

I415. Glenbrook Steel Mill Precinct

I415.1. Precinct description

The purpose of the Glenbrook Steel Mill Precinct is to support and enable the continued operation of the existing steel mill and associated facilities.

The Glenbrook Steel Mill is located on Mission Bush Road, Glenbrook and is a significant industrial resource within the Auckland region. This precinct seeks to provide for the mill's growth and operation in a way that continues to support the local, regional and national economy.

The zoning of land within this precinct is the Business - Heavy Industry Zone.

I415.2. Objective [dp]

- (1) The Glenbrook Steel Mill is enabled to contribute to the social and economic wellbeing of the Auckland Region.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I415.3. Policies [rp/dp]

- (1) That a range of activities which are necessary to the functional and operational needs of the steel mill are enabled.
- (2) The character and amenity of the rural environment surrounding the steel mill is maintained and noise monitoring is undertaken.
- (3) The natural character and amenity values of the coastal environment are managed.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I415.4. Activity table

The provisions in any relevant overlays, zone and Auckland-wide apply in this precinct unless otherwise specified below.

Table I415.4.1 Activity table specifies the activity status of land use and development activities in the Glenbrook Steel Mill Precinct pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I415.4.1: Activity table [rp/dp]

Activity		Activity status
Use		
Residential		
(A1)	Workers' accommodation up to 10 dwellings	P
(A2)	Workers' accommodation greater than 10 dwellings	D

Community		
(A3)	Information facilities	P
Development		
Network utilities		
(A4)	Electricity generating facilities	P
(A5)	Electricity generating facilities not meeting the relevant standards in E26 Infrastructure	RD
(A6)	Unenclosed substations	P
(A7)	Unenclosed substations not meeting the relevant standards in E26 Infrastructure	RD
(A8)	Underground gas and petroleum product transmission pipelines at a gauge pressure up to 2000 kilopascals including any aerial crossings of streams or other low lying areas using bridges or any other structures, and ancillary underground equipment and fittings	P
(A9)	Underground gas and petroleum product transmission pipelines at a gauge pressure exceeding 2000 kilopascals including any aerial crossings of streams or other low lying areas using bridges or any other structures, and ancillary underground equipment and fittings	D
(A10)	Aboveground pipelines and attached ancillary structures for the conveyance of water, wastewater and stormwater	P
(A11)	Aboveground pipelines and attached ancillary structures for the conveyance of water, wastewater and stormwater not meeting the relevant standards in E26 Infrastructure	RD
General		
(A12)	Activities not provided for in the Business - Heavy Industry Zone	D

I415.5. Notification

- (1) Any application for resource consent for an activity listed in Table I415.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I415.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except the following:

- H16 Business - Heavy Industry Zone - Rule H16.6.4.
- E25 Noise and vibration - Rule E25.6.5.

All activities listed as permitted and restricted discretionary in Table I415.4.1 Activity table must comply with the following activity standards unless otherwise specified.

I415.6.1. Yards for production and non-production buildings

- (1) All new production buildings must be set back a minimum of 150 metres from the boundaries of the precinct.
- (2) Non-production buildings are defined as the following buildings within this precinct:
 - (a) buildings related to security;
 - (b) buildings related to information facilities;
 - (c) dwellings and accessory buildings for workers' accommodation;
 - (d) buildings used solely for storage (excluding buildings for the storage of dangerous goods or hazardous substances);
 - (e) buildings not exceeding 100 square metres related to any underground supply of energy or water;
 - (f) temporary buildings;
 - (g) buildings related to recreation for, or the training of, employees;
 - (h) rail lines, roadways and similar ancillary works, services or areas, including accessory buildings necessary for their effective operation; and
 - (i) weighbridges.
- (3) All non-production buildings must be set back a minimum of 30m from the precinct boundary except as specified by Standard I415.6.3.

I415.6.2. Landscaping

- (1) Landscaping must be provided within the yards of this precinct.
- (2) All landscaping must be designed and implemented to significantly soften the appearance of production buildings, parking and loading areas, driveways and service areas when viewed from the public road.
- (3) All plants used for landscaping must be pre-grown, long-life, suitable for the locality and generally of low maintenance.
- (4) All landscaping must be maintained, including plant and animal pest management and the replacement of dead plants, within the nearest planting season.

I415.6.3. Coastal protection yard

- (1) No building or part of any building may be erected closer than 60 metres from mean high water springs of the Waiuku Estuary.

- (2) Earthworks in the coastal protection yard, which are unrelated to stormwater or wastewater infrastructure, must not exceed a total volume of 25m³ or a total area of 250m².
- (3) Any bare ground arising from earthworks, which is not proposed for further use or development, must be revegetated as soon as practicable.
- (4) Stormwater and wastewater discharge infrastructure is excluded from Standard I415.6.3(1).

I415.6.4. Noise

- (1) The noise (rating) level from any activity must not exceed the noise limits in Table I415.6.4.2 Noise standards.

Table I415.6.4.2: Noise standards

Time	Noise limit
7:00am to 10:00pm	55dB L _{Aeq}
10:00pm to 7:00am	45dB L _{Aeq} 75dB L _{AFmax}

- (2) All activities within the precinct must be conducted and managed to ensure that the average noise level at the six monitoring locations shown on the Glenbrook Steel Mill: Precinct plan does not exceed the stated limits.
- (3) Subject to Standards I415.6.4(4) to I415.6.4(6), the noise levels must be measured in accordance with the requirements of NZS6801:2008 and assessed in accordance with the requirements of NZS6802:2008.

Averaging of noise levels

- (4) Noise levels at any one monitoring location may exceed the stated limits only where this can be clearly attributed to meteorological conditions.
- (5) The measured noise level at any one monitoring location must not exceed the noise limit by more than 5 dBA.
- (6) For the purpose of calculating any one average noise level, measurements from the six monitoring locations must be taken consecutively over a continuous six hour period.
- (7) A correction of 2 dBA must be added to any measurements taken at Monitoring Stations 5 and 6.
- (8) Weather permitting, the operators of the Glenbrook Steel Mill must regularly monitor the night time noise level generated by its operations. This monitoring must be at intervals of no greater than three months, and from the specified monitoring locations. All monitoring information must be forwarded to Council.

I415.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I415.8. Assessment – restricted discretionary activities

I415.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) Any activity that does not comply with yards and/or landscaping standards:
 - (a) The visual effects of the bulk and scale of buildings within the precinct on the amenity values of private properties, roads and public open spaces.
 - (b) The effects of development on the natural character and amenity values of the coastal environment.
- (2) Any activity which does not comply with noise standards:
 - (a) The effects of the non-compliance with noise standards on the amenity values of surrounding properties.
- (3) Any activity which does not comply with any other standard:
 - (a) Any objective or policy which is relevant to the standard;
 - (b) The purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
 - (c) Any specific matter identified in the relevant rule;
 - (d) Any special or unusual characteristic of the site which is relevant to the standard;
 - (e) The effects of the infringement of the standard; and
 - (f) Where more than one standard will be infringed, the effects of all infringements considered together.

I415.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) The visual effects of the bulk and scale of buildings within the precinct on the amenity values of private properties, roads and public open spaces:
 - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites.

- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties.
 - (c) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (2) The effects of development on the natural character and amenity values of the coastal environment:
- (a) The extent to which the activity affects:
 - (i) amenity values or views, both from land and sea;
 - (ii) landscape and natural character values; and
 - (iii) people's experience and values associated with an area, including the predominance of nature and wilderness values.
 - (b) Whether there will be adverse ecological effects from any land disturbance on the coastal ecosystem.
 - (c) Whether the activity will increase any risk of land instability or erosion; and
 - (d) The extent to which the activity will revegetate land, prevent siltation or avoid other adverse effects of stormwater runoff.
- (3) The effects of the non-compliance with noise standards on the amenity values of surrounding properties.
- (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (i) the cumulative effect of numerous infringements of noise standards; and,
 - (ii) the degree of non-compliance.
 - (b) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

I415.9. Special information requirements

There are no special information requirements in this precinct.

I415.10. Precinct plan

I415.10.1 Glenbrook Steel Mill: Precinct plan

