

Attachment 998

New precinct – treat all text as underlined.

Words in italics denote proposed changes to Precinct Plan 1

Wiri North Precinct

The objectives and policies of the underlying Heavy Industry zone apply in the following precinct. Refer to planning maps for the location and extent of the precinct.

1 Precinct description

The Wiri North precinct is zoned Heavy Industry zone and covers approximately 38ha of land. The precinct is a site of a former quarry. As at 2014, the quarried area floor is significantly lower than the land around the site perimeter. The former quarry floor is gradually being raised as part of the site rehabilitation. At present, much of the quarried area remains below the level of the surrounding water table and both groundwater and stormwater must be pumped from the quarried area to the Puhinui Stream.

Wiri Oil Terminal

The Wiri North precinct is located close to the Wiri Oil Terminal, which is identified in the Unitary Plan as significant infrastructure. The Wiri Oil Terminal poses a risk to surrounding land uses due to the nature and volumes of fuels stored and could potentially give rise to emergency scenarios. Emergency scenarios are events of low probability but potential high impact to people and property. Inappropriate land use activities or high populations of people around this major hazards facility could result in constraints on its use and development, resulting in inefficient utilisation of this significant infrastructure.

In order to ensure that development within the Wiri North precinct is compatible with the operations of the Wiri Oil Terminal, two Emergency Management Areas (A and B) are identified within the Wiri North precinct plan. The areas restrict sensitive activities and require that building design considers the hazards that arise from locating in close proximity to the Wiri Oil Terminal.

Emergency Management Area A means the area identified on the Wiri North precinct plan which is closest to the Wiri Oil Terminal and subject to the greatest potential effects from emergency scenarios. Building design elements should be considered for all new buildings and alterations within the area. Activities in Area A are also required to undertake appropriate emergency planning procedures for their respective site(s). Sensitive activities should not be located in this area.

Emergency Management Area B means the area identified on the Wiri North precinct plan where sensitive activities should not be located. Persons undertaking activities need to be made aware of the potential risks arising from emergency scenarios at the Wiri Oil Terminal. They are therefore required to undertake appropriate emergency planning procedures for their respective site(s). In the absence of any defined land parcels, Area B has been delineated by a straight line (with the co-ordinates defined on the precinct plan) in order to facilitate and simplify subsequent land use development.

Stormwater disposal and inundation

Rehabilitation of the quarried area may result in differing ground levels throughout the precinct. The precinct provisions seek to ensure that development is not located on the existing quarried area at levels which require ongoing reliance on pumping in perpetuity, to

dispose of stormwater and groundwater. The final ground levels are expected to ensure that the area slopes towards Puhinui Stream, to ensure gravity operation of the land drainage network. This supports the Heavy Industry zone applied to the precinct by minimising the threat of flooding, and the risks associated with the use and storage of hazardous substances and their potential contamination from flooding.

The area located between Puhinui Stream and the indicative road (along the northern boundary of the precinct) is the preferred location of a stormwater pond.

Refer to clause 4.11 for definitions that are specific to this precinct.

2 Objectives

The objectives are as listed in the Heavy Industry zone except as specified below:

1. The potential effects of an emergency incident at the Wiri Oil Terminal are taken into account when determining the land use, design of buildings, and emergency management planning within the Wiri North precinct.
2. The final ground levels should minimise the risks associated with the use and storage of hazardous substances and their potential contamination from flooding.
3. Development achieves good visual amenity outcomes.

3 Policies

The policies are as listed in the Heavy Industry zone except as specified below:

1. Avoid the establishment of sensitive activities within Emergency Management Areas A and B shown on the Wiri North precinct plan.
2. Require the preparation of site emergency management plans for activities locating within or partially within Emergency Management Areas A and B.
3. Require buildings or alterations to buildings within Emergency Management Area A to be designed to reduce the risk of injury to people from an emergency scenario at the Wiri Oil Terminal.
4. Require final ground levels to slope towards Puhinui Stream, to ensure gravity operation of the land drainage network.
5. Encourage good visual amenity outcomes, particularly those sites along Roscommon Road and Wiri Station Road and development adjoining the Wiri North Stonefields Waahi Tapu Area.

4 Precinct rules

The activities, controls and assessment criteria in the underlying Heavy Industry zone and Auckland-wide rules apply in the Wiri North precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

4.1 Activity table

1. The activities in the Heavy Industry zone apply in the Wiri North precinct unless otherwise specified in the activity tables below.

Table 1 – Wiri North Precinct	
Activity	Activity status
Development	
Additions and alterations to buildings (excluding Emergency Management Area A)	C
Construction of buildings (excluding Emergency Management Area A)	C
Earthworks	RD
Subdivision	RD

Table 2 Emergency Management Areas A and B	
Activity	Activity status
Accommodation	
Workers accommodation – one per site	D
Commerce	
Dairies up to 100m ² GFA	D
Food and beverage up to 100m ² GFA	D
Offices that are accessory to an industrial activity on the site and the office GFA does not exceed 100m ²	P
Offices that are accessory to an industrial activity on the site and the office GFA exceeds 100m ²	D
Offices not otherwise provided for	NC
Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail GFA does not exceed 10 per cent of all buildings on the site	D
Community	
Educational facilities	NC
Emergency Services	NC
Development	

Additions and alterations to buildings in Emergency Management Area A	RD
Construction of buildings in Emergency Management Area A	RD

4.2 Notification

1. Wiri Oil Services Limited may be deemed to be an affected person for resource consent applications within Emergency Management Area A shown on the precinct plan.

4.3 Land use controls

1. The land use controls in the Heavy Industry zone apply in the Wiri North precinct unless otherwise specified below.

4.3.1 Emergency Management Areas A and B shown on the precinct plan

1. A Site Emergency Management Plan (SEMP) must be prepared by a suitably qualified expert (for example a fire safety engineer). The SEMP must be implemented by the organisation carrying out the activity and submitted to Council for all activities located within or partially within Emergency Management Area A or B at least 10 working days prior to the proposed date of commencing any new activity or any change of activity. The SEMP must be in accordance with the template contained within Appendix 1.
2. Any activity that does not comply with clause 1 above is a restricted discretionary activity.

4.4 Development Controls

1. The development controls in the Heavy Industry zone apply in the Wiri North precinct unless otherwise specified below.

4.4.1 Height

1. Buildings must not exceed 15m in height within the Building Height Overlay Area shown on the Wiri North precinct plan.

4.4.2 Yards

1. Front yard: 7.5m for sites adjoining Roscommon Road within Emergency Management Area A.

4.5 Earthworks controls

1. The earthworks controls in the Auckland-wide rules apply in the Wiri North precinct unless otherwise specified below.

4.5.1 Final ground levels

1. An earthworks application within the precinct:

- (a) Must include a report setting out the indicative final ground levels for the whole of the precinct area.
 - (b) Confirm that land within the precinct will have a finished ground level of at least one metre above the 1% AEP flood level of the Puhinui Stream.
2. Any activity that does not comply with clause 1 above is a non-complying activity.

4.6 Subdivision Controls

1. The subdivision controls in the Auckland wide rules apply in the Wiri North precinct unless otherwise specified below.

4.6.1 Final ground levels

1. Clause 4.5.1 applies to subdivision applications.

4.7 Assessment Controlled Activities

4.7.1 Matters of control

For construction, additions and alterations to buildings within the Wiri North precinct (excluding Emergency Management Area A), the council will reserve its control to the following matters:

- a. design and appearance
- b. stormwater and groundwater disposal
- c. access
- d. hazard mitigation

4.7.2 Assessment criteria

For construction, additions and alterations to buildings within the Wiri North precinct (excluding Emergency Management Area A), the following assessment criteria apply:

1. Design and appearance
- (a) The design, materials and colouring of buildings should contribute to the visual amenity of the precinct.
 - (b) Patterning, relief, articulation or similar facades should be used on buildings which are visible from public places.
 - (c) The main pedestrian entry to buildings should be clearly recognisable from the street.
 - (d) The “front” activities (i.e. the more active office, showroom or similar activities) should be located fronting the adjacent street and provide oversight of the Puhinui Stream, and conversely “back” activities (i.e. service areas, and loading docks) should be in locations less visible to public places.
 - (e) The design and appearance of roofs of buildings, including the integration of signs on roofs with the building form, should maintain amenity values. In terms of the views of the roofs from the surrounding area, such as the road network, reserves, the Waahi Tapu area and overflying aircraft, roofs should minimise glare, and roof top plant and equipment should be appropriately screened from the road network, reserves and the Waahi Tapu area.

- (f) Security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent road, park and stormwater management areas.
- (g) Consistent landscaping design should be established and maintained along Roscommon Road and Wiri Station Road frontages.
- (h) Landscaping should be used to screen buildings containing blank facades and service areas visible from public places.
- (i) Development should be designed to ensure good visual amenity outcomes for the sites fronting Wiri Station Road and the surrounding environment.
- (j) The proposed activity and any adverse effects are consistent with the amenity values sought for those sites fronting Roscommon Road, and with the surrounding environment.

2. Stormwater and groundwater disposal

- (a) The development design should demonstrate how stormwater and groundwater will be adequately disposed of from finished ground levels to the public system/Puhinui Stream.
- (b) The stormwater pond should be located between Puhinui Stream and the indicative road (along the northern boundary of the precinct).

3. Access

- (a) the proposed development should complete one or both of the intersections and/or traffic signals onto Roscommon Road and/or Wiri Station Road as shown in the precinct plan. One and ultimately both of these intersections will have to be formed as significant development proceeds within the precinct.
- (b) Roscommon Road frontage: other than the proposed intersection opposite Vogler Drive, there should be no more than one additional access point to Roscommon Road. In determining applications for such access onto Roscommon Road, protection of the through flow of traffic and the function of the corridor should be prioritised. The use of deceleration lanes may be required and any new additional access point should provide for left in/left out movements only. Alternative access should be provided between adjacent sites utilising the access point and from each such site or activity to the internal roading network.
- (c) Wiri Station Road frontage: given safety concerns, there should be no additional access to Wiri Station Road beyond the proposed intersection opposite Langley Road. For safety reasons a signalised intersection with Langley Road should await the speed limit on Wiri Station Road being lowered to at most 60km/hour.

4. Hazard mitigation

(a) Cliff Hazard Area

- i. Development adjacent to the Cliff Hazard Area shown on the precinct plan should be protected from rock fall by way of mitigation along the rock face and/or buffer areas. The method of mitigation used should be applied consistently along the whole of the Cliff Hazard Area.
- ii. Development should be designed and located to maintain the integrity of the adjoining Waahi Tapu area.
- iii. Development should be designed and located to ensure the structural integrity of the scheduled Wiri Lava Caves.

4.8 Assessment Restricted Discretionary Activities

4.8.1 Matters of discretion

1 Construction, additions and alterations to buildings

For construction, additions and alterations to buildings within Emergency Management Area A, the council will restrict its discretion to the following matters:

- a. design and appearance
- b. stormwater and groundwater disposal
- c. access
- d. effect on Waahi Tapu and geological features
- e. hazard mitigation.

2 Earthworks and subdivision

For earthworks and subdivision within the Wiri North precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland wide rules:

- a. stormwater and groundwater disposal
- b. effect on Waahi Tapu and geological features
- c. hazard mitigation

4.8.2 Assessment criteria

For construction, additions and alterations to buildings within Emergency Management Area A, earthworks and subdivision that is a restricted discretionary activity in the Wiri North precinct, the council will consider the assessment criteria identified below for the relevant restricted discretionary activities, in addition to the controlled activity criteria above and the relevant restricted discretionary activities in the Auckland wide rules.

1. Effect on Waahi Tapu and geological features

(a) Archaeological Warning Area

- i. Adequate investigation should be undertaken within the Archaeological Warning Area shown on the precinct plan to identify any potential archaeological remains.

(b) Adverse effects on heritage resources

- i. Development adjoining the Wiri North Stonefields Waahi Tapu Area should be designed to respond sensitively to the cultural and landscape values of the Wiri North Stonefields. The development, including fencing, should respond sensitively to the cultural and landscape values of this area.

(c) Adverse effects on Wiri North Geological Feature

- i. A minimum of 60 metres continuous length and 20 metres vertical height, including the highest part of the cliff exposure, of the Wiri North Geological Feature shown on the precinct plan should be protected.
- ii. Development should be designed to incorporate and enhance the Wiri North Geological Feature for public appreciation. The development should as a minimum incorporate view shafts to most of, and preferably the entire geological feature from the public roads. The base of the geological feature identified for protection should be enhanced by appropriate landscaping, so that it is dominated by landscaped open space rather than buildings, carparks and vehicle accessways. Management of the risks associated with the geological feature, and any fencing should be consistent with this and sympathetic to the feature.

Note: The rehabilitation of the quarried area, depending on the extent of filling, has the potential to cover parts of the geological exposures. Should the rehabilitation works, through the importation of fill material, result in the Wiri North Geological Feature being significantly covered, then Council will not have regard to the above assessment criteria.

- (d) Emergency Management Areas A and B
- i. A Site Emergency Management Plan (SEMP) should be prepared for any activity proposed within Emergency Management Areas A and B, in accordance with clause 4.3.1 by a suitably qualified expert.
 - ii. Where any part of a building is located within Emergency Management Area A, that part of the building should use design and mitigation measures to address emergency scenarios, including:
 - Appropriate location and layout of the development, including any sensitive activities, service areas, office areas, car parking and outdoor areas.
 - Appropriate location of building openings and glazing.
 - iii. In regard to any activity proposed within Emergency Management Area A, the application should include evidence of consultation with the operator of the Wiri Oil Terminal, including providing a copy of the application to the operator at least 10 working days prior to lodgement of the application with the Council.

Note: Buildings in the Wiri North Emergency Management Area A could be at risk from emergency scenarios. To reduce potential effects, consideration should be given to design features which may assist in reducing occupant risk arising from emergency scenarios, including the location of ancillary offices, high occupancy areas, glazing and openings.

4.9 Assessment Discretionary Activities

While not limiting the exercise of its discretion, the Council may consider the particular matters specified for the discretionary activities listed below:

1. Activities listed as discretionary in Table 2 of the Wiri North precinct:
 - (a) Clause 4.8.2(1)(d).
 - (b) The types (in terms of character, intensity and scale) of activities proposed should be compatible with emergency scenarios originating from the Wiri Oil Terminal and its ongoing use and development.
 - (c) The building(s) in which the activity is located should adequately demonstrate the use of measures to address emergency scenarios at the Wiri Oil Terminal. Such measures should include:
 - (i) Design occupancy of the development.
 - (ii) Consideration of layout plans to mitigate risk.
 - (iii) Additional building and site design features.

Note: Information on design occupancy of buildings may include anticipated design occupation, hours of operation, estimated mean and maximum occupancy times for

individual site dwellers in hours/days, numbers and, if relevant, the predominant and most vulnerable age demographic.

4.10 Assessment - Land use control infringements

4.10.1 Matters of discretion

In addition to the general matters set out in clause 2.3 of the General provisions the council will restrict its discretion to the matters below for the relevant land use control infringement:

- (a) Emergency Management Areas A and B shown on the precinct plan:
 - i. Hazard mitigation

4.10.2 Assessment criteria

In addition to the general assessment criteria set out in clause 2.3 of the General provisions and the assessment criteria in Clause 4.8.2(2), the council will consider the assessment criteria below for the relevant land use control infringement:

1. Hazard mitigation

- (a) The applicant should demonstrate how:
 - i. It will respond to a potential emergency arising from the Wiri Oil terminal.
 - ii. The requirements contained in the Site Emergency Management Plan in Appendix 1 will be satisfied.
 - iii. The requirements of the Resource Management Act 1991 and relevant health and safety legislation will be satisfied.

4.11 Definitions

Emergency scenarios

Events of low probability but potential high impact to people or property including but not confined to vapour cloud explosion, tank and bund fire arising from on-going use and development of the Wiri Oil Terminal. Adverse effects of such events may include blast overpressure, fragments and heat radiation.

Sensitive activities

Include care centre facilities for children or elderly persons, educational facilities, hospitals, healthcare services, dwellings, visitor accommodation and any activities involving 24 hour occupation by the same persons.

4.12 Precinct Plan

Wiri North precinct plan

Use the following plan subject to the following changes;

- Amend the planning maps to show the whole of the precinct plan area as heavy industry zone.

- Delete:

- The lines shown as "controlled activity status area" from the map below*
- The designation numbers and the Waahi Tapu numbers*
- The blue MANA lines and associated notation*
- "Figure 16.13 Wiri North Structure Plan"*
- Reference to "Wiri North Structure Plan Area" in the key, as this will be clear from the boundary of the precinct.*
- "Possible siding" from the key and associated green diagonal overlay from map.*

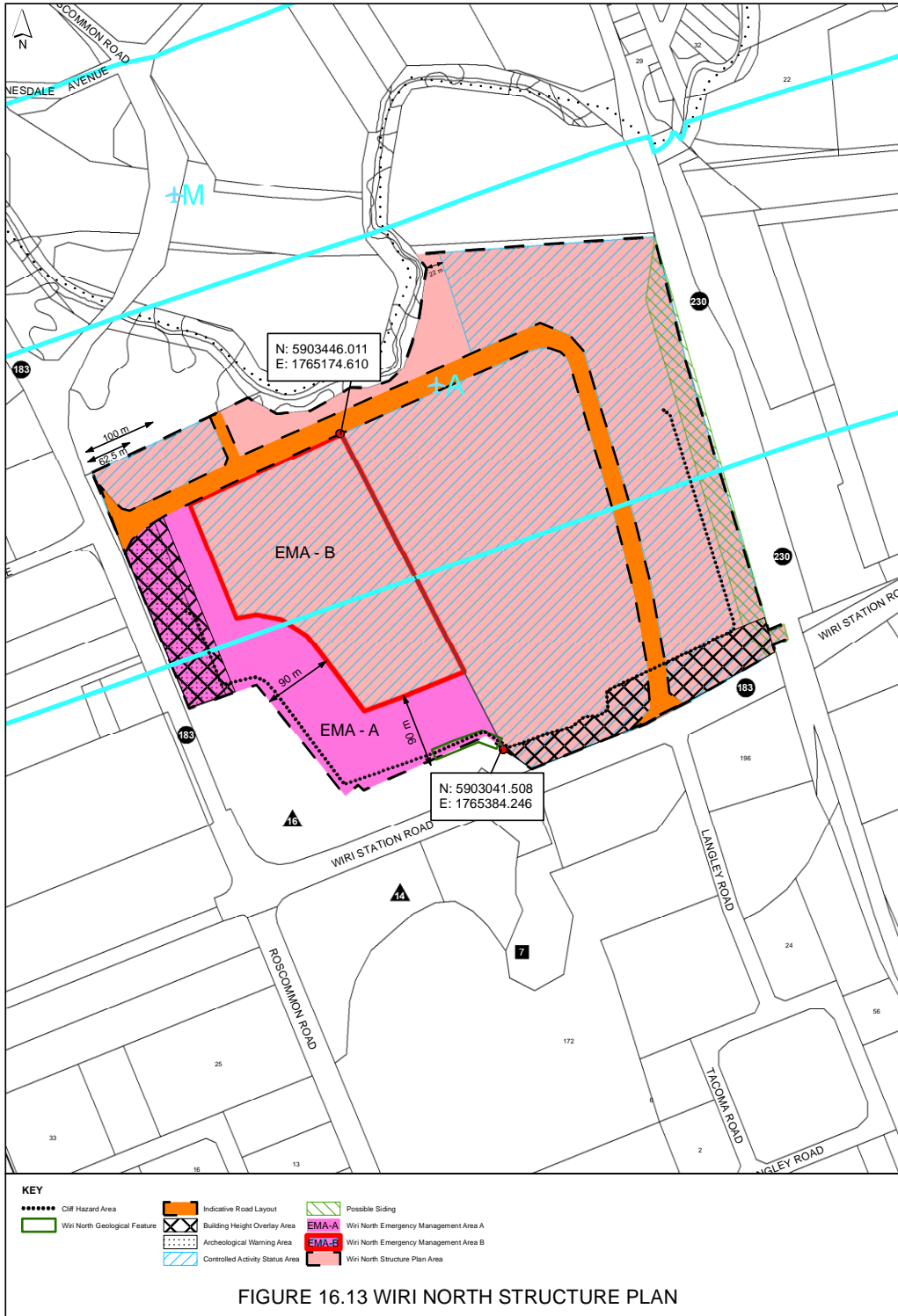


FIGURE 16.13 WIRI NORTH STRUCTURE PLAN

4.13 Appendix 1: Site Emergency Management Plan Template for Wiri North Precinct.

SITE EMERGENCY MANAGEMENT PLAN TEMPLATE FOR THE WIRI NORTH PRECINCT EMERGENCY MANAGEMENT AREAS¹

Name/Address	
Contact details	Phone Fax Email Website
Emergency contacts	Name Role Phone Mobile
	Name Role Phone Mobile
Wiri Oil Services Limited (WOSL) contact details	Name Role Phone Mobile
Date Plan provided to Auckland Council	
Date copy of Plan provided to Wiri Oil Terminal	
Date last updated and reprinted	

1 Purpose

This plan applies in addition to [name of organisation's] own building evacuation plan which addresses incidents arising from its own operations.

This plan outlines how [name of organisation] will respond to a potential emergency arising from the Wiri Oil Terminal and thereby partly satisfies the requirements and obligations of the Resource Management Act 1991 and health and safety legislation. The [name of the organisation] is in a location where it may be subject to such emergency scenarios.

¹ This template is to be used by the person responsible for preparing the site's health and safety plan to assist in addressing and responding to the potential emergency scenarios arising from the nearby Wiri Oil Terminal. The template applies in addition to the organisation's own building evacuation plan.

The key hazard at the Wiri Oil Terminal is the storage and handling of large quantities of flammable and combustible materials. There are two potential emergency scenarios that could occur at the Wiri Oil Terminal:

- Flammable vapour cloud with the risk of ignition and explosion
- Tank or bund fire

2 Site plan

A copy of site plan showing location of on-site and off-site safe assembly areas and outside evacuation routes (to be attached as Appendix A).

- Safe assembly areas and evacuation routes have been selected and meet the following criteria:
- Designated off-site assembly area a minimum of 400 metres from Wiri Oil Terminal site boundary.
- The exits and outdoor evacuation routes avoid cul-de-sacs and routes that take any person closer to the Wiri Oil Terminal. The route(s) lead away from the Terminal.
- Exit points to be used should be as far away from the Terminal as possible.
- Avoid assembly area being adjacent to large areas of glazing.
- Assembly area is preferably in an open area and or removed or remote from buildings.

3 Notification

Wiri Oil Terminal provides a warning/notification system in the event of an emergency scenario arising at the Wiri Oil Terminal. The [name of the organisation] will facilitate and enable the notification system to be implemented on site. Although mitigation and warning systems are in place at the Terminal, catastrophic failure of systems can never be ruled out and there may be little or no prior warning.

4 Response actions (as appropriate):

- Receive notification of incident from Wiri Oil Terminal or emergency services.
- Avoid operating any electrical switches, including lights, alarms or any other electrical appliances and systems.
- Leave immediately by the nearest safe exit route away from the Terminal.
- Evacuate on foot in a direction away from the Terminal to the assembly area. Do not rubberneck.
- Do not operate a vehicle.
- Report to the off-site safe-assembly area and building wardens to reconcile staff names and numbers.
- Do not leave the assembly area or re-enter the building until advised it is safe to do so by the Fire Service.

5 Plan testing and evaluation

- Practise relevant drills such as evacuation simulations.
- Take part in scheduled Wiri Oil Terminal emergency exercise [insert date of next scheduled annual exercise²].
- Fully document all exercises undertaken.
- Address any difficulties and problems encountered during exercises and update Plan as required.

6 Plan updating

Update Plan at least annually and following any change in circumstances (e.g. physical changes to building or on site activities, exits or routes or personnel).

Appendix A: Site Plan

² Date can be provided by Wiri Oil Terminal.