7564 (after 5pm)

Jas.snowden@gmail.com

Chris Strachan 021 590 999 (after 5pm)

cstrachan@clear.net.nz



Waitomo Regional Council have released the Healthy Rivers Wai Ora plan that introduces rules aimed at improving water quality in the Waitomo and Waipa catchments.

Attend one of our workshops to help you understand the plan and its implications for you

**KARAPIRO - 15 November**  
Karapiro Taotaoroa Settlers Hall, 12 Karapiro Road, 1.30pm - 3.30pm

**UPPER ATIAMURI - 15 November**  
Upper Atiamuri Hall, 315 State Highway 30, 6.30pm - 8.30pm

**OTOROHANGA - 16 November**  
Otorohanga Club, 107 Maniapoto Street, 1.30pm - 3.30pm

**AROHENA - 16 November**  
Arohena Hall (Playcentre), 18 Pukehau Road, 6.30pm - 8.30pm

**MAIHIHI - 17 November**  
Kio Kio United Sports Club, 135 Paewhenua Road, 1.30pm - 3.30pm

**TE KUITI - 17 November**  
Panorama Motor Inn, 58 Awakino Road, 6.30pm - 8.30pm

Please RSVP to Rachel Jukes  
(07) 839 0282 or email  
Rachel.Jukes@beeflambnz.com

0800 BEEFLAMB | BEEFLAMBNZ.COM

## Public Notices

### JOIN THE VIOLET LADIES

FOR THE LAST  
TE KUITI WHITE RIBBON  
ART & GARDEN RAMBLE  
November 26 and 27

19 beautiful gardens  
Art, craft, plants & refreshments for sale,  
Goody bags, spot prizes,  
competitions & raffles.  
Transport available for those  
with mobility problems. (Must book)

Tickets \$25 for 1 or 2 days.  
Available from Te Kuiti i-SITE 07 878 8077,  
Waitomo Limestone Soaps 07 878 7123,  
Oops A Daisy 07 878 8344

## WDC Notices

### Applications for Community Funding - Discretionary Grants December Funding Round

Applications for the December Discretionary Grants funding round must be received by 5pm, Thursday 1st December 2016.

Community clubs, groups and organisations operating within the Waitomo District on a not-for-profit basis may be eligible to apply.

Please read WDC's Community Development Fund Policy to check your eligibility or contact Donna Macdonald-Community Development Coordinator on 07-878-0800 for further assistance.

Application forms and policy details are available on our website or by contacting our friendly Customer Services Team on 0800 932 4357.

### Applications for Community Funding - Community Partnership Fund

The Community Partnership Fund helps WDC to work closely with the community. This fund provides an opportunity for organisations undertaking community projects within the district. Projects must demonstrate strong links to one or more of Councils identified community outcomes.

Applications must include a detailed business or project plan that identifies deliverable achievements and actions showing how groups plan to sustain their project independent of a contribution from this fund.

Projects funded may include, but are not limited to:

- Community Building renovations
- Urban infrastructure projects
- Youth Services/ Facilities
- Health/Social Programmes

Applications must be received by 5pm Friday 18th November 2016.

To find out more information visit Council's website or contact Donna Macdonald-Community Development Coordinator on 07-878-0800 for further assistance.

CHRIS RYAN  
CHIEF EXECUTIVE  
www.waitomo.govt.nz



Creating a better future with vibrant communities and thriving business.

## Work Wanted

KNAPSACK spraying gang available. Ph 027 375 7225.

### KITCHENS FURNITURE SOLID TIMBER JOINERY

FINE WOODWORKING LTD  
TE KUITI 07 878 6194  
www.finewoodworking.co.nz

### CASTLE PROPERTY MAINTENANCE

- Tree pruning
- Removal
- Gutter clearing
- Moss & mould treatment
- Pest control
- Waterblasting

Local operator  
Gavin Chetwin  
Phone 027 568 4515  
or 07 873 7878



## DEPARTMENT OF CORRECTIONS

### THE DEPARTMENT OF CORRECTIONS IS CONSULTING ON A PROPOSAL TO INCREASE CAPACITY AT WAIKERIA PRISON

#### The Proposal

The Department of Corrections is consulting on a proposal to increase capacity at Waikeria Prison. The Department of Corrections intends to amend the existing designation for Waikeria Prison to allow up to 3,000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1,500 male prisoners to be built, and provide for future demand if needed. The existing prison and new facility will continue to be managed and operated by the Department of Corrections.

#### Tell Us What You Think

The Department of Corrections wants to hear your views on the proposal and is holding the following open days. Please come along and tell us what you think.

• Where: Te Awamutu Public Library, 106 Mahoe Street, Te Awamutu

When: 4pm to 8pm, Wednesday, November 23, 2016

• Where: Te Kawa Crossroads Hall, intersection of Te Kawa Road and SH3

When: 10am to 2pm, Saturday, November 26, 2016

At the open days further information about the proposal and prisons generally will be available. You will be able to talk to Department of Corrections staff and the Project Team about the proposal to increase capacity at Waikeria Prison. During the open day you may also wish to submit a Feedback Form.

You can also access information and submit feedback on line at

www.corrections.govt.nz/news/waiakeriaprison.html

You are welcome to contact the Project Consultation team on 0800 990 018 or email us at WaiakeriaProject@corrections.govt.nz





# Attachment E



TELL US WHAT YOU THINK:

# ***Proposal to increase capacity at Waikeria Prison***

The Department of Corrections is consulting on a proposal to increase capacity at Waikeria Prison. The Department of Corrections intends to amend the existing designation for Waikeria Prison to allow up to 3,000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1,500 male prisoners to be built, and provide for future demand if needed. The existing prison and the new facilities will continue to be managed and operated by the Department of Corrections.

*Please come along to the following open days and tell us what you think.*

**WHERE:**

**Te Awamutu Public Library**

**WHEN:** Wednesday 23 November 2016;  
4pm to 8pm

**WHERE:**

**Te Kawa Crossroads Hall**

**WHEN:** Saturday 26 November 2016;  
10am to 2pm

You can also access information and submit feedback online at [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html)

You are welcome to contact the Project Consultation team on **0800 990 018** or email us at [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) for further information.





# Attachment F



Letter 1.

Hello

**Invitation to consult on Waikeria Prison Proposal**

The Department of Corrections (the Department) has identified the development of a new facility at Waikeria Prison, between Te Awamutu and Otorohanga, as an appropriate response to meet the rising demand for prisoner places in New Zealand over the next decade. The Department therefore intends to give notice of requirement under the Resource Management Act 1991 (RMA) to Otorohanga District Council to amend the designation for the Waikeria Prison site allow up to 3,000 prisoners and offenders to be accommodated on the site. The increase in capacity will enable a new facility for 1500 prisoners to be built and provide for future demand if needed. The Department of Corrections will continue to manage and operate the prison.

We are currently consulting on this proposal. As you are a key stakeholder, we would like to discuss this further with you. Representatives of the Department will contact you shortly to discuss the proposal. Alternatively if you have any queries, you can email Jo Stanbury at [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) or phone 0800 990 018.

The Department will be submitting its application to Council in March 2017.

For further details on the proposal, please visit our website - [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html) - this will be updated as the information comes available.

We appreciate you taking the time to share your views, and look forward to meeting you soon.

Kind regards,

Craig Erskine

RMA Project Lead

Letter 2.

[address]

[Date]

Dear Resident [insert name if known]

**Invitation to consult on Waikeria Prison proposal**

The Department of Corrections (the Department) has identified the development of a new facility at Waikeria Prison, between Te Awamutu and Otorohanga, as an appropriate response to meet the rising demand for prisoner places in New Zealand over the next decade. The Department therefore intends to give notice of requirement under the Resource Management Act 1991 (RMA) to Otorohanga District Council to amend the designation for the Waikeria Prison site to allow up to 3,000 prisoners and offenders to be accommodated on the site. The increase in capacity will enable a new facility for 1500 prisoners to be built and provide for future demand if needed. The Department of Corrections will continue to manage and operate the prison facilities on the site.

The Department is currently consulting on this proposal. As you are a key stakeholder, we would like to meet with you to discuss the proposal. Please email Jo Stanbury at [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) or phone 0800 990 018 to make arrangements.

Alternatively, you are welcome to submit a feedback form or attend one of the public open days. To access the form, details on the public open days or further information on the project, please visit [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html) - the website will be updated with information as it becomes available – or email [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz).

The Department will be submitting its application to Council in March 2017.

We appreciate you taking the time to share your views, and look forward to hearing from you.

Yours sincerely,



Craig Erskine

RMA Project Lead



Hello,

**Invitation to consult on Waikeria Prison proposal**

The Department of Corrections (the Department) has identified the development of a new facility at Waikeria Prison, between Te Awamutu and Otorohanga, as an appropriate response to meet the rising demand for prisoner places in New Zealand over the next decade. The Department therefore intends to give notice of requirement under the Resource Management Act 1991 (RMA) to Otorohanga District Council to amend the designation for the Waikeria Prison site to allow up to 3,000 prisoners and offenders to be accommodated on the site. The increase in capacity will enable a new facility for 1500 prisoners to be built and provide for future demand if needed. The Department of Corrections will continue to manage and operate the prison facilities on the site.

The Department invites you to share your views on the proposal and is holding the following open days:

- Where: Te Awamutu Public Library, 106 Mahoe Street, Te Awamutu  
When: 4pm to 8pm, Wednesday 23 November 2016
- Where: Te Kawa Crossroads Hall, intersection of Te Kawa Road and State Highway 3  
When: 10am to 2pm, Saturday 26 November 2016

The public open days are an opportunity for you to obtain further information about the proposal and prisons generally; and talk directly to staff and the Project Team about your views on the proposal. During the Open Day you may also wish to submit a feedback form.

If you are unable to attend either Open Day and would like to know more or tell us what you think, you can access information, download and submit a feedback form by visiting [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html). Please return your feedback form by 5pm on Friday, 9 December 2016.

Alternatively you are welcome to contact the Project Consultation team on 0800 990 018 or email us [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)

The Department will be submitting its application to Council in March 2017.

We appreciate you taking the time to share your views, and look forward to hearing from you.

Yours sincerely,



Craig Erskine

RMA Project Lead

## Letter 4

Tēnā koe

### **Invitation to consult on Waikeria Prison Proposal**

I write further to the announcement at the CLG meeting on 18 October 2016 that the Department of Corrections is proposing to increase the capacity at Waikeria Prison. Thank you for your time and input at that meeting.

I would like to meet with you to discuss this proposal further. This will be with me and Antoine Coffin, who is supporting our cultural engagement under the Resource Management Act. This is separate to other group discussions, such as at the next CLG meeting.

Please do let me know if you are available to meet. Adele Cubitt will be in touch to organise a meeting, but please do feel free to contact me (see below) or Antoine (021 027 55450) if you would like to discuss further.

For details on the proposal, you can also visit our website - [www.corrections.govt.nz](http://www.corrections.govt.nz) - this will be updated as the information comes available.

We look forward to meeting with you soon.

Ngā mihi,

Craig

Craig Erskine

RMA Project Lead – 021 243 1082

## Letter 5

Hello

Thank you for taking the time to either meet with representatives of the Department of Corrections / project team, attend the open days or complete feedback forms.

We appreciate your comments and feedback on the proposal at Waikeria Prison. Following further consultation with both internal stakeholders within the Department of Corrections and interested parties at the recent Open Days, the Department has decided to remove the housing of offenders subject to supervision or protection orders from the proposal to expand Waikeria Prison.

The Department is currently preparing the technical reports covering for example traffic, lighting and visual effects. We would like the opportunity to come back to you early next year to provide a project update and share additional information.

**Please let us know by 20 December 2016** if you would like to meet with representatives of the team again and we will look to set up meetings.

I look forward to keeping you informed.

Kind regards

Craig

Letter 6

Dear Waikeria Road resident,

**INVITATION: Update and Feedback session 19 January 2017**

Thank you for your input and feedback to date on the Waikeria Prison expansion proposal.

We would like to invite you to a meeting for Waikeria Road residents to update you on the proposal and to obtain further feedback. John van der Hulst, your neighbour and a member of the Waikeria Prison Community Liaison Group, has kindly offered to host this meeting.

Details:

Date: **19 January 2017**

Location: **443 Waikeria Road - Toni & John van der Hulst's house**

Time: **6:30 to 7:30pm**

Who: **Waikeria Road residents**

If you have any questions please contact [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) or phone 0800 990 018.

We look forward to seeing you there.

Yours sincerely,



Craig Erskine

RMA Project Lead

# Attachment G





# ***Proposal to increase capacity at Waikeria Prison***

***The Department of Corrections is proposing to increase the capacity on the existing Waikeria Prison site by amending the current planning designation to allow up to 3,000 prisoners to be accommodated on the site.***

The increase in capacity will enable a new facility for 1,500 prisoners to be built and provide for future demand if needed. The existing designation in the Otorohanga District Plan allows up to 1,250 prisoners to be accommodated on the site.

**To enable an increase in capacity Corrections is proposing to:**

- » change the existing designation in the Otorohanga District Plan to allow up to 3,000 prisoners to be accommodated on the site
- » obtain associated resource consents for earthworks, stormwater discharge, wastewater disposal and removal of contaminated material from the site if required
- » build a new facility on the site within the identified Building Zone, if the designation change is approved and resource consents obtained.



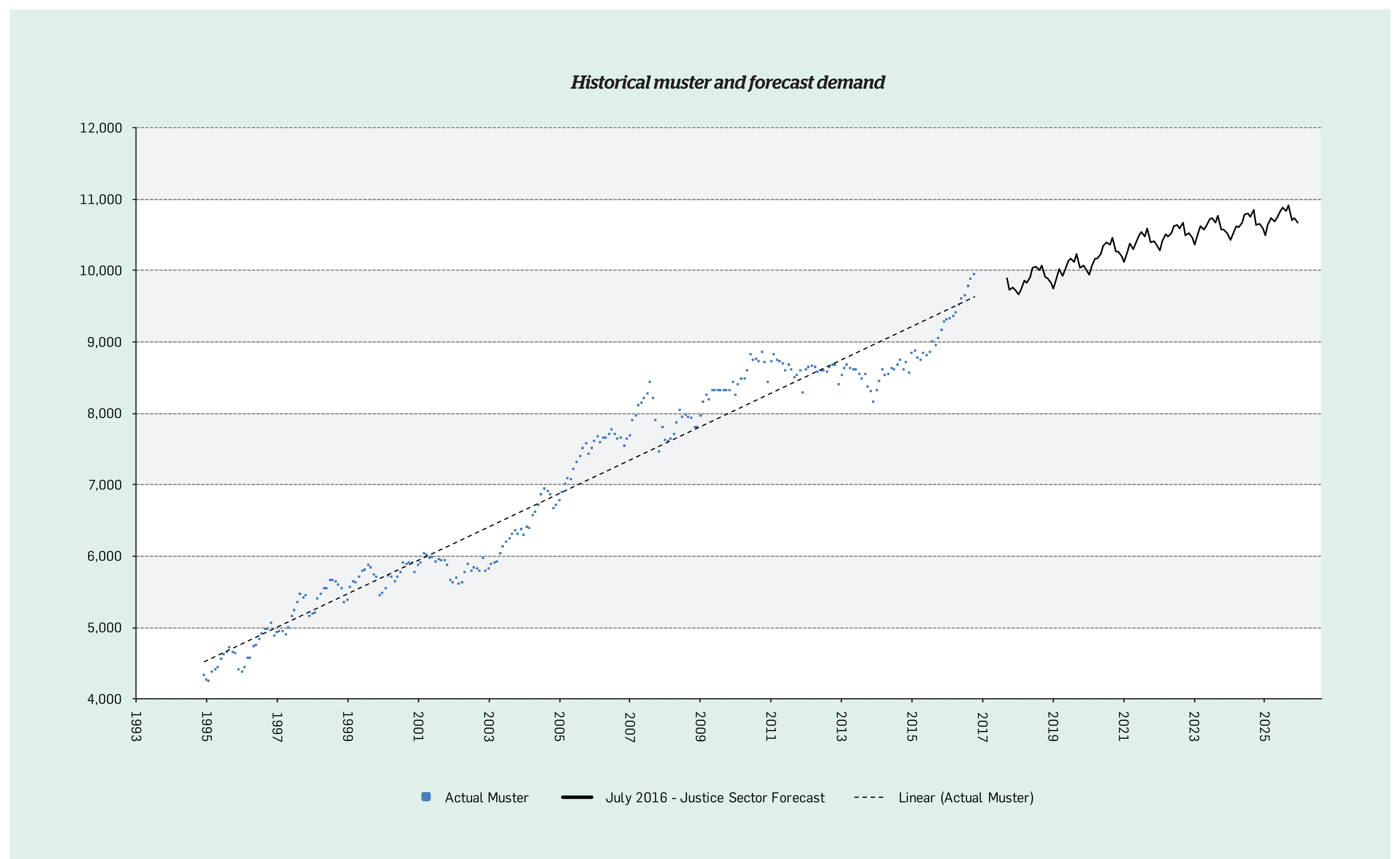
***We want to hear your views on the proposal to increase capacity at Waikeria Prison.***

***Our staff and team of consultants are here to answer your questions.***



# Increasing prison population

The prison population has **grown steadily since 1985** as a result of population growth, changes in law and the changing nature of crime itself. It is the Department of Corrections' responsibility to ensure there are enough prisoner places in New Zealand to accommodate any offender remanded in custody or sentenced to imprisonment by the judiciary.





# Why increase capacity at Waikeria Prison?

**To meet the rising demand for prisoner places over the next decade Corrections needs to increase prison capacity. Our analysis indicates that additional prisoner places are required in the upper North Island.**

You may have heard that some older units on the site have recently been decommissioned as they were well beyond the end of their useful lives. However, Waikeria Prison remains an essential strategic asset for Corrections due to its proximity to Auckland, Hamilton and the Bay of Plenty.

The site is one of New Zealand's largest prisons and is located on 1,278 hectares. The prison's location and size means the development of Waikeria Prison is an effective use of an existing resource.

## NORTHERN REGION

- A Northland Region Corrections Facility
- B Auckland Prison
- C Mt Eden Corrections Facility
- D Auckland Region Women's Corrections Facility
- E Auckland South Corrections Facility

## CENTRAL REGION

- F Spring Hill Corrections Facility
- G Waikeria Prison
- H Tongariro Prison



# Project timeframes

***In parallel to the consent process (under the Resource Management Act), Corrections is running a procurement process for the design, construction and maintenance of the new facility. This will be delivered through a Public Private Partnership (PPP). The existing prison and the new facility will be managed and operated by Corrections.***

## Resource Management Act

### Late October - December 2016

Community consultation

### March 2017

Lodge Notice of Requirement to amend the existing designation

### Mid 2017 to early 2018

RMA hearing and decision making process

## Public Private Partnership

### November 2016

Cabinet approval of Waikeria Prison business case

### January 2017

Issue invitation for Expressions of Interest

### April 2017

Issue Request for Proposal

### April 2018

Contract signed with private partner

**If designation change is approved and resource consents obtained, construction will start first half of 2018**

**First prisoners in new facility in 2020**

# What will be built on the site?

***The new facility will be located within the Building Zone (see map) and is likely to include the following:***

## indicative facilities inside the secure perimeter

- » prisoner accommodation blocks
- » commercial kitchens and laundries to service the prison
- » staff security management centre
- » staff offices
- » gatehouse

- » trade workshops
- » meeting rooms to support rehabilitation programmes
- » visitor facilities for prisoners meeting with friends / whānau
- » prisoner receiving office

## indicative facilities outside the secure perimeter

- » visitors centre
- » facilities management offices & workshop
- » car park

- » staff administration
- » staff training
- » external deliveries store

We won't know the design of the new facility until the contract with the private partner is signed in April 2018. When we do know, we will share that information with you.



# ***We are seeking your feedback on the proposed parameters***

## **Location of proposed Building Zone**



## **Proposed approach**

Without a design, Corrections has developed parameters to help people understand more about the prison activity and its proposed built form (such as height and building materials). The proposed parameters will be included in our application to change the existing designation in the Otorohanga District Plan to be lodged with council next year.

Your feedback on the draft parameters will help us to understand and consider the potential environmental, cultural and community effects of the proposal.

Your input will also help us to identify the issues that need to be addressed as we prepare our application.





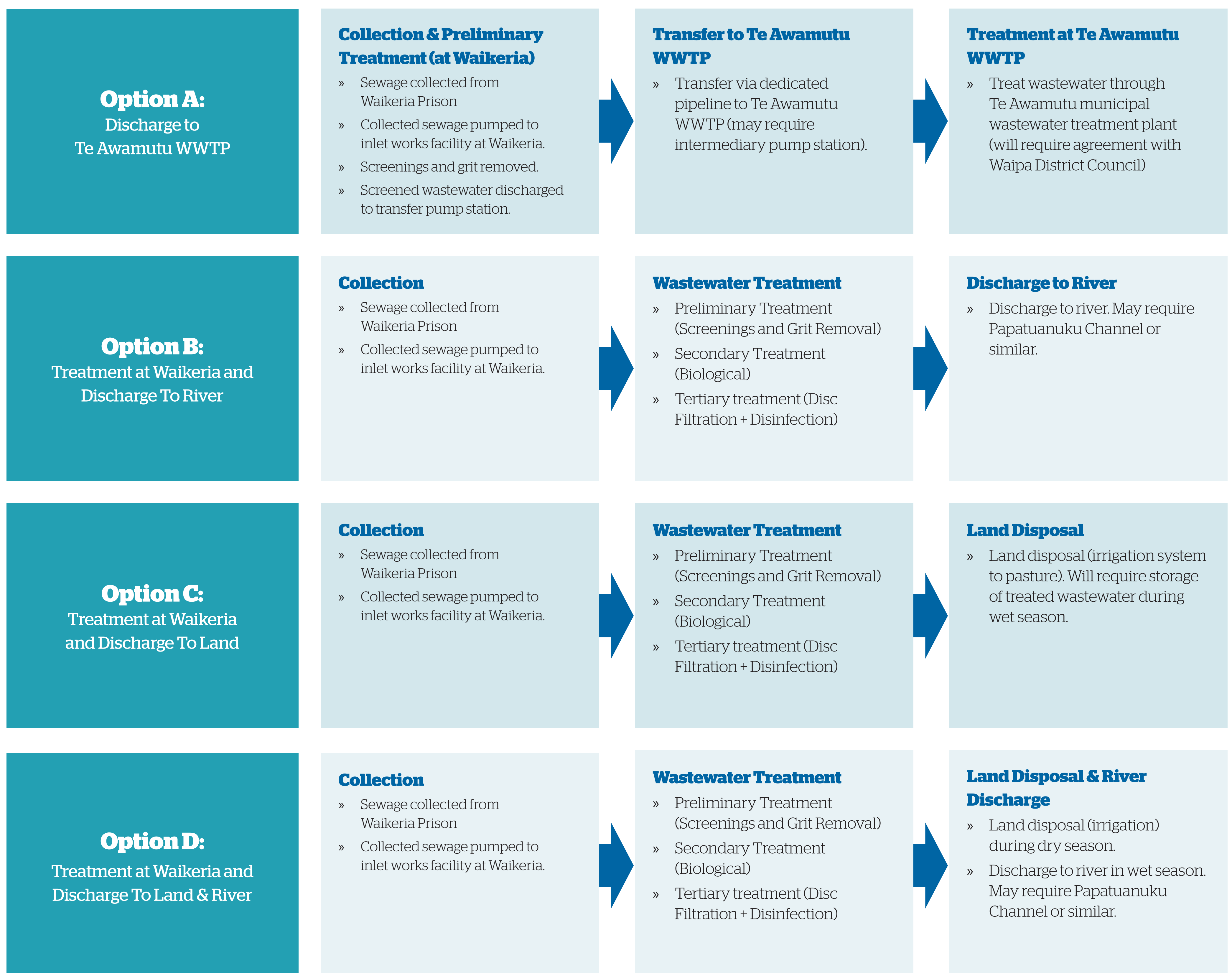
# Proposed Parameters

Parameter	Description of proposed parameter
Prisoner Numbers	Accommodation for the management of up to 3,000 prisoners.
Prisoner Type	Men or Women No maximum security prisoners
Activity	Corrections uses and the housing of prisoners
Building Height	12m in Building Zone excluding lighting, security devices, poles, sallyport and roof projections
Height of Primary Physical Barrier	6 metres
Secure perimeter	Will include: » Primary Physical Barrier » Fences outside the Primary Physical Barrier » An access road around the outside of the fences » A surveillance strip outside the access road
Building location	No building constructed after [date of confirmation of NoR] capable of accommodating prisoners overnight will be located outside the Building Zone.
Building materials	Use non-reflective glass and roof materials and a recessive colour scheme
Car parking and access	The extent of car parking and changes to the roading layout on the site will be determined by the traffic engineers in due course
Emergency access arrangements	Any changes required to the emergency access arrangements for the site will be determined by Department of Corrections and the traffic engineers in consultation with the Police and emergency services
Construction noise	The construction activities will comply with the requirements of NZS 6803 Construction Noise.
Noise	The existing noise limits for the site will continue to be complied with
Lighting	The existing lighting limits for the site will continue to be complied with
Prison/Community Liaison Group	The existing requirement for a Community Liaison Group will continue to be complied with
Notification of a significant security event	The existing requirements around notifying the community will continue to be complied with

# Waikeria wastewater treatment

**The Waikeria Wastewater Treatment Plant (WWTP) provides treatment of wastewater from Waikeria Prison. The resource consent for operation of the current WWTP is due to expire in 2022. The Department has therefore engaged a team of consultants to investigate options for the treatment and disposal of wastewater from Waikeria Prison. The four options being considered are summarised below.**

The Department is consulting with iwi and other interested parties and discussing the options with Waikato Regional Council.





# ***Project questions and answers***

1. **How will increasing the capacity at the site contribute to local business and employment?**

The proposed new facility will create local employment and business opportunities during the construction stage and when the facility is operational. Increasing the size of the prison represents a significant investment in the local economy and will provide financial benefits to a number of contractors and other suppliers.

2. **What security features are proposed?** The safety of the public is a top priority for Corrections.

The level of physical security at each prison varies and is dependent on the types of prisoner accommodated. The proposed facility will include lots of security measures including highly secure accommodation and a secure perimeter.

3. **Is there a sufficient water supply for 3,000 prisoners?**

Yes. The Department of Corrections holds a resource consent to take up to 1,000m<sup>3</sup> of water from a groundwater bore on the Waikeria Prison site. This is sufficient to provide for up to 3,000 prisoner places and associated staff. The site also has an emergency water supply from a different groundwater bore to provide water to the site in the event of a problem.

4. **Can the existing wastewater treatment plant cope with the increase in demand?** No. We are investigating four options for the replacement of the wastewater treatment plant and will be consulting with iwi and other interested parties and discussing it with Waikato Regional Council. The replacement option would be in place before the new facility begins operation.

5. **Why increase capacity at Waikeria Prison?** Additional prisoner places are required in the upper North Island. The prison site is large enough to support the existing prison and an additional facility. We already own the land and the location offers effective use of our existing resources.

6. **When will the new facility be built?** If the designation change is approved and resource consents obtained, construction will start in the first half of 2018 and the first prisoners will be accommodated in the new facility in 2020.

7. **Will the neighbourhood experience any disruption during construction of the new facility?**

A construction management plan will be developed to ensure any disruption from construction activities is avoided or minimised. The plan will consider matters such as construction noise, dust, traffic access and lighting. We will require our construction partner to ensure that the local community is informed of plans and progress as this unfolds. Construction is expected to start in 2018.

8. **What's the process to amend a designation?** On behalf of the Minister of Corrections, the Department will submit a 'Notice of Requirement' to Otorohanga District Council in March next year to amend the conditions of the existing designation. The 'Notice of Requirement' is similar to applying for a resource consent. The Ministry for the Environment has written the following guide:

[www.mfe.govt.nz/publications/rma/everyday-guide-rma-designation-process](http://www.mfe.govt.nz/publications/rma/everyday-guide-rma-designation-process)

We have some copies of this guide for you to take away.

# ***Have your say***

## ***How to give us your feedback***

***We welcome your views and feedback.***

***Feedback can be provided by:***

- » Talking to us today and telling us what you think or
- » Completing and submitting a feedback form

Feedback forms can be downloaded from

[www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html)

All feedback must be received by 9 December 2016.

For further information or to request feedback forms please:

» **call** 0800 990 018 or

» **email** [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)

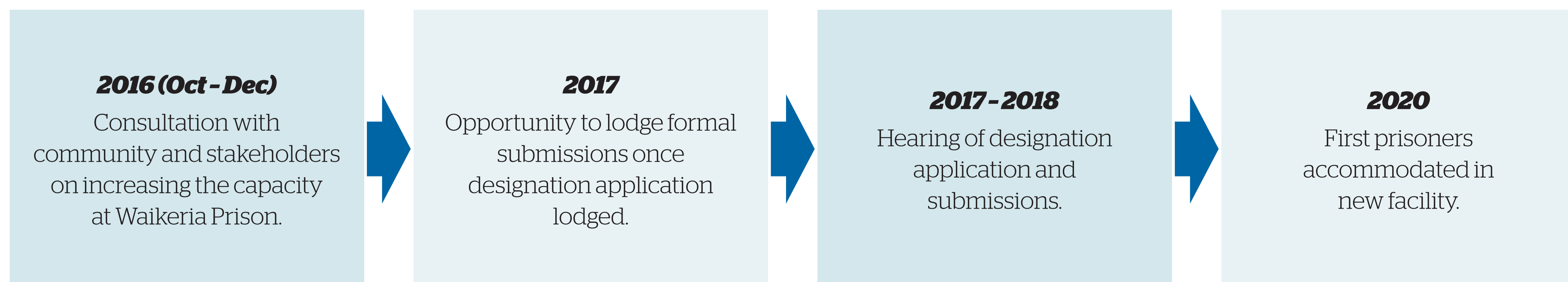
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## ***Formal submission to Council***

Corrections will lodge the application with Otorohanga District Council next year. It will be publicly notified and you will have an opportunity to make a formal submission to Council at that time.

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## ***How to get involved***



***Thank you for attending the open day***





# Attachment H



## Questions and Answers

### 1. How will increasing the capacity at the site contribute to local business and employment?

The proposed new facility will create local employment and business opportunities during the construction stage and when the facility is operational. Increasing the size of the prison represents a significant investment in the local economy and will provide financial benefits to a number of contractors and other suppliers.

### 2. Is there a sufficient water supply for 3,000 prisoners?

Yes. The Department of Corrections holds a resource consent to take up to 1,000m<sup>3</sup> of water from a groundwater bore on the Waikeria Prison site. This is sufficient to provide for up to 3,000 prisoner places and associated staff. The site also has an emergency water supply from a different groundwater bore to provide water to the site in the event of a problem.

### 3. Can the existing wastewater treatment plant cope with the increase in demand?

No. We are investigating four options for the replacement of the wastewater treatment plant and will be consulting with iwi and other interested parties and discussing it with Waikato Regional Council. The replacement option would be in place before the new facility begins operation with the arrival of the first prisoners.

### 4. Why increase capacity at Waikeria Prison?

Additional prisoner places are required in the upper North Island. The prison site is large enough to support the existing prison and an additional facility. We already own the land and the location offers effective use of our existing resources.

### 5. When will the new facility be built?

If the designation change is approved and resource consents obtained, construction will start in the first half of 2018 and the first prisoners will be accommodated in the new facility in 2020.

### 6. What's the process to amend a designation?

On behalf of the Minister of Corrections, the Department will submit a 'Notice of Requirement' to Otorohanga District Council in March next year to amend the conditions of the existing designation. The 'Notice of Requirement' is similar to applying for a resource consent. The Ministry for the Environment has written the following guide:

[www.mfe.govt.nz/publications/rma/everyday-guide-rma-designation-process](http://www.mfe.govt.nz/publications/rma/everyday-guide-rma-designation-process)

## How can I give feedback?

Completing and submitting a feedback form lets you have your say in your own words and in your own time. You can complete the enclosed feedback form or download it [www.corrections.govt.nz/news/waikeria\\_prison.html](http://www.corrections.govt.nz/news/waikeria_prison.html)

These forms are also available by calling 0800 990 018 or by emailing [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)

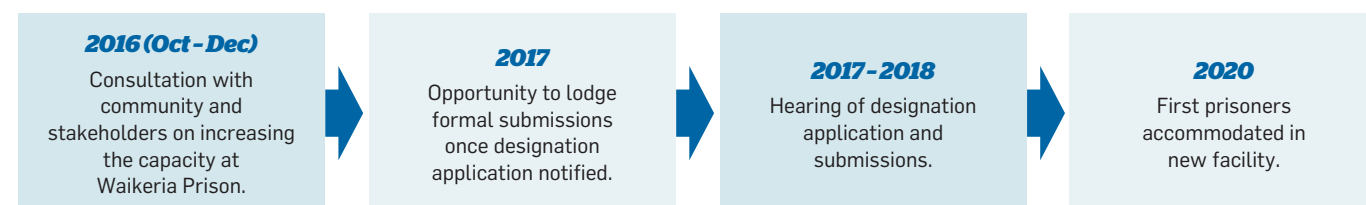
### Please send completed feedback forms to:

**Post:** Waikeria Prison Project Consultation Team,  
Department of Corrections, Private Box 1206,  
Wellington 6140

**Email:** [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)

**Please submit your feedback form by 5pm on Friday 9 December 2016.**

## How to get involved



# Waikeria Prison Proposal to increase capacity

*Prisoner numbers have grown steadily since 1985 as a result of population growth, changes in law and the changing nature of crime.*

To meet the rising demand for prisoner places over the next decade, Corrections proposes to increase the capacity of Waikeria Prison. The Department of Corrections is seeking to amend the existing designation for Waikeria Prison in the Otorohanga District Plan to allow for up to 3,000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1,500 prisoners to be built and provide for future demand if needed. The existing designation in the Otorohanga District Plan allows for up to 1,250 prisoners to be accommodated on the site.

## What's being proposed?

The Department of Corrections is proposing to:

- » change the existing designation in the Otorohanga District Plan to accommodate up to 3,000 prisoners on the site
- » obtain associated resource consent for earthworks, stormwater discharge and wastewater disposal and removal of contaminated material from the site if required
- » build a new facility on the site within the identified Building Zone, if the designation change is approved and any resource consents required are obtained.



The Proposed Development

Corrections proposes that the new facility (if approved) be located within the Building Zone shown in blue on the map below. The existing facility and all new facilities accommodating prisoners will be contained within a secure perimeter. The secure perimeter includes a primary physical barrier which will be up to 6 metres high. In addition to prisoner accommodation buildings the following facilities will be located within the secure perimeter: commercial kitchens and laundries to service the prison, trade workshops, meeting rooms to support rehabilitation programmes, staff security management centre, staff offices, prisoner receiving office, gatehouse and visitor facilities for prisoners meeting with friends, whānau and other external parties.

Additional buildings located within the Building Zone but outside the secure perimeter include: staff administration and staff training buildings, external deliveries store, facilities management offices and workshop, visitors centre and car park.

Waikeria Prison site



Project Approach

In parallel to the consenting process (under the Resource Management Act), Corrections is running a procurement process for the design, construction and maintenance of the new facility. This will be delivered through a Public Private Partnership (PPP). The contract with a private partner will not be signed until April 2018. It is therefore not possible to provide detailed plans of the proposed development at this stage. The existing prison and the new facility will be managed and operated by Corrections.

Ahead of the detailed design, we have developed parameters to help people understand more about the prison activity and the proposed built form (such as height and building materials) of the new facility. The proposed parameters will be included in our application to change the existing designation in the Otorohanga District Plan that will be lodged with Council next year.

Your input and feedback on the proposed parameters below will help us to understand and consider the potential environmental, cultural and community impacts of the proposal. This will help us to identify the issues that need to be addressed as we prepare our application.

You will also have an opportunity to make a formal submission to Council next year once our application is lodged and publicly notified.

Proposed Parameters

Parameter	Description of proposed parameter
Prisoner Numbers	Accommodation for the management of up to 3,000 prisoners.
Prisoner Type	Men or Women No maximum security prisoners
Activity	Corrections uses and the housing of prisoners
Building Height	12m in Building Zone excluding lighting, security devices, poles, sallyport and roof projections
Height of Primary Physical Barrier	6 metres
Secure perimeter	Will include: » Primary Physical Barrier » Fences outside the Primary Physical Barrier » An access road around the outside of the fences » A surveillance strip outside the access road
Building location	No building constructed after [date of confirmation of NoR] capable of accommodating prisoners overnight will be located outside the Building Zone.
Building materials	Use non-reflective glass and roof materials and a recessive colour scheme
Car parking and access	The extent of car parking and changes to the roading layout on the site will be determined by the traffic engineers in due course
Emergency access arrangements	Any changes required to the emergency access arrangements for the site will be determined by Department of Corrections and the traffic engineers in consultation with the Police and emergency services
Construction noise	The construction activities will comply with the requirements of NZS 6803 Construction Noise.
Noise	The existing noise limits for the site will continue to be complied with
Lighting	The existing lighting limits for the site will continue to be complied with
Prison/Community Liaison Group	The existing requirement for a Community Liaison Group will continue to be complied with
Notification of a significant security event	The existing requirements around notifying the community will continue to be complied with

# Attachment I



# FEEDBACK FORM FOR THE PROPOSED INCREASE IN CAPACITY AT WAIKERIA PRISON



## Waikeria Prison Proposal

The Department of Corrections proposes to increase the capacity of the existing Waikeria Prison site by amending the current planning designation to allow up to 3000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1500 male prisoners to be built and provide for future demand if needed.

See [http://corrections.govt.nz/news/waikeria\\_prison.html](http://corrections.govt.nz/news/waikeria_prison.html) for more information or to complete this feedback form online.

## Tell Us What You Think:

To share your views on this proposal, please complete this feedback form. Your input will help the Department of Corrections consider the possible environmental, cultural and social effects of the proposal. Please be as specific as you can. You are welcome to attach additional comments to this form.

Please return by 5pm on Friday, 9 December 2016

**Please outline your views on any environmental, cultural and/or social impacts that you think may result from the proposal**

# FEEDBACK FORM FOR THE PROPOSED INCREASE IN CAPACITY AT WAIKERIA PRISON



**Do you have any ideas about how to mitigate any impacts?**

**Other comments**

**Your Details:**

Your name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Please tick if you would like to receive updates via email.

**Please send your completed form to:**

Post: Waikeria Prison Project Consultation Team  
Department of Corrections  
Private Box 1206  
Wellington 6140

Phone: 0800 990 018

Fax: (09) 359 5300

Email: [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz)



## Attachment J





[Home](#) • [News](#) • [Prison Capacity Programme – Phase 2](#)

# Prison Capacity Programme – Phase 2

Cabinet has given approval to increase capacity across New Zealand's prison network in response to growing prisoner numbers. An additional 1800 prisoners places are to be provided by 2021. Prison capacity is to be increased across three existing prison sites in the upper North Island.

- [Northland Region Corrections Facility](#) (NRCF) where double bunking will provide 80 additional beds by early 2017.
- At [Mt Eden Corrections Facility](#) (MECF) an accommodation block (Building C) is to be built to accommodate 245 additional prisoners. Construction is anticipated to begin in 2017 and be complete by late 2019.
- At [Waikeria Prison](#) a new facility to accommodate 1,500 prisoners is to be built with construction anticipated to start in 2018 and be complete by later 2021. The new facility is to be procured through a public private partnership.

By planning for the forecast increase in prisoner numbers the department can support its core obligations of providing for the safe, secure and humane containment of prisoners.

Fact Sheet: [Increasing Prison Capacity to 2021](#)

Fact Sheet: [Industry, Treatment and Learning](#)

## Northland Region Corrections Facility

Most low security accommodation throughout the prison network is already fully double bunked. It is proposed to double bunk four low security units to provide accommodation for an additional 80 prisoners. Subject to staffing and consultation these beds will be in operation by early 2017.

## Mt Eden Corrections Facility

Government has approved the construction of an accommodation block that was originally planned back in 2010. The accommodation block (Building C) will house 245 additional remand prisoners. The earthworks were prepared in 2010 however the building was not constructed due to a flattening of the remand population at that time.

With a forecast rise in the remand prisoner population, Building C will enable Corrections to ease pressure on remand capacity in the prison network. The height and location of the accommodation block remains unchanged from that approved by Auckland (City) Council in 2009. MECF is a critical site due to its proximity to a number of Auckland's courts. It is expected that construction will begin in the first half of 2017.

Subject to consultation with staff and unions it is anticipated that Building C will come into service late 2019.

## Waikeria Prison

Cabinet has approved the building of a new facility at Waikeria Prison in the Waikato. It is proposed that the new facility would accommodate 1500 male prisoners.

Waikeria is the country's largest prison site covering 1200 hectares. The availability of land and its proximity to Auckland, Hamilton and the Bay of Plenty make it an ideal site for further development. The new facility is to be procured through a public private partnership where the department will find an appropriate private sector consortium partner to design, build and finance the new facility and provide asset management and facilities maintenance services under a long term performance-based contract. The Public Private Partnership does not include the operation of the facility. Responsibility for custodial health, rehabilitation and employment activities will be retained by the Department. This is the same model that Corrections is using to build the new maximum security facility at Auckland Prison.

The first stage of the procurement process is the release of the Expression of Interest (EOI) by the department on 11 January 2017. The EOI responses will be evaluated by the department and the respondents who demonstrate the capacity, capability and understanding to deliver the project will be shortlisted for the Request for Proposal (RFP). The RFP is to be issued early April. Construction of the new facility will start in 2018 and be completed by the end of 2021.

[Click here](#) to find out more about the Waikeria Prison build.

[Home](#) • [News](#) • [Waikeria Prison](#)

# Waikeria Prison

## Increasing capacity at Waikeria Prison

It is the Department of Corrections' responsibility to ensure there are enough prisoner places in New Zealand for any offender remanded in custody or sentenced. In response to the rising demand in prisoner numbers, Cabinet has given the department [approval to increase the capacity of New Zealand's prison network](#).

The department proposes to increase the capacity of the existing Waikeria Prison site by amending the current planning designation to allow up to 3000 prisoners to be accommodated on the site. The increase in capacity will enable a new facility for 1500 to be built and provide for future demand if needed.

### The Proposal

The existing [designation](#) in the Otorohanga District Plan allows up to 1250 prisoners to be accommodated on the site.

The Department of Corrections is proposing to:

- change the designation to accommodate up to 3000 prisoners on the site
- obtain associated resource consents, if required, for earthworks, stormwater and wastewater disposal and removal of contaminated material from the site
- if the designation change is approved, build new prison facilities on the site within the Building Zone shown on [Figure 1](#) (PDF 1.09MB) and [Figure 2](#) (PDF 3.25MB).

In parallel to the consenting process, the department will run a procurement process for the design, construction and maintenance of the new facility. This is to be delivered through a [public private partnership](#) and the contract signed with the private partner in April 2018. It is therefore not possible to provide detailed plans of the proposed facility at this stage.

Ahead of the detailed design, Corrections has developed the following parameters to help people understand more about the prison activity and the proposed built form (such as height and building materials).

These parameters also help the department's technical specialists assess the effects of the proposed development of Waikeria Prison on the environment. The technical specialists will assess effects such as social, cultural, economic, landscape/visual, lighting/glare, noise, traffic, archaeological, ecological and construction; and, identify options to avoid, remedy or mitigate these effects where possible.

#### Proposed parameters:

Parameter	Description
Prisoner Numbers	Accommodation for the management of up to 3,000 prisoners.
Prisoner Type	Men or Women No maximum security prisoners
Activity	Corrections uses and the housing of prisoners.

<i>Parameter</i>	<i>Description</i>
<i>Building Height</i>	<p>12m in Building Zone</p> <p>(see Figure 1 and Figure 2)</p> <p>excluding lighting, security devices, poles, sallyport and roof projections</p>
<i>Height of Primary Physical Barrier</i>	6 metres
<i>Secure perimeter</i>	<p>Will include:</p> <ul style="list-style-type: none"> <li>• Primary Physical Barrier</li> <li>• Fences outside the Primary Physical barrier</li> <li>• An access road around the outside of the fences</li> <li>• A surveillance strip outside the access road</li> </ul>
<i>Building location</i>	No building capable of accommodating prisoners overnight will be located outside the Building Zone 1 shown on Figure 1 and Figure 2.
<i>Building materials</i>	Use non-reflective glass and roof materials and a recessive colour scheme
<i>Car parking and access</i>	The extent of car parking and changes to the roading layout on the site will be determined by the traffic engineers for the project in due course
<i>Emergency access arrangements</i>	Any changes required to the emergency access arrangements for the site will be determined by Department of Corrections and the traffic engineers in consultation with the Police and Emergency Services.
<i>Construction noise</i>	The construction activities will comply with the requirements of NZS 6803 Construction Noise.
<i>Noise</i>	<p>The existing noise limits for the site will continue to be complied with. These are:</p> <p>At the notional boundary of a dwelling existing at [the date of the NoR application]</p> <p>Monday-Friday</p> <p>7am-10pm      55dB L<sub>A10</sub></p> <p>Saturday</p> <p>7am – 7pm      55dB L<sub>A10</sub></p> <p>Sunday and Public Holidays</p> <p>8am – 5pm      55dB L<sub>A10</sub></p> <p>All other times</p> <p>45 dB L<sub>A10</sub>/70 dB L<sub>Amax</sub></p>

<i>Parameter</i>	<i>Description</i>
<i>Lighting</i>	<p>The existing lighting limits for the site will continue to be complied with. These are:</p> <p>Light levels from fixed lighting at the prison site measured at a height of 1.5 metres above ground level at or beyond the boundary of the designated site shall not exceed 10 lux.</p> <p>Except for emergency and security incident lighting, all new exterior lighting installation shall be designed and constructed to the following obtrusive light limitations:</p> <p>Sky Glow</p> <p>UWLR (Max %)</p> <p>5</p> <p>Light Spillage</p> <p>Ev (Lux)</p> <p>5</p> <p>Glare Source</p> <p>Intensity 1</p> <p>(kcd)</p> <p>50</p> <p>Building Luminance</p> <p>L(cd/m<sup>2</sup>)</p> <p>5</p>

These parameters will be included in the department's change to designation application, which will be lodged with Council next year.

The planning designation and resource consents approvals process will result in set parameters (restrictions) and conditions relating to the prison activity and the design of buildings/structures.

## Why Waikeria?

Waikeria Prison has been part of the Waipa and King Country landscape for over 100 years. Our analysis indicates that additional prisoner places are required in the upper North Island. The prison site is large enough to support the existing prison and an additional facility. The department already owns the land and, as such, the location offers effective use of our existing resources.

The new facility will mean a significant investment in the region, creating hundreds of jobs and ensuring the long-term viability of a prison in the region.

## Have your say

The department invites you to [have your say](#) on what's proposed at Waikeria Prison.



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## Have your say

While there will be an opportunity to make a formal submission on the proposal next year, the department has started consulting with the community.

We welcome your views on the department's proposal to change the planning designation of the Waikeria Prison site to increase its potential capacity and obtain associated approvals to build new facilities on site. There are two ways to have your say directly to the department:

1. Attend a public open day
2. Submit a Feedback Form

Your input will help the department understand and consider the possible environmental, social and community effects of the proposal. This will help us to identify the issues that need to be addressed as we prepare our application.

### Public Open Days

The public open days are an opportunity for you to obtain further information about the proposal and prisons generally; and talk directly to staff and the Project Team about your views on the proposal. During the Open Day you may also wish to submit a Feedback Form.

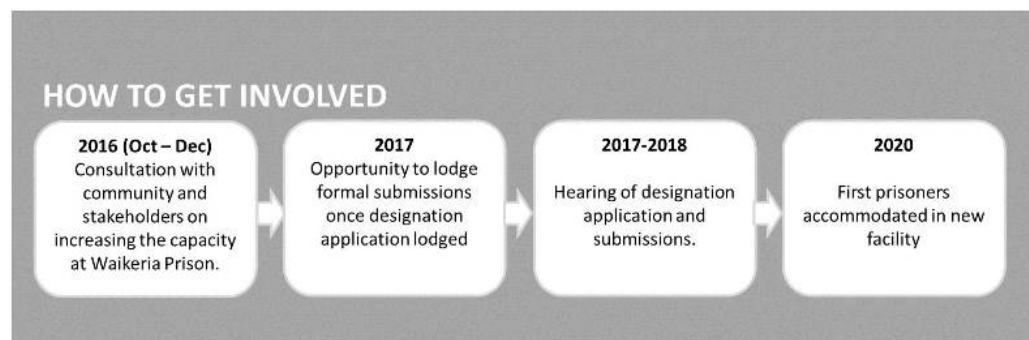
Location	Time	Date
Te Awamutu Public Library 106 Mahoe Street, Te Awamutu	4:00pm - 8:00pm	Wednesday 23 November 2016
Te Kawa Crossroads Hall Intersection of Te Kawa Road and State Highway 3	10:00am - 2:00pm	Saturday 26 November 2016

### Submit a Feedback Form

Completing and submitting a feedback form lets you have your say in your own words and in your own time. You can download the form [here](#). All forms should be received by 5pm on Friday 9 December 2016.

The information you provide in the form, including your contact details, will only be used for the purpose of the Waikeria Prison proposal.

Check out the [questions and answers](#) page for more information. This will be updated during the consultation process with common questions.







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## Latest News on Waikeria Prison

<b>January 2017</b>	<p>Corrections has released the Expression of Interest (EOI) for a new facility at Waikeria Prison on the <a href="#">GETS</a> website. The EOI is seeking responses from a private sector partner to design, build, finance and maintain the new facility under a Public Private Partnership (PPP). Corrections will continue to operate the facility. The EOIs will be evaluated and successful respondents shortlisted for the Request for Proposal (RFP) which will be issued in April.</p>
<b>November 2016</b>	<p>Corrections Minister Judith Collins announced that Cabinet has approved the department's detailed business case. The new facility is to be procured through a Public Private Partnership (PPP). Go to the <a href="#">Beehive website</a> for more information.</p> <p>Corrections is holding two open days to provide the public with the opportunity to obtain further information about the proposal and talk directly to staff. The open days are on</p> <ul style="list-style-type: none"> <li>• 23 November, 4 – 8pm at Te Awamutu Public Library, cnr of Mahoe Street and Selwyn Lane</li> <li>• 26 November, 10am – 2pm at Te Kawa Crossroads Hall intersection of Te Kawa Road and State Highway 3.</li> </ul>
<b>October 2016</b>	<p>Corrections Minister Judith Collins announced that cabinet has approved plans to increase prison capacity on existing prison sites by approximately 1800 beds. Go to the <a href="#">Beehive website</a> for more information.</p> <p>Corrections is preparing a detailed business case for a new facility at Waikeria Prison for Cabinet consideration in November.</p>



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## Related media releases

22 November 2016 [Procurement for Waikeria Prison PPP to commence](#) (Beehive)

18 October 2016 [Government approves plans for increased prison capacity](#) (Beehive)



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# Questions and Answers

[What is being proposed?](#)

[Why build a new facility at Waikeria?](#)

[Impact on the local area and services](#)

[Who is Corrections consulting with?](#)

[Information about Waikeria Prison and other prisons in NZ](#)

[Partnering with the private sector](#)

## What's being proposed?

### What is a planning designation and why is Corrections applying to amend it?

The Resource Management Act allows for areas of land to be designated for use by network utilities or large public works, such as prisons. These designated areas are identified in district plans. For example the designation for Waikeria Prison is in the Otorohanga District Plan. Land can only be designated by 'requiring authorities'. A Minister of the Crown can be a 'requiring authority' and in terms of Waikeria Prison, it is the Minister of Corrections.

The Ministry for the Environment has written a guide explaining the [planning designation process](#).

The designation in the Otorohanga District Plan allows Waikeria Prison site to be used for prison activities by the department on behalf of the Minister of Corrections.

The current designation includes a condition that currently limits the maximum number of prisoners on the site to 1250. The department is proposing to amend the designation to allow up to 3000 prisoners on the site. The increase in capacity will enable a new facility for 1500 to be built and provide for future demand if needed.

### What's the process to amend a designation?

The department, on behalf of the Minister of Corrections, will submit a 'Notice of Requirement' to Otorohanga District Council in March next year seeking to amend the conditions of the existing designation. The 'Notice of Requirement' is similar to applying for a resource consent. The application for the amendment to the designation will be publicly notified and the Council will put adverts in the local paper.

The Ministry for the Environment has written a guide explaining the [planning designation process](#).

### Can I make a submission?

Yes. Once the department, on behalf of the Minister of Corrections, has lodged the application to amend the designation with Otorohanga District Council in March next year after which the application will be publicly notified. At this point everyone will have an opportunity to make a formal submission to Council and be heard through the planning process.

Corrections is preparing the planning application and as part of this process is meeting with the community and holding open day meetings. See [have your say](#) page.

At the open days you can provide feedback to staff.

### What resource consents are needed in addition to the planning designation?

The department may need to submit resource consents to Waikato Regional Council for earthworks, stormwater and wastewater disposal and removal of contaminated material from the site.

## Why build a new facility at Waikeria?

### What happens if you don't build?

If we don't plan for the forecast increase our prisons will get to the point where we are unable to support our core obligations to provide safe, secure and humane containment. This would compromise the security of the prison and the safety of staff and prisoners. It would also make it more difficult to achieve our objectives, such as reducing re-offending, due to an increased demand for places in special units, rehabilitation, employment and education programmes..

**Why is Corrections building a new facility when some facilities were recently shut down at Waikeria Prison?**

The units decommissioned at Waikeria were well beyond the end of their useful lives. Conditions for prisoners and staff were poor. The units were a seismic risk, expensive to operate and not cost effective to upgrade. Our analysis indicates that additional prisoner places are required in the upper North Island. Waikeria Prison remains an essential strategic asset for Corrections due to its proximity to Auckland, Hamilton and the Bay of Plenty.

**When will the new facility be built?**

If the designation change is approved and resource consents obtained, it is anticipated that construction will start in the first half of 2018 and the first accommodation blocks will hold prisoners in 2020.

**What will the new facility look like?**

The finalised design of the new facility will be some time away as it will be developed by a [private partner](#) through a PPP process which will not be finalised until April 2018. It is therefore not possible to provide detailed plans of the proposed development. For the purpose of assessing the impacts of the proposal on the environment, and providing the community with information, [design parameters](#) have been developed for the site.

**How much will it cost to build?**

The cost of the new facility will not be known until the procurement and negotiations with the successful consortium are complete.

## Impact on the local area and services

**How will increasing prisoner capacity at Waikeria Prison contribute to local business and employment?**

The proposed new facility will create local employment and business opportunities during the construction stage and when it is operational. Increasing the size of the Prison represents a significant investment in the local economy and will provide financial benefits to a number of contractors and other suppliers.

**What security features are proposed?**

The safety of the public is a top priority for Corrections. The level of physical security at each prison varies and is dependent on the types of prisoner accommodated. The proposed facility will include a number of security measures including highly secure accommodation and a secure perimeter. It is anticipated that our private partner will be including the latest innovations regarding security from local and international experience.

**Will the rivers and waterways surrounding the prison be impacted during the construction and operation of the proposed new facility?**

We are engaging with Waikato Regional Council and local iwi to identify an appropriate wastewater treatment system for the proposed increase in prisoner numbers on the site.

**Is there a sufficient water supply for 3,000 prisoners?**

Yes. The Department of Corrections holds a resource consent to take up to 1,000m<sup>3</sup> of water from a groundwater bore on the Waikeria Prison site. This is sufficient to provide for up to 3,000 prisoner places and associated staff. The site also has an emergency water supply from a different groundwater bore to provide water to the site in the event of a problem.

**Can the existing wastewater treatment plant cope with the increase in demand?**

No. We are investigating four options for the replacement of the wastewater treatment plant and will be consulting with iwi and other interested parties and discussing it with Waikato Regional Council. The replacement option would be in place before the new facility begins operation.

**Will the neighbourhood experience any disruption during construction of the new facility?**

A Construction Management Plan will be developed to ensure any disruption from construction activities is avoided or minimised. The plan will consider matters such as construction noise, dust, traffic access and lighting.

We will ask our construction partner to ensure that the local community is informed of plans and progress as this unfolds. Construction is expected to start in 2018.

**With the proposed increase in the number of prisoners and staff on the site, will there be any disruption to local roads from additional traffic?**

The department has engaged a traffic engineer to assess the effects of the proposal on the surrounding road network and develop plans to address significant adverse effects. This information will be included in the designation application that will be publicly notified.

**Waikeria is remote – how will services to support prisoner rehabilitation, education and training be met?**

Corrections will work with our service providers (for example health care providers and groups that run rehabilitation and training programmes at the prison) to ensure they have time to ramp up well in advance of the new facility becoming operational.

## Who is Corrections consulting with?

**How can the community get involved and give feedback?**

We welcome your views on the proposal to increase the capacity of Waikeria Prison. [Have your say](#) gives information on open days and how to give feedback to us.

**How will Tangata Whenua interests be addressed?**

Corrections is building on our existing relationships with local iwi and will consult throughout the process.

**Will the existing staff views be taken into account?**

Yes, Corrections will consult with staff and unions during this process.

## Information about Waikeria Prison and other prisons in NZ

**How many prisons are there in New Zealand?**

More than 9,900 prisoners (October 2016) are held in 18 prisons around New Zealand, 15 men's prisons and three women's prisons. One prison (Auckland South Corrections Facility) is run by a private provider, however the Chief Executive of the department has overall responsibility for all prisoners. Conditions and practices inside all New Zealand prisons are tightly regulated by law and international convention.

**Where is Waikeria Prison?**

Waikeria Prison is 14 km south of Te Awamutu in the Waikato. The site is approximately 1200 hectares, making it the largest prison in area in the country.

**When did it become a prison?**

The first prison camp was established on this site in 1911. A corrections facility has been present since this time however it has taken different forms including a male borstal and a centre for younger prisoners. It has operated as a men's prison since 1985.

## Partnering with the private sector

**How will the new facility be developed?**

Corrections intend the new facility to be financed, designed, built and maintained through a Public Private Partnership (PPP). A PPP is a public private relationship between the Government and the Private sector. Corrections will continue to operate the facility including custodial, health, offender employment and rehabilitation activities.

**How is the PPP being procured for the new facility?**

Corrections are running an open competitive tender process to seek consortia that have the capacity and capability to deliver this project. The procurement involves a three stage process. The first stage is inviting respondents to provide an Expression of Interest (EOI) in this project. The second stage follows the evaluation of those EOIs and shortlisting respondents to receive the Request for Proposal (RFP). The third stage involves evaluating the RFPs to select a Preferred Bidder to start negotiations and agree on the contract to commence construction.

**What is the timeframe for the procurement?**

The EOI is to be released by Corrections on 11 January 2017 and closes on 16 February 2017. Respondents who are shortlisted for the RFP will be notified late March and the RFP issued early April 2017. The contract is to be agreed mid 2018 to start construction with the facility to be complete in 2021.

**What is the scope of this PPP?**

For this project our private sector partner will be responsible for designing, building and financing the facility. The PPP excludes custodial operation of the facility, this will be retained by the department.

The consortium will include a construction partner, design team, banks and other investors and specialist asset management, facilities maintenance and security services providers. The operation of the prison and custody of prisoners will continue to be carried out by Corrections. This is similar to the PPP for the new maximum security facility at Auckland Prison, but differs to the PPP for Auckland South Corrections Facility (ASCF) at Wiri, which is a full custodial PPP with Serco being responsible for the operation of the new prison.

**Why use a PPP?**

A PPP allows the department to use private sector expertise so that new ideas and innovations can be applied to this project, while delivering value for money. While this PPP will not include the operation of the new facility, innovations in building design and whole-of-life asset management will introduce fresh thinking. These innovations will benefit the new facility, and where possible could be transferred to the wider prison network. We're already doing this with the new maximum security facility being built at Auckland Prison.

**Do any other government agencies use PPPs in New Zealand?**

Both the Ministry of Education and the Ministry of Transport are working with the private sector to deliver infrastructure services.

**How many PPPs is Corrections involved in?**

Currently the department is involved with three PPPs:

1. Waikeria PPP covers the design, finance, construction and maintenance only – Corrections retains responsibility for the operation.
2. The Auckland Prison PPP is the same model as Waikeria Prison
3. The Auckland South Corrections Facility (ASCF) PPP is a full custodial PPP, which means that SecureFuture in addition to designing, financing, construction and maintaining ASCF also operate the prison. SecureFuture has subcontracted Serco to operate ASCF.



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## Contact us

If you have a question or would like to know more about the Waikeria Prison project please email us at [WaikeriaProject@corrections.govt.nz](mailto:WaikeriaProject@corrections.govt.nz) or call 0800 990 018.





## Appendix 4: Consultation Summary

Stakeholder Group	Method of Consultation	Date	Corrections Representative(s) and Consultants	Stakeholder(s)	Items Discussed
<b>Local Authority /Regulatory</b>					
<b>Otorohanga District Council</b>	Meeting	31-Oct-16	Craig Erskine (RMA Project Manager), Judith Makinson (Traffic Consultant), Sharon Dines (Planning Consultant)	Bryan Hudson (Roothing Corridor Manager, Waipa DC), Roger Brady (Engineering Manager, Otorohanga District Council), Martin Gould (Roothing/Traffic Manager, Otorohanga DC)	Discussed the potential roading improvements required on Waikeria Road and at the Waikeria Road/SH3 intersection
	Meeting	27-Nov	Rob Quigley (Social Impact Assessment consultant)	Otorohanga District Council, Max Baxter (Mayor), Dave Clibbery (CE) and Andrew Loe (environmental)	Otorohanga District Council outlined the current pressures/strengths/aspirations of the community, housing capacity (present and future) and prison effects (present and future). It noted that, until now, there has been a decline in population for two decades, but the expansion may reverse that and it will consider measures to respond to any growth.
	Phone call	Early December	Craig Erskine (RMA Project Lead)	Otorohanga District Council, Max Baxter (Mayor)	The discussion included an update on the project; cabinet's decisions related to the proposal; and how the Department and Otorohanga District Council will work together going forward.
	Phone call	1-Mar-17	Craig Erskine (RMA Project Lead)	Max Baxter (Mayor, Otorohanga District)	General update provided.
<b>Waipa District Council</b>	Meeting	4-Oct	Sharon Dines (Planning Consultant), Craig Erskine (RMA Project Lead)	Barry Bergin (Group Manager, Service Delivery), Tony Hale (Water Services Manager),	Discussed the capacity of the Te Awamutu wastewater network and wastewater treatment plant capacity to take wastewater from Waikeria.

Stakeholder Group	Method of Consultation	Date	Corrections Representative(s) and Consultants	Stakeholder(s)	Items Discussed
				Robin Walker (Senior Project Manager)	
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Waipa District Council - Garry Dyet (CE) and Gary Knighton (Strategic Partnerships Manager)	Waipa District Council outlined the current pressures/strengths/aspirations of the community, housing capacity (present and future) and prison effects (present and future).
	Meeting	28-Oct	See record under Waikato Regional Council		See record under Waikato Regional Council
	Meeting	31-Oct-16	See record under Otorohanga District Council		See record under Otorohanga District Council
	Meeting	9-Nov	Craig Erskine (RMA Project Lead), Stephen Quinn (Legal) and Andrew Robertson	Garry Dyet (CE), Richard Bax (Infrastructure Development Manager)	Discussion covered the four wastewater solutions identified, with a focus on the solution to pipe wastewater off site to the council's existing Te Awamutu Wastewater Treatment Plant. Waipa District Council confirmed that this was a serious option and agreed that further work should be undertaken to explore it further.
	Phone call	Early December	Craig Erskine (RMA Project Lead)	Jim Mylchreest (Mayor, Waipa District)	The discussion included a general update on the project; and how the Department and Waipa District Council can work together going forward.
<b>Waitomo District Council</b>	Meeting	Late November	Craig Erskine (RMA Project Lead)	Brian Hanna (Mayor, Waitomo District Council)	The Mayor was provided an overview of the project, and the implications for Waitomo and its role in the process was discussed in depth. Waitomo District Council advised that it did not need to be formally involved in the RMA process, and stated that it would instead observe the public consultation process.

Stakeholder Group	Method of Consultation	Date	Corrections Representative(s) and Consultants	Stakeholder(s)	Items Discussed
Waikato Regional Council	Meeting	28-Oct	Craig Erskine (RMA Project Lead), Sharon Dines (Planning Consultant)	Trisha Simonson (Senior Resource Officer, Waikato Regional Council), Brett Sinclair (Biosecurity Officer, Waikato Regional Council), Tony Hale (Water Services Manager, Waipa District Council), Lorraine Kendrick (Water Services Manager, Waipa District Council)	The discussion focused on wastewater solutions and the regional consenting process.
	Meeting	9-Nov	Craig Erskine (RMA Project Lead), Stephen Quinn (Legal) and Andrew Robertson	Vaughn Payne (Chief Executive), Trisha Simonson (Senior Resource Officer)	Discussion covered the four wastewater solutions identified, with a focus on the solution to pipe wastewater off site to the council's existing Te Awamutu Wastewater Treatment Plant. Waipa District Council confirmed that this was a serious option to consider and agreed that further work should be undertaken to explore it further.
Hamilton City Council	Meeting	1-Dec	Rob Quigley (Social Impact Assessment consultant)	Luke O'Dwyer (City Planning Manager)	The discussion focused on the impact to Hamilton if it becomes the primary source of prison staff and construction workers. Hamilton City Council considered that it is likely the construction workforce will remain living in Hamilton and that any increase in the number of prison staff from Hamilton would be insignificant in terms of the overall working age population. Hamilton City Council did express its concern about inflationary effect on labour in the region.

## Public Sector

<b>New Zealand Transport Agency</b>	Meeting	17-Nov	Craig Erskine (RMA Project Lead), Sharon Dines (Planning Consultant)	New Zealand Transport Agency	The discussion focused on an outline of the project, an overview of the traffic assessment being prepared and the potential traffic issues at the Waikeria Road/SH3 intersection.
	Meeting	17-Nov	Craig Erskine (RMA Project Lead), Sharon Dines (Planning Consultant)	New Zealand Transport Agency, Waipa District Council	The discussion covered the wastewater pipe solution and the implications of locating this within the roading network. This including discussing the ability of the bridge to sustain the weight of the proposed pipeline and the formal process for accessing the road corridor to lay the wastewater pipe.
	Emails	31 Jan 2017+ 10 Feb 2017 + 13 Feb 2017	Judith Makinson (Traffic consultant)	New Zealand Transport Agency	<p>The emails included feedback and responses to the Department's proposals to address traffic and road concerns.</p> <p>NZTA identified the risks related to staff exiting Waikeria Road in large numbers due to having one shift change. Recommending considering a 'park and ride' option and/or introducing gradual shift changes to reduce capacity on the road at the one time. The Department advised that changing the shift times is not a simple solution, as it is part of staff employment contracts, so it is investigating 'park and ride' options. NZTA requested it continue to explore other safety management options within the prison site to minimise risks through peak travel times, including peak management, alternative transport options, controlled release, ramp metering, travel &amp; transport risk management plans. This would divert the issue away from the intersection itself.</p> <p>In terms of the intersection along Waikeria Road, NZTA:</p> <ul style="list-style-type: none"> <li>- supported the proposal for a right turn bay</li> <li>- raised concerns that the proposed sightlines to the north of the intersection are only 185 meters rather than the desired 282meters. It requested that this either be extended or the Department outline its mitigation strategy to reduce the risk.</li> <li>- advised that an easier and more visible solution be found for the intersection, noting that the late change in direction and radius appears too severe and could cause confusion for westbound drivers.</li> </ul>

					<p>NZTA stated that an independent safety audit at each stage would be required.</p> <p>The Department advised that the proposal to Waikeria Road is being lifted and straightened as much as possible within the legal boundary that that visibility of 230m – 250m may be achieved through clearing the berms of vegetation, noting this would need to be maintained by NZTA. The Department advised it was also exploring a localised/temporary speed limit.</p>
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	Meeting	17-Feb	Judith Makinson (Traffic consultant), Craig Erskine (RMA Project Lead)	New Zealand Transport Agency	<p>The discussion first considered the suitability of using the Wharepuhunga Road/SH3 intersection if the Wharepuhunga Road access to the prison is reopened. NZTA advised that it would not support using this intersection due to: visibility is deficient both to the north and south, with little opportunity to realise improvements due to the brow of the hill to the south; northbound vehicle speeds tend to be high due to the proximity of a passing lane; that the intersection is complicated due to right turn lanes and gas station; realistic opportunities to improve the intersection are limited, mainly only a roundabout but this is not considered feasible without major work to the vertical alignment on SH3.</p> <p>The discussion then focused on the proposal surrounding the Waikeria Road / SH3 intersection, with the Department outlining the proposal and its consultation with Safe Roads Alliance. Key points discussed were:</p> <ul style="list-style-type: none"> <li>• The need to maintain berm maintenance for visibility, with both parties discussing options. NZTA noted it was difficult to change its agreed maintenance programme and the Department advised it would be happy provide/pay for additional berm mowing etc. as needed to maintain visibility.</li> <li>• Traffic demand management options, with the Department noting that altering shift times is not feasible but they can look at crew buses or other initiatives.</li> <li>• NZTA opposed to traffic lights, but generally supportive of t-intersection layout subject to a suitably worded monitoring condition which:</li> </ul> <p>Agreed that the actual effects and acceptable intersection operations/thresholds needs to be identified; and the Department, in agreement with NZTA, needs to take action to manage traffic demand or change the intersection layout to address or bring these effects below triggers/thresholds. Physical works may involve upgrading the intersection to a roundabout</p>
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	Email	6-Mar	Judith Makinson (Traffic consultant)	New Zealand Transport Agency	<p>Emailed received from NZTA as follow up to the meeting on 17 February. NZTA outlined the following:</p> <ul style="list-style-type: none"> <li>• NZTA agrees to the primary consideration being the Waikeria Road/SH3 intersection rather than also re-opening the Wharepuhunga Road / SH3 intersection due to the concerns about increasing traffic to this intersection and the operational difficulties to do so.</li> <li>• NZTA requested further information in regard to the timing of the project, stating that, if the intersection upgrade is to occur before the RMA process is completed, it must understand the full scope of the proposal, feedback on the traffic assessment, and be comfortable with the intersection layout.</li> <li>• NZTA would consider a monitoring condition provided it is appropriately worded, outlines feasible mitigation measures and it is clear how any works that occur before the RMA process will effect the monitoring periods.</li> <li>• NZTA asked that the Department cease consultation with the Safe Roads Alliance, stating that it will continue to consult with them directly to ensure alignment.</li> <li>• NZTA expressed that the protection of sightlines at the intersection is critical in terms of safety, stating that is has limited ability to ensure this protection on private land and request the Department pursue an agreement with the landowners that is also binding on future landowners.</li> </ul>
<b>Safe Road Alliance</b>	Phone call	2-Feb	Judith Makinson (Traffic consultant)	Safe Roads Alliance	<p>Safe Roads Alliance (SRA) is generally supportive of Corrections proposals for roading upgrades on Waikeria Road intersection. The proposals are consistent with the management of the corridor. SRA did not have any plans at present to upgrade the intersection. The SRA suggested a variable speed limit on Waikeria Road may provide an improved safety environment. SRA did not support a roundabout option for the intersection of SH3 and Waikeria Road as they did not expect the business case for this option would justify it. The SRA had no plans to upgrade the Wharepuhunga Road/SH3 intersection.</p>



	Meeting	9-Feb	Parag Gupta (Transportation Engineer)	Safe Roads Alliance	<p>SRA reviewed the initial proposal, noting it had no major objections, and provided information, suggestions and comments in response, including:</p> <ul style="list-style-type: none"> <li>• Outlining particular features and concerns of each of the two intersection options. This included widening the shoulder and centreline to the Waikeria Rd/SH3 intersection plans is suggested; and impact on properties to the north of the Waikeria intersection.</li> <li>• Advising a network sensitivity analysis be completed to see where the major share of traffic is coming from related to each intersection.</li> <li>• Recommending that, since both the Wharepuhunga and Waikeria Road intersections have visibility issue, the focus should be on making one intersection safer first.</li> <li>• Outlining the NZTA/Safe Road Alliance plans for a network upgrade from Te Awamutu to Otorohanga (designs finalised December 2017, construction starting in January 2018), and stating that any upgrade to the Waikeria Rd / SH3 intersection will need to integrate within these plans.</li> </ul> <p>SRA requested to review the final proposal and traffic assessment, noting that any formal comments on the proposal needs to come from NZTA and that NZTA will need to approve the traffic assessment.</p>
<b>Ward Members</b>	Public Open Day	26-Nov	Rob Quigley (Social Impact Assessment consultant)	Robyn Klos, Wharepuhunga Ward Councillor	Concerns articulated were: Ward residents concerned about prisoner families moving to town; visitors to the prison, and spending time in bars, not paying for drinks and causing trouble
<b>NZ Police Force</b>	Meeting	30-Nov	Rob Quigley (Social Impact Assessment consultant)	NZ Police Kihikihi	The NZ Police outlined its current services provided to Waikeria Prison, presence of prisoner families within the area, and the impact on visitors. Police advised that there were no issues from prisoner families visiting the prison.
<b>Ministry of Social Development</b>	Phone	24-Nov	Rob Quigley (Social Impact Assessment consultant)	Ministry of Social Development	MSD outlined its reintegration programme it delivers to Waikeria Prison and the impact the expansion may have, namely that it may need to strengthen the programme regionally in response.

### Waikeria Prison Liaison Groups

<b>Community Liaison Group (CLG)</b>	CLG Meeting	18-Oct	Craig Erskine (RMA Project Lead)	CLG members	During this meeting, the Department outlined the project, the process going forward and what the high level issues may be. The latter included identifying traffic and wastewater as primary issues.
	CLG Meeting	11-Nov	Antoine Coffin (Cultural Impact Assessment consultant), Craig Erskine (RMA Project Lead)	CLG members	The discussion focused on the detail of the proposal, including the design parameters, and the process to consult.
<b>Waikeria Prison's Kaumatua Roopu Group</b>	See under Iwi record below.				
Prisoner Service Providers					
	Phone	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Prison Fellowship	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. They engage volunteers from the community for their reintegration services and will do what can to meet demand.

	Phone	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Prison Chaplaincy of NZ	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to increase staff for demand, but expressed the need to ensure there is adequate physical infrastructure for services and the operating model enables this service to be provided effectively.
	Phone	17-Nov	Rob Quigley (Social Impact Assessment consultant)	Salvation Army	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Primarily Hamilton based integration services upon release. Delivery of services may differ if unable to access families.
	Phone	17-Nov	Rob Quigley (Social Impact Assessment consultant)	Anglican Action	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Able to meet increased demand with planning.
	Phone	17-Nov	Rob Quigley (Social Impact Assessment consultant)	Workwise	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Provided contract continues, will be able to respond to demand.

	Phone	17-Nov	Rob Quigley (Social Impact Assessment consultant)	PARS	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Will need to consider their approach if prison expands.
	Phone	17-Nov	Rob Quigley (Social Impact Assessment consultant)	The Howard League for Penal Reform	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Expressed general view that smaller sized prisoners are better. Given remote location of prison, it may be difficult for families or volunteers to visit. Waikeria Prison should have skype visits. They are able to look at recruiting volunteers locally.
	Phone	18-Nov	Rob Quigley (Social Impact Assessment consultant)	Care NZ	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. If engaged, is able to meet increased demand with planning.
	Meeting	18-Nov	Rob Quigley (Social Impact Assessment consultant)	Goodwood Park Healthcare	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Noted that increased capacity across north island will stretch reintegration services.

	Meeting	18-Nov	Rob Quigley (Social Impact Assessment consultant)	Te Wananga O Aotearoa	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to expand proportionately if required.
	Meeting	18-Nov	Rob Quigley (Social Impact Assessment consultant)	The Open Polytechnic	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Unsure of role going forward as has not been re-engaged.
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	PARS	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Able to meet increased demand with planning.
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	Presbyterian Support Northern	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to expand with planning and funding is provided to do so.
	Phone call	24-Nov	Rob Quigley (Social Impact Assessment consultant)	Vertical Horizons	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to meet capacity and provide input into design to ensure facilities meet needs of onsite training programmes.

## Environmental Interest Groups

	Phone call	6-Dec	Sharon Dines (Planning Consultant)	Waikato Fish and Game	<p>Overview provided of 1) the proposal to increase capacity at Waikeria Prison and 2) the four wastewater treatment options being explored by the Department</p> <p>Fish and Game's feedback on the wastewater options:</p> <ul style="list-style-type: none"> <li>- Opposes the option of transferring to Te Awamutu</li> <li>- a substantial (50%) reduction in the existing contaminant loads would be necessary to obtain a long term consent for the discharge, which would require investment and time.</li> <li>- Request public access to the area of the Mangatutu River from the wastewater treatment plant to the one lane bridge across Waikeria Road.</li> <li>- Request a reduction in land used for farming activities and reduction in contaminant discharges from the dairy platforms.</li> </ul> <p>At the closure of the meeting, Fish and Game requested to see the modelling of contaminant loads to the river and proposed reductions before further discussions.</p>
	Phone call	10-Jan	Sharon Dines (Planning Consultant)	Sustainable Coastlines	<p>Discussion covered the wastewater treatment options, included the Department's preferred option, and an alternative solution suggested by Sustainable Coasts. Also discussed the purpose of the meeting on 24 January 2017.</p>

	Meeting	24-Jan	Craig Erskine (RMA Project Lead)	Puniu Rivercare Sustainable Coastlines	The discussion covered the wastewater proposal, including wetland reclamation and mitigation. The Department outlined its agreement with Waipa District Council for the wastewater solution, stating that both the Department and Regional Council considered this to be the best environmental outcome. Confirmed that subject to receiving the technical feasibility report from Opus, the Department would not further investigate the other three options that were initially considered. The Department noted that expanding that pipe solution originally scored low because that assessment was carried out on the assumption Waipa DC would not agree. Discussion then turned to the ability to increase the size of current nursery as part of proposed capacity expansion project. This was discussed in detail, culminating in an agreement to carry out a site visits in February 2017 to progress.
	Site visit	9-Feb	Craig Erskine (RMA Project Lead), Ian Boothroyd, Sarah Flynn (Ecology consultants), Rawiri White and Bryan Frederick (Waikeria Prison) Andrew Johnson (Opus)	Puniu Rivercare	The site meeting brought together ecologists, stormwater engineers, Puniu Rivercare representative and site staff to explore possible locations for wetland offset area to compensate for loss of wetland area within the building zone. Explored possibility of wetland area and stormwater solution being combined or stand alone. Identified that if possible it can be beneficial to undertake the wetland restoration and stormwater solution in the same general area. A walkover of the site conducted to identify possible areas appropriate for wetland restoration. At the meeting also met with staff responsible for farm operations to understand more about current practices. The meeting also enabled the identification of specific farm operations that would be impacted by the proposed facility e.g. a number of paddocks on Dairy 2 and the milk tanker route through the site.
	Phone call	Multiple throughout February and March	Craig Erskine (RMA Project Lead)	Puniu Rivercare	Specific discussions regarding the wastewater proposal and wetland reclamation and mitigation options. This includes progressing the proposals to: establish a nursery as part of the proposed activity; and reducing effect on Puniu stream through improved farm management practices.

## Community Providers and Representatives

### Medical Providers

	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	St John's Ambulance	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service.
	Meeting	3-Nov	Rob Quigley (Social Impact Assessment consultant)	Te Awamutu Medical Centre	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to meet demand. From its role on homeless taskforce in Te Awamutu, expressed concern of prisoner families potentially being in overcrowded housing.
	Meeting	18-Nov	Rob Quigley (Social Impact Assessment consultant)	Otorohanga Medical Centre	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to meet demand. Questioned adequacy of mental health services and recommended the new prison have a forensic psych unit onsite. Also recommended two bed in-patience onsite to avoid using local facilities.
	Meeting	7-Dec	Rob Quigley (Social Impact Assessment consultant)	Mahoe Medical	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Is able to expand to meet demand and welcomes opportunity to do so.



## Community Associations and Interest Groups

	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Otorohanga Business Association	Discussion covered: the current state for local businesses, housing capacity, and local opportunities linked to the expansion.
	Meeting	28-Oct	Rob Quigley (Social Impact Assessment consultant)	Otorohanga Support House – Budgeting Service and Citizen's Advice Bureau	Discussion covered: their services offered, relationship with Waikeria Prison, and any impacts of the proposal. Is able to meet demand, although welcomes more volunteers.
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	Grey Power	Discussion covered: their services offered, relationship with Waikeria Prison, and any impacts of the proposal.
	Meeting	25-Nov	Rob Quigley (Social Impact Assessment consultant)	The Star, TAB and Bar	Discussion covered: whether prisoner families were visiting and/or causing trouble at the bar.

## Education Providers

	Meeting	28-Oct	Rob Quigley (Social Impact Assessment consultant)	Wintec	Discussion covered: their services offered, relationship with Waikeria Prison, current and future capacity, and any impact the proposal may have on their service. Raised idea of whether prisoners, including those on Wintec's training courses, could work on build of prison.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has capacity.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Is able to expand to meet demand.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Currently full, with waitlist.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has capacity and able to respond to increased demand. Experience with prisoner and prison staff families.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Currently full, but no waitlist. Experience with prisoner families.

	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Currently full, with waitlist.
	Meeting	3-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has some capacity, but also considering expanding.
	Meeting	3-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has capacity and experience with prison staff and prisoner families.
	Meeting	3-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Full, with waitlist.
	Meeting	3-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has some capacity and experience with prison staff and prisoner families.
	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Supportive of expansion and growth to area, especially as roll was previously declining. Expressed concern regarding housing capacity for teachers.

	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Positive about proposed facility and growth, and has capacity to take new students. Sees no stigma from the prison and is interested in prisoners helping at school.
	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Some capacity.
	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Some capacity.
	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Positive about proposed facility and growth, and has capacity to accommodate more students.
	Meeting	8-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has capacity and interest to take on more students (noting the roll is low from its peak time years ago), and used to both prison staff and prisoner families having children at the school.
	Meeting	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Full, with short waitlist but also hoping to expand. Has experience with prison staff families.

	Meeting	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal.
	Meeting	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Full, with small waitlist. Experience with prisoner families.
	Meeting	9-Nov	Rob Quigley (Social Impact Assessment consultant)	Childcare/Kindergarten	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has capacity and welcomes expanding if demand requires.
	Meeting	17-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Supportive of expansion and growth to area, especially as roll was previously declining. Whether takes on new students may depend on location of new housing subdivisions.
	Meeting	23-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Positive about facility and growth to area. Experience with both prison staff and prisoner families. Currently at max but is looking to expand regardless of prison.
	Meeting	23-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Positive about proposed facility and growth overall, and has had only positive experience with prisoner families to date. Values contributes Waikeria Prison makes to local communities.

	Meeting	23-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Is currently at capacity, but is required to take any in-zone children. Welcomes growth provided safety procedures are in place (e.g. escape), which can be communicated to parents.
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Positive about proposed facility and growth, welcomes both staff and inmate families, and has capacity to accommodate more students (roll currently down over past two years).
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Has reduced zoning to manage roll - constantly managing roll which will be no different if prison expands.
	Meeting	24-Nov	Rob Quigley (Social Impact Assessment consultant)	School	Discussion covered: their roll capacity and catchment; whether families of Waikeria Prison staff or prisoners attend the school (now or previously); future capacity; and any impacts from the proposal. Roll is growing regardless and can't see Waikeria's expansion substantially affecting this any further.
<b>Property Stakeholders</b>					
	Meeting	18-19 October	Rob Quigley (Social Impact Assessment consultant)	Real Estate Agency	Discussion covered: rental and sales activity; and housing capacity for construction workforce and prisoner families. Housing capacity and local construction industry is tight. Previous experience renting to prisoner families.
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Temporary Accommodation provider	Discussion covered: accommodation capacity for construction workforce and prisoner families. Small capacity except full in summer. Some existing inmates fulfil community hours with them.

	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Temporary Accommodation provider	Discussion covered: accommodation capacity for construction workforce and prisoner families. Small capacity except full in summer.
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Temporary Accommodation provider	Discussion covered: accommodation capacity for construction workforce and prisoner families. Small capacity except full in summer.
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Real Estate Agency	Discussion covered: rental and sales activity; and housing capacity for construction workforce and prisoner families. Housing capacity is tight and concerned impact prison construction will have on housing construction.
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Real Estate Agency	Discussion covered: rental and sales activity; and housing capacity for construction workforce and prisoner families. Housing capacity is tight.
	Meeting	27-Oct	Rob Quigley (Social Impact Assessment consultant)	Real Estate Agency	Discussion covered: rental and sales activity; and housing capacity for construction workforce and prisoner families. Housing capacity is tight.
	Meeting	2-Nov	Rob Quigley (Social Impact Assessment consultant)	Real Estate Agency	Discussion covered: rental and sales activity; and housing capacity for construction workforce and prisoner families. No rentals available in Te Awamutu, with minimal houses or sections for sale.

## Neighbourhood Residents Meetings

	Waikeria Road Residents Meeting	19-Jan	Judith Makinson, Craig Erskine (RMA Project Lead)	11 residents attended the Waikeria Road Residents meeting	<p>The meeting focused on road and traffic concerns on Waikeria Road. The residents raised concerns around the speed of vehicles on the road, the risks to pedestrians/cyclists due to the narrow width of the road, safety concerns at the intersection, and that Waikeria Road was the only access point to the prison. Residents requested that, given the likelihood that the proposal will bring increased traffic to Waikeria Road, the Department look at opening up other access roads, namely Wharepuhunga and Tiki Roads. The Department advised that it will look into the matter and requested that each resident email individual concerns to them.</p>
	Wharepuhunga Road Residents Meeting	24-Jan	Craig Erskine (RMA Project Lead), Adele Cubitt (project support)	7 residents attended the Wharepuhunga Road Residents meeting	<p>The Discussion covered:</p> <ul style="list-style-type: none"> <li>• History of the Waikeria site, reasons for the proposed expansion, the project parameters, the catchment area for the prison (mid-to-upper north island) and the designation process.</li> <li>• Changing use of land (from orchard to working farm) and prison operations (e.g. previously mental health and youth inmates) based on prison programmes and need at that time.</li> <li>• What will happen if further expansion is needed, the Department noting that there is no plan to expand Waikeria Prison beyond the designation of 3000 places.</li> <li>• The wastewater proposal.</li> <li>• The water proposal, the Department explained that the water usage of the prison will not change despite the increase in numbers as the current usage is higher than necessary due to problems the Department will fix.</li> <li>• Road and traffic options, with the residents expressing support for the Wharepuhunga road access point being reopened to spread the traffic. The Department replied that this is an NZTE decision they can flag with them.</li> </ul> <p>Points of concern:</p> <ul style="list-style-type: none"> <li>• Opposition to offenders being housed onsite</li> <li>• Light pollution from current prison is too bright</li> <li>• Road and traffic concerns, primarily the volume of traffic and misuse of roads by prison staff</li> </ul>



					<ul style="list-style-type: none"> <li>• Security and safety risks from people visiting the prison or through relocations by prisoner families</li> </ul>
<b>Neighbourhood Properties</b>					
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Waikeria Road	During the Open Day, residents of xxx Waikeria Road stated that Waikeria Road is not wide enough or there needs to be a cycle lane added; the entrance/intersection needs to be made safer and bigger; and that Waikeria Prison needs to open additional road access beyond just Waikeria Road.
	Meeting	26-Nov	Craig Erskine (RMA Project Lead), Sharon Dines (Planning consultant)	xxx Waikeria Road	Craig gave an overview of the project. xxx was concerned about road safety
	Meeting	19-Jan	Craig Erskine (RMA Project Lead), Sharon Dines (Planning consultant)	xxx Waikeria Road	Follow up meeting where provided an update on the potential roading solutions. No specific concerns were raised in response, but it was considered that it was a good idea to reduce speed limit to 80kmph.
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"

	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Waikeria Prison Community Liaison Group meeting	11-Nov	See Community Liaison Group record under "Department of Corrections"	xxx Waikeria Road	See Community Liaison Group record under "Department of Corrections"
	Public Open Day	23-Nov	See Public Open day record under "Public Open Day"	Xxx Waikeria Road	See record for public open day on 23 November under "Public Open Days"
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Waikeria Road	See record for public open day on 26 November under "Public Open Days"
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"

	Emails	21-Jan + 23-Jan	Judith Makinson (Traffic Consultant)	xxx Waikeria Road	<p>Following the residents meeting of 19 January, xxx emailed particular concerns regarding traffic and road safety surrounding Waikeria Road, namely:</p> <ul style="list-style-type: none"> <li>- It is a high traffic area – staff movement, prison visitors, farm related traffic – on what is a narrow, rural road</li> <li>- Speeding by vehicles</li> <li>- Simply reducing the speed limit to 80km may not be successful with motorists speeding over this limit as well</li> <li>- Widening the road will encourage more speeding</li> <li>- Widening the road may be unfair given investment in current road berm.</li> </ul> <p>The resident agreed with the suggestions made at the meeting to reopen prison access at Wharepuhunga Road to reduce the traffic to Waikeria Road; and to upgrade the Te Kawa intersection, which the resident views as currently dangerous. A further option is to extend Tiki Road to access Waikeria Prison.</p> <p>In response, the Department's representative advised that the Department is:</p> <ul style="list-style-type: none"> <li>- Discussing prison staff's speed and behaviour with Waikeria Prison's management.</li> <li>- Continuing discussions with Otorohanga and Waipa District Councils about implementing an 80kph speed limit.</li> <li>- Only considering widening Waikeria Road in certain areas where safety is a primary concern, and not in its entirety, including the single lane bridge and the bend north of the bridge. The Department stated that this work is unlikely to affect the resident's property specifically, but confirmed it will consider the points raised further if this changes.</li> <li>- Looking at installing edge lines to reduce lane widths (without changing the width of seal) to make the road feel narrower.</li> <li>- The Tiki Road suggestion is not currently a viable option.</li> <li>- Discussing the Wharepuhunga Road option with NZTA.</li> </ul>
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	Meeting	10-Feb	Judith Makinson (Traffic Consultant)	xxx Waikeria Road	<p>The Department's representative updated the residents on:</p> <ul style="list-style-type: none"> <li>- The seriousness that the Department is looking at staff's driving behaviour, starting from national office, including updating on its staff driver behaviour programme.</li> <li>- The challenges in reopening the Wharepuhunga Road intersection and the Safer Road Alliance advise to focus on addressing one intersection first.</li> <li>- Widening of Waikeria Road, confirming that their property is likely to be unaffected.</li> <li>- The initial design for the Waikeria Road and State Highway 3 intersection.</li> </ul> <p>In response, the residents expressed their general support for the project, accepted that there will be increase in traffic but stated that they wanted the main traffic concerns addressed, and provided the following feedback:</p> <ul style="list-style-type: none"> <li>- Concerned about their ability to get out of their driveway and lack of safe places to pass,</li> <li>- Agreed with the right turn lane but suggested a physical median; although not proposed, opposed continuous wire rope barriers through the intersection; and advised they would like to see the road widening to ease left turns into Waikeria.</li> <li>- Expressed support for white lining along Waikeria and a reduced speed limit (70-80kph), noting that they would like to see speed limit reminders/ electronic 'speed reader' signs.</li> <li>- Suggested advanced signed on SH3 for the intersection.</li> </ul>
	Public Open Day	26-Nov	See Public Open Day Record	xxx Waikeria Road	See Public Open day record under "Public Open Day"
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Meeting	20-Jan	Craig Erskine (RMA Project Lead)	xxx Waikeria Road	Recapped on conversation from resident meeting the night before. Spent most of the time discussion the implications of

					prison activity on the stream, what the current waste water was doing and what could occur going forward.
	Meeting	10-Feb	Judith Makinson (Traffic Consultant)	xxx Waikeria Road	<p>Discussion covered:</p> <ul style="list-style-type: none"> <li>- The Department's national level commitment to addressing staff driving behaviour and its staff driver behaviour programme. xxx was sceptical it would work, particularly as has issues with prison management linked to current water management. xxx accepts that water management is being upgraded.</li> <li>- Challenges with using the Wharepuhunga Road intersection, as well as Safe Road Alliance view that we need to focus on one intersection first. xxx understood the challenges and why dual access may not be feasible.</li> <li>- xxx expressed the main concerns are the extra volume of traffic and how that affects the exit from the property and safety for old and young residents. The resident expressed the desire to see physical, and not management, changes; and expressed support to reduce the speed limit, insert edge markings and road straightening/taking tops off hills if possible. The resident accepts that Waikeria/SH3 intersection improvements will be better for residents.</li> <li>- The resident will consider support for the proposal provided the current traffic and road problems are sorted.</li> </ul>
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"

	Public Open Day	26-Nov	Rob Quigley (Social Impact Assessment consultant)	xxx Waikeria Road	Open Day feedback included expressing concern about road safety, including a lack of room for pedestrian/cyclists/school buses; the right hand turn lane on to the State Highway 3 intersection; and speeding. Expressed interest in a meeting for Waikeria Road residents.
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Email	27-Jan	Judith Makinson (Traffic Consultant)	Xxx Waikeria Road	<p>Residents emailed the following further to the residents meeting on 19 January:</p> <ul style="list-style-type: none"> <li>- Their primary concerns is pedestrian and cyclists safety due to it being a narrow road.</li> <li>- Asking if it is possible to include a cycle lane or footpath with the road widening.</li> <li>- Referred to the Department's representatives action point to ask NZTA to mow the roadside entrance to Waikeria Road, stating that they have recently moved but there is also vegetation to be cleared and Waikeria Road itself needs to be mowed more often.</li> </ul> <p>In response, the Department's representative advised that it understands their concerns and is continuing to look at options, in consultation with the local councils and the NZTA, and that:</p> <ul style="list-style-type: none"> <li>- It will raise the points around maintenance with NZTA and Otorohanga and Waipa District Councils.</li> <li>- Improving road safety is complicated and considers the road environment as a whole, stating that simply providing a footpath or cycle path may increase risk. Although the Department will look at widening the road where needed, it is also looking at re-marking the road, in consultation with the local councils, to make the traffic lanes look narrow which would also provide extra shoulder space for people to walk and cycle.</li> </ul>

	Meeting	10-Feb	Judith Makinson (Traffic Consultant)	xxx Waikeria Road	<p>Discussion covered:</p> <ul style="list-style-type: none"> <li>- The Department's national level commitment to addressing staff driving behaviour and its staff driver behaviour programme.</li> <li>- Challenges with using the Wharepuhunga Road intersection, along with Safe Road Alliance view that we need to focus on one intersection first.</li> <li>- Their main concerns are children on Waikeria Road, and would like to see a shoulder on one side at least to support walking/cycling etc.</li> <li>- They support a reduction in speed limit and would like to see vertical alignment smoothed out but accept that may not help with speed reduction</li> <li>- They are concerned about impact from construction traffic and would like to see crew buses provided to reduce use of vehicles.</li> </ul> <p>They are supportive of the project if traffic matters are sorted out.</p>
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	Xxx Waikeria Road	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"
	Public Open Day	26-Nov	Rob Quigley (Social Impact Assessment consultant)	xxx Waikeria Road xxx Waikeria Road xxx Waikeria Road	Expressed concern about personal security in light of offenders coming and going from Waikeria Prison. Stated that they are not concerned about proposed building itself.

	Meeting	10-Feb	Judith Makinson (Traffic Consultant)	xxx Waikeria Road	<p>Discussion covered:</p> <ul style="list-style-type: none"> <li>- The Department's national level commitment to addressing staff driving behaviour and its staff driver behaviour programme.</li> <li>- Challenges with using the Wharepuhunga Road intersection, along with Safe Road Alliance view that we need to focus on one intersection first. They advised that they were not concerned about their being only one access.</li> <li>- The residents noted that prison management has improved over time and they support the CLG initiative.</li> <li>- They advised that residents generally plan their day to avoid peak shift changeover where possible; and expressed concerns regarding visibility from their driveway and at number xxx Waikeria Road.</li> <li>- They support a reduction in speed limit</li> </ul>
	Waikeria Road residents meeting	19-Jan	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"	See Waikeria Road residents meeting record under "Neighbourhood Residents Meetings"



	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Waikeria Road	Discussion during onsite assessment: Residents advised that they were critical of staff cutting down mature poplar and other trees along the prison boundary and opening up views to the existing site. They have planted pine trees for future screening and did not like the use of poplars as deciduous.
	Meeting	19-Jan	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Waikeria Road	<p>Follow up meeting to the visual assessment. The residents noted their visual concerns relate only to the views from the back paddock. They have planted a row of pine trees but feel that these will not reach a sufficient height as to screen the development. They recommended that the intervening ridge, which currently features a number of poplars, would be a good place for further screen planting.</p> <p>The expressed interest in the Department's representative suggestion that the distant row of tall pine trees could be supplemented to ensure continuity of screen planting and maintenance of the attractive hills in the distance, which would remain visible above the prison and pines but may otherwise be screened by closer plantings.</p>
	Meeting	24-Feb	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Waikeria Road	Follow up meeting to visual assessment. A site visit was undertaken to the paddock and a photo was taken, where it was noted that views from the paddock are generally blocked by maize. Residents expressed interest in replacing popular with pines or eucalyptus along the ridgeline within Waikeria Prison's site, primarily because these trees are evergreen (not deciduous).

	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	Xxx Waikeria Road	See record for public open day on 26 November under "Public Open Days"
	Meeting	20-Jan	Craig Erskine (RMA Project Lead)	Xxx Waikeria Road	<p>Updated on status of project. Main issue for discussion was traffic, particularly speeding / behaviour of prison staff. The residents advised that they:</p> <ul style="list-style-type: none"> <li>- Accepted that Waikeria Prison is a logical location for the expansion.</li> <li>- Consider Waikeria Road to be equally an operational farm and business access road as well.</li> <li>- Support the reduction in speed limit to 80km/hr; the proposed SH3 intersection upgrade, stating they do not want a roundabout; and the edge markings along Waikeria Road.</li> <li>- Would like to see dual access to the prison.</li> <li>- Do not accept general widening of Waikeria Road, only localized areas where needed, and expressed frustrations at being notified by council that they intend to take some of their land for road widening purposes.</li> </ul> <p>The residents requested to review the final traffic plan.</p>
	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Walker Road	During the onsite assessment the residents mentioned their concerns around visual impact, lighting and noise.

	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Walker Road	See record for public open day on 26 November under "Public Open Days"
	Meeting	19-Jan	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Walker Road & xxx Waikeria Road	<p>Follow up meeting to visual assessments with both residents. In response to the visual assessment, there was a mixed response. Both seemed to be okay with the proposal and what was shown in the visual simulations, while one resident expressed the following requests and concerns:</p> <ul style="list-style-type: none"> <li>Willow trees alongside the stream course to be retained, or some certainty about a like-for-like replacement (in terms of height etc.) via native species.</li> <li>They do not want any cottonwoods to be planted.</li> <li>Concerned about the views from the driveway once the Lawson cypress trees reach an age where they need to be removed (this doesn't appear to be an immediate concern).</li> <li>They wondered if the additional power requirements would necessitate pylons.</li> </ul> <p>Requested a copy of the visual simulations once complete and some example images of the buildings at Wiri to review.</p>
	Meeting	24-Feb	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Walker Road	Resident expressed appreciation for the new visual simulations, stating that we'd done the best we can. Noted views to Te Kawa should not be blocked by poplar but agreed with planting along the inside of Walker Road. The resident was happy with the condition to re-visit mitigation planting again after design and expressed interest in seeing a refined building block model.
	Meeting	23-Nov	Craig Erskine (RMA Project Lead), Sharon Dines (Planning Consultant)	xxx Otorohanga Road	Discussion covered the proposal in detail and potential impact on property which shares a boundary with the prison.

	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Te Kawa Rd	See record for public open day on 26 November under "Public Open Days"
	Phone call	26-Jan	Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	During two phone calls, the resident first accepted that the prison activity exists but raised concern around light pollution from the existing prison. In the second call, the resident wanted more explanation of the proposed exterior wall, lighting solution and how the facility might operate. The Department offered a tour of Springhill facility. Agreement to continue discussion after the landscape design was finalised.
	Meeting	24-Feb	Craig Erskine (RMA Project Lead) and John Goodwin (Landscape Consultant)	xxx Wharepuhunga Road	Follow up meeting to visual assessment. Residents expressed unhappiness at being able to see the prison, although acknowledged that they bought their property knowing it was there. They would like to maintain long distance views of Maungatautari. They accept the idea to revisit planting once have the prison design, stating they would like to receive a more refined building block model.
	Public Open Day	23-Nov	See Public Open day record under "Public Open Day"	xxx Wharepuhunga Road	See general summary of the Public Open day under "Public Open Day"
	Meeting	19-Jan	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Follow up to visual assessment. The proposal was discussed in depth. The residents expressed that their main point of interest was lighting. Both were happy with the scheme, and said that they had no concerns after viewing the visual simulations / hearing all other updates.

	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Roadside assessment around visual impact of proposed development. Roadside only - Roadside view from entrance to Wharepuhunga Road. Existing facility and expansion area to the west visible.
	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Onsite assessment around visual impact of the proposed development. Closer view of facility but pine trees block main aspect of expansion.
		1-Mar	Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Follow up to visual assessment. General discussion about prisons. Craig explained that there won't be dual road access to the prison. The resident expressed their main issue is light pollution, and Craig agreed to conduct a night assessment and provide them with further information on possible lighting solutions at this time.
	Onsite Assessment (Visual)	23-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Ngahape Road	Onsite assessment around visual impact of the proposed development. Photos from side of the house only, no contact with owner.

	Public Open Day	26-Nov	Antoine Coffin (Cultural Impact Assessment consultant)	xxx Ngahape Road	<p>During public open day, the following feedback was given:</p> <ul style="list-style-type: none"> <li>Concerns around light pollution, particular in winter as no leaves to block it. They looking straight down on the lights and don't want to see an increase in the glow.</li> <li>How about putting some more trees up too? The lighting change is a good idea! Thanks you. There will be a way forward, we all need to live together "</li> <li>Considers the development to be good for the prison and the community</li> <li>Need to improve roads</li> </ul>
	Meeting	24-Feb	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Ngahape Road	Follow up meeting to visual assessment. After going over the visuals, resident stated that he has no concerns with what is proposed.
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Ngahape Road	See record for public open day on 26 November under "Public Open Days"
	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Ngahape Road	During onsite assessment met with the owners who were very engaged with all aspects of the proposal. Comment made by owner that when existing trees come down prison will be more visible
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Ngahape Road	See record for public open day on 26 November under "Public Open Days"

	Meeting	19-Jan	John Jeffcock (landscape consultant), Craig Erskine (RMA Project Lead)	xxx Ngahape Road	Follow up meeting. Roding is their main concern, although they appeared happy with the proposed upgrade to the SH3 / Waikeria Road intersection. They reiterated the comment about the pine trees.
	Public Open Day	23-Nov	See Public Open day record under "Public Open Day"	xxx Ngahape Road	See record for public open day on 23 November under "Public Open Days"
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Ngahape Road	See record for public open day on 26 November under "Public Open Days"
	Email	29-Nov	Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	The resident emailed, outlining that they can accept the increase to the prison provided it is not at the cost to the community. The resident requested a neighbourhood meeting to discuss the proposal further and sought more information on the proposal in regard to offenders being accommodated onsite.
	Wharepuhunga Residents meeting	24-Jan	Craig Erskine (RMA Project Lead), Adele Cubitt (Project support)	xxx Wharepuhunga Road	See Wharepuhunga Residents meeting record
	Tour	2-Feb	Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Tour of Waikeria Prison site.

	Onsite Assessment (Visual)	22-Nov	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Met owner during onsite assessment, who seemed pretty relaxed about proposal and had no concern about lights as said doesn't notice them.
	Wharepuhunga Residents meeting	24-Jan	Craig Erskine (RMA Project Lead), Adele Cubitt	xxx Wharepuhunga Road	See Wharepuhunga Residents meeting record
	Meeting	24-Feb	John Goodwin (Landscape Consultant), Craig Erskine (RMA Project Lead)	xxx Wharepuhunga Road	Follow up meeting to visual assessment. Resident is generally ok with the proposal and acknowledged that mitigation planting would be more effective on the boundary. The resident is interested in the idea of the Department purchasing plants to plant to do this. The resident would like to maintain distant view of Maungatautari.
	Wharepuhunga Residents meeting	24-Jan	Craig Erskine (RMA Project Lead), Adele Cubitt	xxx Wharepuhunga Road	See Wharepuhunga Residents meeting record
	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Ngahape Road	See record for public open day on 26 November under "Public Open Days"



	Public Open Day	26-Nov	See Public Open day record under "Public Open Day"	xxx Wharepuhunga Road	See record for public open day on 26 November under "Public Open Days"
	Wharepuhunga Residents meeting	24-Jan	Craig Erskine (RMA Project Lead), Adele Cubitt	xxx Wharepuhunga Road	See Wharepuhunga Residents meeting record
	0800 Phone call	16-Dec	Jo Stanbury (Senior adviser)	xxx Waikeria Road	<p>Discussion covered:</p> <ul style="list-style-type: none"> <li>• Requested to be kept informed and meet with the Department in the new year</li> <li>• Reasons why the housing of offenders was removed, stating that would not have supported offenders being housed at the site. In comparison, he has no concerns about living next to prisoners.</li> <li>• Additional concern was about that could not get through to Waikeria Prison directly on their general number, which the Department said it would follow up on with the prison.</li> </ul>
	0800 Phone call	19-Dec	Jo Stanbury (Senior adviser)	xxx Waikeria Road	Phone call to 0800 due to inability to access prison directly.
	Meeting	19-Jan	Craig Erskine (RMA Project Lead)	xxx Waikeria Road	The main points discussed were, further to phone call of 19 December referred to above, Waikeria Prison's existing emergency phone network, stating that it needs to be tested more; and traffic safety concerns. Suggested implementing an 80km restriction to manage speed and agreed that the state highway intersection needed upgrading. Overall, accepted that the project would proceed

	Public Open Day	26-Nov	Rob Quigley (Social Impact Assessment consultant)	xxx Waikeria Road	<p>Expressed feedback at the open day that, although generally happy with the proposal, concerned with:</p> <ul style="list-style-type: none"> <li>• increase in traffic on Waikeria Rd (both staff and visitors) and the impact on the local's use for the road (including farming)</li> <li>• offenders being housed there - opposed to this due to risks to families</li> </ul>
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## General Public

	calls to 0800 number	21-Nov, 7-Dec	Jo Stanbury (Senior adviser)	xxx	Expressed wish to provide feedback and was advised in reply how to do this.
	Open Day - completed feedback form	23-Nov	N/A	xxx	Main points on form: Concerns expressed around traffic, namely volume, peaks times during shift, time of the shift changes, safety at the intersection. In addition, they expressed concern around the impact the prison has on their property's valuation.
	Open Day - completed feedback form	23-Nov	N/A	xxx	Main points on form: Long term neighbour thought no longer an issue around escapes and that people are used to the prison.
	Open Day - completed feedback form	26-Nov	N/A	xxx	Main points on form: Expressed view that should be male only prison and Department needs to put more effort into stopping re-offending. This included ensuring programmes related to drugs and alcohol, violence, theft, and access to work upon release. Considers that the proposal itself will be beneficial for Otorohanga.
	Open Day - completed feedback form	26-Nov	N/A	xxx	Main points on form: Expressed concern about reintegration and ensuring job opportunities upon release.

	Open Day - completed feedback form	26-Nov	N/A	xxx	<p>Main points on form:</p> <ul style="list-style-type: none"> <li>• Given 1,000,000 tyres stored nearby, requested to know what happens if fire occurs.</li> <li>• Requested to understand risk of escape given lives close to prison.</li> <li>• Traffic/intersection needs to be looks at.</li> <li>• Keen to ensure prisoners have access to rehabilitation programmes to turn their life around</li> </ul>
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## Public Open Days

	Open Day	23-Nov	Andrew Robertson, Craig Erskine (RMA Project Lead), Kevin Smith (Director, Waikeria Prison), Jim Watson, Paul Smith, Sharon Dines (planning consultant), Rob Quigley (Social impact consultant), Antoine Coffin (Cultural adviser), Adele Cubit (support)	27 individuals attended	<p>Summary of feedback:</p> <p><b>Positive</b></p> <ul style="list-style-type: none"> <li>- General sentiment was that the proposal was nothing but positive to the community and economy</li> <li>- Minimal impact as community is used to having a prison there</li> </ul> <p><b>Negative</b></p> <ul style="list-style-type: none"> <li>- Concerned about current traffic and how the proposal will impact this, particularly around shift changes</li> <li>- View that the prison will adversely impact property valuations</li> <li>- Light pollution due to current prison</li> </ul> <p><b>Operational</b></p> <ul style="list-style-type: none"> <li>- Suggest male only site</li> <li>- Greater investment into programmes and preventing re-offending e.g. drugs/alcohol, post-release, support/training onsite, violence/theft prevention, skills programme and assist employment – hard for former prisoners to get work so may impact the local community if not addressed.</li> <li>- Asked how many staff would be required and what the plan was for recruitment.</li> <li>- Asked where we thought new staff would reside compared to where the existing staff reside.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>- Lack of understanding of Waikeria Prison in general and how it operates (its site, working farm, history, programmes, role in community), and recommends</li> </ul>
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					<p>doing more work on this to increase awareness and understanding</p> <ul style="list-style-type: none"><li>- Request for information on halfway house accommodation</li><li>- Need greater investment into addressing the growth in the prison population</li><li>- Questioning the inconsistency between closing down and building on same site</li><li>- Concerns about outsourcing and not addressing recidivism</li><li>- Questioned the long term plan for existing facilities not located in the proposed build zone</li></ul>
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	Open Day	26-Nov	Terry Buffery (Regional Commission) Kevin Smith (Prison Director) Craig Erskine, Sharon Dines (planning consultant), Rob Quigley (social impact consultant)	27 individuals attended	<p>Summary of Feedback:</p> <ul style="list-style-type: none"> <li>- There was generally a high turn out from neighbouring properties. Given a number of those from Waikeria Road expressed road and traffic related concerns, outlined below, the Department agreed to host a separate meeting for Waikeria Road residents in the new year.</li> </ul> <p>Feedback:</p> <ul style="list-style-type: none"> <li>- General acceptance of the proposal and the fact of the prison activity, with some expressing that they are used to being next to a prison and are supportive of growth to the area.</li> <li>- Road and traffic issues including: safety to pedestrians/cyclists due to narrow width of Waikeria road; safety at state highway intersection; high traffic and speeding; impact in having only one access road; impact on local residents through increase in traffic on Waikeria Road (shared between farmers, construction, visitors and prison).</li> <li>- Light pollution from current prison</li> <li>- Opposition to offenders being houses there, particularly risky for families.</li> <li>- In terms of prison operations, recommended being male only prison; and ensuring investment in programs to prevent reoffending and reintegration upon release.</li> <li>- Concern expressed about impact of prisoner families moving to town and security concerns related to visitors to the prison.</li> <li>- Request to understand the risk of escape given lives close to prison.</li> </ul>
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Waikeria Prison's Kaumatua Roopu Group	Kaumatua Roopu Group meeting	9-Dec	Sharon Dines, Antoine Coffin (Cultural Impact Assessment consultant), Waikeria Prison staff: Kevin Smith (chair), Peri Mason, Fran Britt, Sosefo Bourke, Wendy Farrell, Bryan Frederick, Tony Kahura, Amanda King, Cheryl Robertson, Paul Smith, Seiuli Tuilaepa, Anj Henderson (minutes)	Kaumatua Roopu Group, 14 attendees	<ul style="list-style-type: none"> <li>- The Waikeria Prison expansion proposal was discussed as an agenda item during the broader Kaumatua Roopu Group meeting. The Discussion covered:</li> <li>- Overview of the proposal</li> <li>- Reasons for growing prison population</li> <li>- Approach to design and build of the facility</li> <li>- Issues with the Waikeria Road and State Highway 3 intersection, particularly around peak staff movement times, highlighting that working with NZTA to explore solutions</li> <li>- Need for a new wastewater solution</li> <li>- Overview and update of the consultation process</li> </ul>
	Email	21-Dec	Antoine Coffin (Cultural Impact Assessment consultant)	Kaumatua Roopu Group member	<p>In response to the points raised in regard to wāhi tapu at the Kaumatua Roopu Group, this email confirmed the Department's commitment to investigate the following, including by inviting them to consult further:</p> <ul style="list-style-type: none"> <li>- A wāhi tapu identification programme – develop and maintain a register and a map of these sites</li> <li>- Exclusion zones (buffer) for wāhi tapu</li> <li>- Demarcation of the wāhi tapu</li> <li>- Agreed procedures which will protect and enhance cultural values – accidental discovery protocol</li> <li>- Access agreement</li> </ul>
	Meeting	15-Feb	Antoine Coffin (Cultural Impact Assessment consultant)	Kaumatua Roopu Group member	<p>The discussion covered wāhi tapu over the Waikeria Prison site, including:</p> <ul style="list-style-type: none"> <li>- Reviewing the wāhi tapu protocol</li> <li>- The recognised wāhi tapu at the pa site, on the eastern boundary near the Mangatutu Stream.</li> <li>- Potential wāhi tapu in the southern part of the designation that was identified through aerial photographs; and high ground adjacent to the wastewater treatment area.</li> </ul> <p>Agreed to conduct a site visit of these sites.</p>



	Site visit to Auckland South Corrections Facility	20-Feb	Antoine Coffin (Cultural Impact Assessment consultant), Peri Mason (Waikeria Prison), Auckland South Corrections Facility staff	12 attendees	Tour of Auckland South Corrections Facility, including accommodation, sports centre, trade working/training area; programmes; security; transition programmes.
<b>Ngāti Raukawa</b>	Meeting	8-Nov	Antoine Coffin (Cultural Impact Assessment consultant), Craig Erskine (RMA Project Lead)	Raukawa, Raukawa Charitable Trust board member	The primary point of discussion was to outline and agree the approach to consultation. xxx agreed to assist the Department to engage.
	Meeting	7-Dec	Craig Erskine (RMA Project Lead), Antoine Coffin (Cultural Impact Assessment consultant), Sharon Dines (Planning Consultant), Adele Cubitt (Project Support)	Met with 3 members of the Raukawa Charitable Trust	<ul style="list-style-type: none"> <li>The discussion covered the project's parameters, prison design, designation process, wastewater options, water supply, approach to wāhi tapu/heritage sites, impact on local services from an increased population, and type of programmes being run within the prison. Maniapoto stressed its relationship to Waikeria land and the importance of the Department giving respect to the cultural significance of the land.</li> </ul> <p>Maniapoto representatives raised the following key points:</p> <ul style="list-style-type: none"> <li>Requested a full cultural and customary effects analysis and report based on the proposal, including in regard to the wastewater pipeline.</li> <li>Expressed concern around safety due to traffic and the need for a two lane bridge on Waikeria Road. Suggested using the crossroads as a main entrance.</li> <li>Given there is a large Māori cohort within Waikeria Prison, there is a need to understand what iwi they are from – including Maniapoto - so that they can be appropriately supported. Local iwi can support those from their Iwi only if they know about them. There may be a need for other iwis to be represented in the area, or the north island as a</li> </ul>

					<p>whole, to better support Māori.</p> <ul style="list-style-type: none"><li>• Expressed the need for there to be training programmes for inmates, particularly trade based; and local employment opportunities upon release.</li><li>• No additional marae is needed onsite, given local maraes, but there should be a forum and a designated team to work together on matters (beyond just being consulted).</li></ul> <p>The attendees agreed to continue consultation, including establishing a partnership along with Raukawa; with the Department agreeing to provide a mitigation paper clearly articulating iwi's requests and concerns.</p>
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	Meeting	1-Mar	Craig Erskine (RMA Project Lead), Antoine Coffin (Cultural Impact Assessment consultant), Fiona McLeod (Project Support)	Met with 2 members of the Raukawa Charitable Trust -	<ul style="list-style-type: none"> <li>- The Department provided an update on the proposal; consultation with Iwi to date; the Cultural Impact Assessment; the ecology assessment with proposed mitigations; and the agreed wastewater solution. The Department agreed to send the draft Cultural Impact Assessment and the ecology report to RCT to feedback.</li> </ul> <p>The key matters discussed or agreed were:</p> <ul style="list-style-type: none"> <li>- RCT agreed with a collective approach to consultation with Maniapoto.</li> <li>- RCT agreed to provide information to the Department on the services provided by Raukawa to Waikeria Prison.</li> <li>- In terms of the design of the prison, the Department confirmed that the Te Aranga design principles are included in the CIA and that it will look at including the design principles and any rules of engagement with Raukawa in the RFP. There was agreement to continue looking at how RCT and Raukawa could engage with the potential designers of the prison during the tender process, with RCT noting that Raukawa has limited capacity and that any approach should work for them.</li> <li>- In response to RCT's request, the Department agreed to find out if it was submitting on Plan Change 1. RCT expressed that this would demonstrate the commitment to a holistic approach that aligns with Raukawa's vision and strategy.</li> <li>- In terms of the ongoing relationship going forward, the parties agreed to continue discussions, noting that the Kaumatua exists (albeit relatively informally) and that the four key marae will need to be represented. RCT agreed to suggest an approach to establishing a more formal relationship going forward.</li> <li>- The Department outlined that separate regional and district consent applications may be made for the enabling works due to timeframes. The Department expressed that it will keep RCT informed.</li> </ul>
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<b>Ngāti Maniapoto - Maniapoto Trust Board</b>	Phone calls / emails	28-Oct	Antoine Coffin (Cultural Impact Assessment consultant)	Maniapoto Māori Trust Board	The discussion focused on outlining and agreeing the approach to consultation.
	Email	9-Nov	Adele Cubitt (Project Support)	Maniapoto Māori Trust Board	The Maniapoto Māori Trust Board advised by email that their role is to support mana whenua group(s) to engage in the consultation process and offered the Maniapoto Environmental Management Plan as a resource to assist in the consultation.
<b>Ngāti Maniapoto - Iwi representatives</b>	Email	7-Nov	Email to Waikeriaproject@corrections.govt.nz	xxx	Confirmed Maniapoto's role as a key stakeholder, outlining their claim to the land in which Waikeria Prison resides and status of their Treaty of Waitangi settlement over those lands. Requested to meet to discuss further.
	Meeting	9-Dec	Antoine Coffin (Cultural Impact Assessment consultant), Craig Erskine (RMA Project Lead)	Met with 8 members of Maniapoto	<p>Discussion covered:</p> <ul style="list-style-type: none"> <li>- History of the site</li> <li>- Extent of Māori population within Waikeria Prison – Maniapoto advised that they are able to provide input to support Māori inmates and develop ideas for both inside and external to the prison. Noted that limits on what can happen external to the prison site.</li> <li>- Importance of both Maniapoto and Raukawa informing the cultural impact assessments – Maniapoto stated that it is happy to do this jointly with Raukawa.</li> <li>- Importance of tikanga/protocols be established.</li> <li>- Stormwater – Maniapoto noted it needs to be a water sensitive design and would like to input into this.</li> <li>- Wastewater – Maniapoto requested to view the wastewater feasibility study.</li> </ul> <p>Both parties agreed to continue consultation in the new year.</p>

	Meeting	31-Jan	Antoine Coffin (Cultural Impact Assessment consultant)	Met with 7 members of Maniapoto	<p>The discussion covered the project's parameters, prison design, designation process, wastewater options, water supply, approach to wāhi tapu/heritage sites, impact on local services from an increased population, and type of programmes being run within the prison. Maniapoto stressed its relationship to Waikeria land and the importance of the Department giving respect to the cultural significance of the land.</p> <p>Maniapoto representatives raised the following key points:</p> <ul style="list-style-type: none"> <li>• Requested a full cultural and customary effects analysis and report based on the proposal, including in regard to the wastewater pipeline.</li> <li>• Expressed concern around safety due to traffic and the need for a two lane bridge on Waikeria Road. Suggested using the crossroads as a main entrance.</li> <li>• Given there is a large Māori cohort within Waikeria Prison, there is a need to understand what iwi they are from – including Maniapoto - so that they can be appropriately supported. Local iwi can support those from their Iwi only if they know about them. There may be a need for other iwis to be represented in the area, or the north island as a whole, to better support Māori.</li> <li>• Expressed the need for there to be training programmes for inmates, particularly trade based; and local employment opportunities upon release. Maniapoto may be able to employ.</li> <li>• No additional marae is needed onsite, given local maraes, but there should be a forum and a designated team to work together on matters (beyond just being consulted).</li> </ul> <p>The attendees agreed to continue consultation, including establishing a partnership along with Raukawa; with the Department agreeing to provide a mitigation paper clearly articulating iwi's requests and concerns.</p>
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<b>Wharepuhunga Maraes</b>	Hui for the four Wharepuhunga Marae	24-Jan	Craig Erskine (RMA Project Lead), Antoine Coffin (Cultural Impact Assessment consultant), Adele Cubitt (Project Support)	Representative from Whakamārama Marae and a representative from Aotearoa Marae)	<p>It was noted at the beginning of the meeting that the low attendance was due to a conflict. During the discussion about the proposal, its parameters and the designation process, those present raised the following key points:</p> <ul style="list-style-type: none"> <li>• They are particularly interested in environmental impacts including those related to wastewater, water supply and wāhi tapu.</li> <li>• They requested to review the Environment Management Plan that was completed in consultation with Raukawa Charitable Trust</li> <li>• They have no objections to the proposed wastewater solution provided there are no environmental impacts to Puniu River</li> </ul> <p>In terms of ongoing consultation:</p> <ul style="list-style-type: none"> <li>• Confirmed that representations from the four Wharepuhunga Marae have been informed about the project</li> <li>• Suggested the Department attend the Poukai at each of the Marae in March</li> </ul>
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