

# Memo

**Date** 18 March 2026

To: Celia Davison, Manager, Central South  
 From: Bronnie Styles, Planning Technician, Auckland-wide

**Subject: Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016) or Hauraki Gulf Islands District Plan (Operative 2018)**

I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

*A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.*

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

<b>Provision in AUP or HGI District Plan</b>	Chapter K Designations and Schedules, Wiri Oil Services Limited Designation 9701 Hazardous Substances Terminal
<b>Subject site and legal description (if applicable)</b>	149 Roscommon Road, Wiri
<b>Nature of error</b>	<p>A minor error in the Recommendation version of the conditions for Designation 9701 identifying an incorrect date the designation would be updated into the Auckland Unitary Plan.</p> <p>A correction is also required to Diagram 5.11 – Long Term Development plan which sits within the conditions– removing the Auckland Council banner at the top and bottom of the diagram.</p>
<b>Effect of change</b>	<p>The date specified in the conditions does not affect the conditions. By making the correction, it would identify the date the designation alteration was correctly updated into the Auckland Unitary Plan.</p> <p>Removing the Auckland Council banners from Diagram 5.11 does not alter the effect of the Long Term Development plan on the designation.</p> <p>The amendments are required to correct minor errors. The amendments are neutral and would not affect the rights of some members of the public.</p>
<b>Changes required to be made (text and/or in-text diagrams)</b>	Amend Designation 9701 Hazardous Substances Terminal in Chapter K Designations and Schedules – Wiri Services Oil Limited as follows (and shown in Attachment 1 to this memo).

**9701-Hazardous-Substances-Terminal**

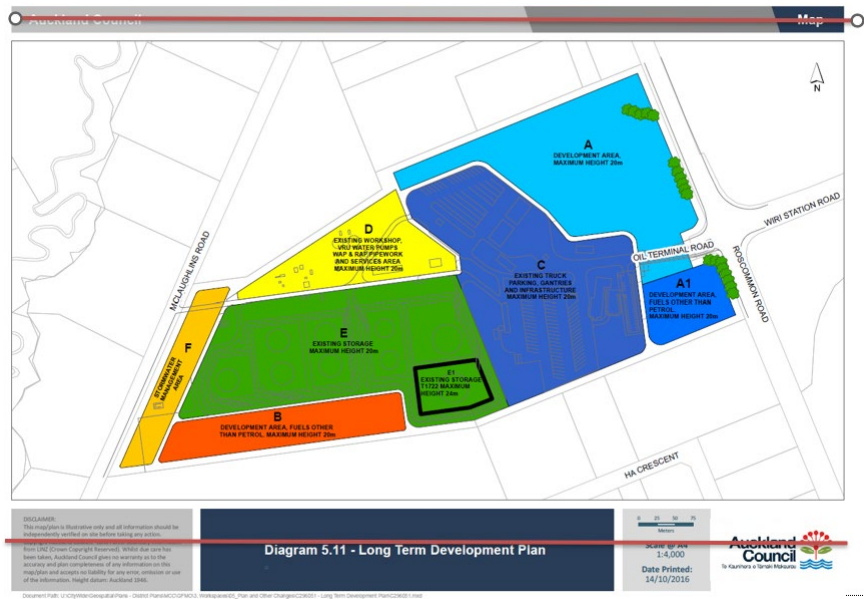
Designation Number <sup>2a</sup>	9701 <sup>2a</sup>	ⓘ
Requiring Authority <sup>2a</sup>	Wiri Oil Services Limited <sup>2a</sup>	ⓘ
Location <sup>2a</sup>	149 Roscommon Road, Wiri <sup>2a</sup>	ⓘ
Rollover Designation <sup>2a</sup>	Yes <sup>2a</sup>	ⓘ
Legacy Reference <sup>2a</sup>	Designation 320 Auckland Council District Plan (Manukau Section) 2002 <sup>2a</sup>	ⓘ
Lapse Date <sup>2a</sup>	Given effect to (i.e. no lapse date) <sup>2a</sup>	ⓘ

**Purpose**





The designation provides for operation, maintenance, upgrading and future expansion of the Wiri Oil Services Terminal and associated facilities and the authorisation of all ancillary activities and facilities.

**Conditions**

1. The designation is for the operation, maintenance, upgrading and future expansion of the Wiri Oil Services Terminal and associated facilities, located at 149 Roscommon Road, Wiri, and the authorisation of all ancillary activities and facilities. The scope of the designation shall be generally in accordance with the Notice of Requirement for the Terminal dated August 2013 and further information provided on 27 March 2014 and 4 July 2014 including the plan titled 'Long Term Development Plan Drawing C210' contained in Figure 5.11 and subsequently updated on 13 February 2026 ~~November 2025~~, subject to any amendments required by the conditions that follow. Nothing in this condition shall limit future activities on the site in so far as they are consistent with the designation and other conditions.



<b>Changes required to be made (AUP or HGI maps)</b>	N/A
<b>Attachments</b>	Attachment 1: Corrections to text (strikethrough/underlining) Attachment 2: Corrected text

<p><b>Maps prepared by:</b> Geospatial Specialist</p>	<p><b>Text Entered by:</b> Bronnie Styles Planning Technician</p>
<p><b>Signature:</b> N/A</p>	<p><b>Signature:</b> </p>
<p><b>Prepared by:</b> Bronnie Styles Planning Technician</p>	<p><b>Reviewed by:</b> Craig Cairnross Team Leader – Central/South</p>
<p><b>Signature:</b> </p>	<p><b>Signature:</b> </p>
<p><b>Decision:</b> I agree/disagree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority</p> <p>Celia Davison Manager Planning – Central/South Date: 22 March 2026</p>	
<p><b>Signature:</b> </p>	

**Attachment 1**  
**Corrections to text**  
**Wiri Oil Services Limited**  
**Designation 9701 Hazardous Substances Terminal**  
**(Strikethrough)**

## 9701 Hazardous Substances Terminal

Designation Number	9701
Requiring Authority	Wiri Oil Services Limited
Location	149 Roscommon Road, Wiri
Rollover Designation	Yes
Legacy Reference	Designation 320 Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

The designation provides for operation, maintenance, upgrading and future expansion of the Wiri Oil Services Terminal and associated facilities and the authorisation of all ancillary activities and facilities.

## Conditions

1. The designation is for the operation, maintenance, upgrading and future expansion of the Wiri Oil Services Terminal and associated facilities, located at 149 Roscommon Road, Wiri, and the authorisation of all ancillary activities and facilities. The scope of the designation shall be generally in accordance with the Notice of Requirement for the Terminal dated August 2013 and further information provided on 27 March 2014 and 4 July 2014 including the plan titled 'Long Term Development Plan Drawing C210 ' contained in Figure 5.11 and subsequently updated on 13 February 2026 ~~November 2025~~, subject to any amendments required by the conditions that follow. Nothing in this condition shall limit future activities on the site in so far as they are consistent with the designation and other conditions.
2. Any additional fuel storage at the Terminal shall be within the key parameters identified in the Sherpa Report titled 'Risk Summary for Input to NOR', reference 20762-TN-006 Rev 1 11 June 2014, as updated by Sherpa Consulting PTY Ltd (4 March 2016) QRA Report Modified Future Growth Case for WOSL site, doc ref: 21013-RP-001 and as follows:
  - a. Overall total annual throughput for all fuels does not exceed 4,980,000m<sup>3</sup> per year.
  - b. Total container capacity, as defined by the Hazardous Substances and New Organisms Act 1996, shall not exceed 110,400m<sup>3</sup> for gasoline (petrol) and 245,000m<sup>3</sup> for all fuels (including gasoline).
  - c. The proportion of gasoline (petrol) does not exceed 32% of the total annual specified in condition 2a.
  - d. The capacity of the Refinery Auckland Pipeline (RAP) shall not exceed 570 m<sup>3</sup> per hour.
  - e. No additional gasoline (petrol) storage shall take place in the currently vacant southern part of the site, identified as Area B on the 'Long Term Development Plan Drawing C210' contained in Figure 5.11.
  - f. No more than four of the nine existing storage tanks located in Area E on the 'Long Term Development Plan Drawing C210' contained in Figure 5.11 shall be used for the storage of gasoline (petrol).
  - g. All additional gasoline (petrol) is to be stored in the area along the eastern part of the site identified as Area A on the 'Long Term Development Plan Drawing C210' contained in Figure 5.11, north of Oil Terminal Road.

h. The commercial fatality risk  $5 \times 10^{-6}$  contour does not extend onto the land located at 25 Ha Crescent, Manurewa (Lot 1, DP 383239).

3. The risk elimination and reduction measures for all facilities on the site shall be comprehensively reviewed at no less than 5 yearly intervals, in accordance with the Hazard and Operability (HAZOP) methodology. A copy of the HAZOP report shall be provided to the Council within three months of its completion.

4. The Requiring Authority shall provide the Civil Defence and Emergency Management Director at Auckland Council with a copy of the current emergency procedures documentation for the site. All subsequent updates are to be provided to the Council.

5. A buffer zone shall be retained on the McLaughlins Road frontage of the site to accommodate the site's storm water management system, as identified by Area F on the 'Long Term Development Plan Drawing C210' contained in Figure 5.11.

### **Outline Plan**

6. Prior to the commencement of any new physical works within the Designation, unless otherwise permitted by the District Plan, the Requiring Authority shall submit to Council an Outline Plan of Works pursuant to Section 176A of the RMA unless Council agrees to waive the requirements.

7. At the time of preparing an Outline Plan of Works for works within Area A, the Requiring Authority shall:

a. Design and operate future fuel tanks in general accordance with best industry practice. This should include consideration and installation of relevant risk elimination and reduction measures including, as a minimum, independent high-high and extra high level alarms, automatic closing of tank inlet valves for high-high or extra high level alarms, full SIL 2 approval for high-high or extra high level alarms, ducted overfill and gas detection for Mogas tanks, fixed fire protection and water cooling, fail safe auto-closing tank inlet and outlet valves (and auto-closing roof drain valves for any floating roof tanks), CCTV and tilt meters (for floating roof tanks) or such equivalent systems that may exist at the time of the expansion.

b. Before commencing any expansion of the terminal facilities, prepare and submit an updated Quantitative Risk Assessment to Council for certification that the risks from any additional gasoline (petrol) storage, based on actual storage capacity, design and management details remain within the risk profile determined in the Sherpa Consulting Pty 2016 QRA Report Modified Future Growth Case. The acceptability of risk from future development shall be determined in accordance with the NSW HIPAP4 guidelines (or the relevant successor best practice guideline at the time).

c. Liaise with land users within the Emergency Management Planning Area as shown in Figure 3.3 — 'Suggested emergency planning overlay future WOSL operation — Straight line version coinciding with property boundaries', contained in Sherpa Technical Note 20762-TN-006 in Annexure 6 of the Application material, in relation to

i) Establishment and maintenance of early warning notification system

ii) Emergency Management Planning including emergency exercises

iii) Maintenance of contact details.

### **Construction Management Plan**

d. Submit a Construction Management Plan to the Council. The Construction Management Plan shall be at a level of detail corresponding to the nature and extent of the works and include, where appropriate, specific details relating to the construction and management of works including, earthworks, silt and sediment control, construction traffic, dust, odour, noise and lighting.

Note: For the avoidance of doubt, this provision also applies to any OPW for works across the whole designated site not just to Area A.

### **Landscaping – Roscommon Road Frontage**

e. Provide a detailed landscape design for the 10 metre wide landscape strip on the Roscommon Road boundary undertaken by a Registered Landscape Architect. The detailed landscape design shall be consistent with the concept in Figures One: Landscape Concept and figure Two: Roadside Concept Images prepared by Isthmus reference 3296 dated January 2014, and shall include the matters set out below:

*i)* A minimum of 6 primary and 4 secondary earth mounds shall be constructed; the primary earth mounds shall be formed to a height of 1.5m-2m above the surrounding ground level and the secondary mounds to a height of 1m.

*ii)* If there is suitable volcanic material in the existing bund to create the terracing and walls this should be utilised within the construction of the landscape concept.

*iii)* A minimum of 18 trees are to be used along the entire length of the Roscommon Road frontage of a species capable of achieving a minimum height of 10m.

*iv)* Detailed design of the landforms and selection of the trees to be used shall be undertaken in consultation with Mana Whenua.

Final tree and landform location will be dependent upon the result of any additional risk modelling required.

Those parts of the landscape strip located to the north and south of Oil Terminal Road shall be developed and planted in accordance with the detailed design required by this Condition at such time as the adjacent land within the Terminal site is developed.

### **Height**

8. Height of structures shall be restricted to a maximum of 20 metres within the designation, with the exception of:

a. Diagram 5.11 Area E1 where Tank 1722 may extend up to 24 metres in height; and

b. Lighting, security and communication poles and devices that may extend up to 25 metres in height.

### **Building Set Backs**

9. All new buildings (excluding fences, flood gates, gates, security equipment and bunds) shall be set back at least 10m from the site or road boundaries as indicated on the 'Long Term Development Plan Drawing C210' contained in Figure 5.11

### **Noise**

10.Noise levels measured at the boundary of the site when the oil Terminal is in operation shall not exceed those required by the underlying zone. During construction works, noise shall be managed in accordance with NZS6803-1999 Acoustics – Construction Noise. Emergency warning alerts shall be exempt from the noise restrictions.

### **Lighting**

11.All exterior lighting shall be designed and operated so that light spill beyond the site boundaries complies with the requirements of the underlying zone.

### **Traffic**

12. Adequate onsite parking, loading, access and manoeuvring areas shall be provided at all times for all types of vehicles anticipated to visit the Terminal.

### **Accidental discovery protocol – archaeological and/or pre European**

13. In the event of any discovery of an archaeological site, archaeological material, artefacts or potential human remains (kōiwi), the project manager or WOSL representative shall immediately:

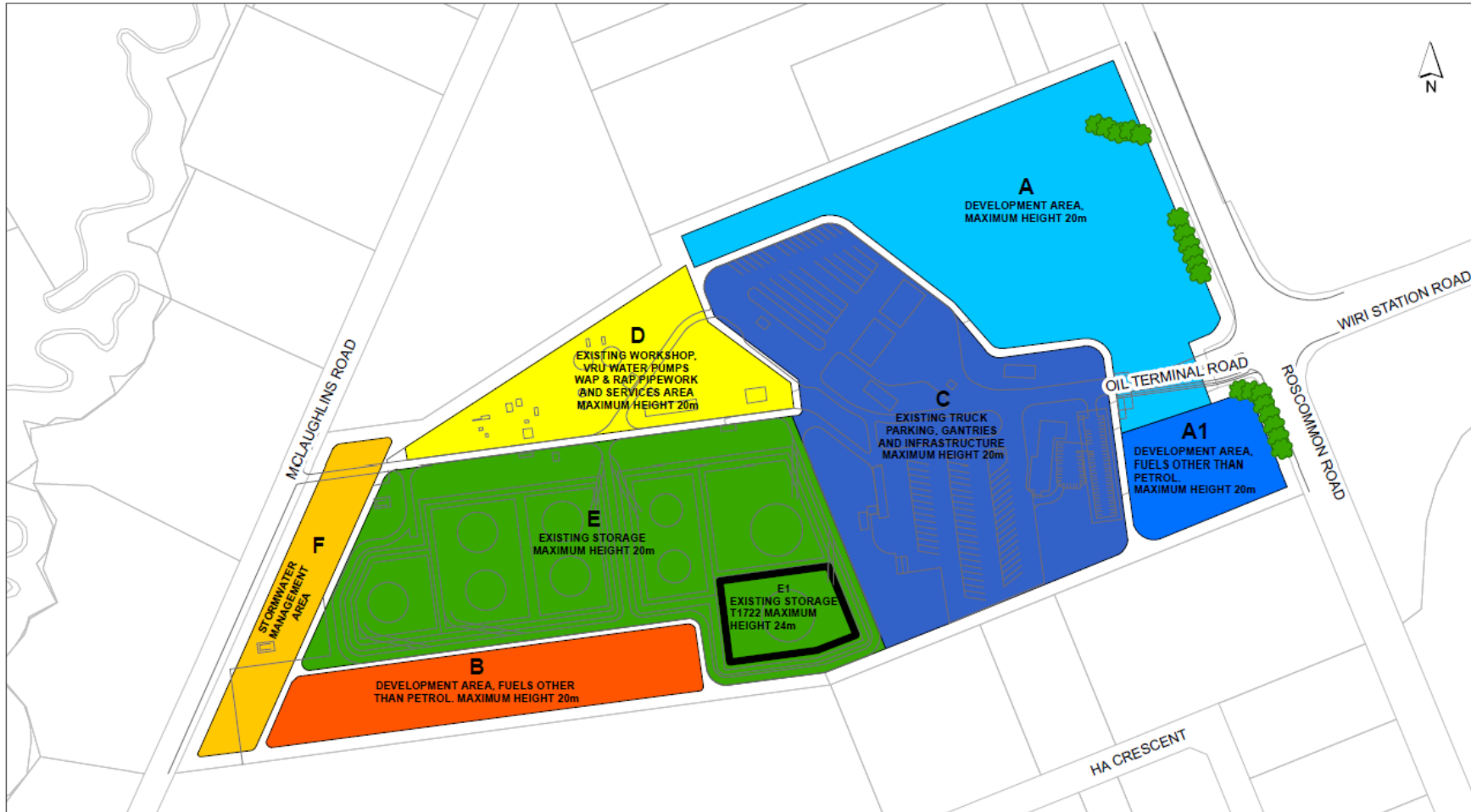
- a. Cease earthworks within a 10 m radius of the archaeological find and install a suitable temporary barrier and signage restricting access;
- b. Advise the Council's heritage manager and Heritage New Zealand's Auckland Manager;
- c. Advise NZ Police, if the discovery is of potential human remains,
- d. If the archaeological material is determined to be Kōiwi Tangata (human bones) or taonga (treasured artefacts) by Heritage New Zealand, advise the appropriate Mana Whenua representatives (the council can assist in contacting Mana Whenua representatives) of the discovery; and
- e. Recommence work: Earth moving work within the area of the discovery must not recommence until:
  - i) Heritage New Zealand has confirmed that an archaeological authority has been approved for the work, or that none is required; and
  - ii) any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and
  - iii) where the site is of Māori origin and an authority is not required the council will confirm in consultation with Mana Whenua that:
    - any kōiwi have either been retained in situ or removed in accordance with the appropriate tikanga; and
    - any agreed revisions to the planned works have been made in order to address adverse effects on Māori cultural values.

### **Advice Notes**

1. This designation does not remove the need to comply with any applicable regional rules or affect the requirements of the existing regional consents relating to storm water discharge (council reference: 32707) and air discharge (council reference: 33447).
2. This designation does not affect any requirement to comply with or obtain consent under the National Environmental Standard: Assessing and Managing Contaminants in Soil to Protect Human Health.
3. The designation does not affect the Requiring Authority's obligations to operate the Terminal facilities in accordance with the Hazardous Substances and New Organisms (HSNO) Act 1996 and associated Regulations and the Health and Safety at Work Act 2015 and associated Regulations.
4. For clarity the designation does not affect the existing designations for the Refinery to Auckland pipeline and the Wiri to Airport pipeline (designation references 296 and 309, respectively, in the Operative Auckland Council District Plan (Manukau Section)) (refer s171 Resource Management Act 1991).
5. All fuel storage and associated operations shall comply with the requirements of the Hazardous Substances and New Organisms Act 1996 and associated Regulations.
6. An updated copy of the sites' Environmental Management Plan and Terminal Operating Manual (TOM) will be prepared upon commissioning of any new tanks and / or compounds and for any significant changes to management systems. Council will be notified of these changes and works in

accordance with the ITA/Stormwater Resource Consent and access to a copy of the TOM provisions shall be made available to Council on request.

Figure 5.11: Long Term Development Plan Drawing C210



**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.

Copyright © 2016 Auckland Council. All rights reserved. This map/plan is derived from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Diagram 5.11 - Long Term Development Plan**

0 25 50 75  
Meters

Scale @ A4  
1:4,000

Date Printed:  
14/10/2016



## Attachments

No attachments.

**Attachment 2**  
**Corrections to text**  
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**Designation 9701 Hazardous Substances Terminal**  
**(Clean)**

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Location	149 Roscommon Road, Wiri
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Note: For the avoidance of doubt, this provision also applies to any OPW for works across the whole designated site not just to Area A.

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accordance with the ITA/Stormwater Resource Consent and access to a copy of the TOM provisions shall be made available to Council on request.

Figure 5.11: Long Term Development Plan Drawing C210



Document Path: \\auckland.govt.nz\Data\users\joseph9\I\Desktop\C296051\_update.mxd

## Attachments

No attachments.