

APPENDIX 3:
SUBMISSIONS RECEIVED



DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otago

SUBMISSION FORM 13

Submission concerning resource consent on limited notified application under section 95B, Resource Management Act 1991

29 SEP 2017

Business Information
Services

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-319

Applicant: BP Oil New Zealand Limited

Site Address:

70-76 Gordon Road, Dunedin, being that land legally described as Lots 6 and 9 Block VII DP 266 and Lots 7 and 8 Block VII DP 471 and contained in Certificates of Title OT310/170, OT6C/142 and OT10D/327.

Description of Proposal:

Resource consent is sought to redevelop the existing BP service station at 72-76 Gordon Road and expand onto the adjoining site at 70 Gordon Road to construct and operate a new BP Connect service station and car wash. The new BP service station will include additional facilities such as a car wash and vacuum, increased retail area and a Wild Bean café.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: MARGARET SUTHERLAND

Address for Service (Postal Address): 35 C. IRVINE STREET

MOSGIEH

Post Code: 3

Telephone: [REDACTED]

Email Address: _____

☐ I would like my contact details to be withheld.

☒ **Support** ☐ **Neutral/Oppose** this Application I: **Do/Do Not** wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

My submission is [Include the reasons for your views]:

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Signature of submitter: M. J. Sutherland

(or person authorised to sign on behalf of submitter)

Date: 25-9-17

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Thursday, 19 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Incite Limited Attention Fiona Small, PO Box 25289, Victoria Street, Christchurch 8144, email fiona@incite.co.nz

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.



**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

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To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Gwendoline Beverley Bamberg

Address for Service (Postal Address): 69 A Gordon Road
Mosgiel 9024 Post Code: 9024

Telephone: [REDACTED] Email Address: [REDACTED]



☐ I would like my contact details to be withheld.

I: **Support/Neutral/**Oppose**this Application** I: **Do/**Do Not**wish to be heard in support of this submission at a hearing**

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Resource consent number LUC-2017-319

My submission is [Include the reasons for your views]:

Reat attached form as resource number LUC-2017-319
as per my reasons.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

not to grant the resource consent LUC-2017-319

Signature of submitter: G B Bamberg PP mil Bamberg **Date:** 5/10/17
 (or person authorised to sign on behalf of submitter)

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Re: Resource consent number LUC-2017-319

I am opposed to the proposed redevelopment of the Mosgiel Gordon Road BP station.

My reasons for this objection are:

The proposed development contains a number of different noise generating activities and the cumulative effects of these must be considered. The activities with the potential to emit noise are:

1/ There will be significantly increased customer vehicular traffic in and out of the site and associated noise nuisance resulting from this. People talking, slamming doors and vehicles revving up, accelerating and decelerating at all hours.

2/ there will be increased heavy vehicle movements in and out of the site in the form of service vehicles with their associated noise. (Fuel tankers, rubbish collection trucks, goods delivery trucks) Many of these vehicle movements will be outside business hours in the shoulder periods.

3/ Car grooming services will generate significant noise i.e. car wash and drying facility, air compressor and vacuum cleaner.

4/ Mechanical plant such as forecourt piped music, heating and ventilation units and chillers etc.

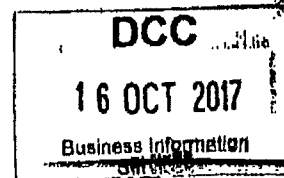
The district plan for this area states that the allowable noise levels for this area are max 50 Dba daytime 8am-6pm, 45 Dba 6pm -9pm and 40 Dba 9pm -7am

With the current ambient noise levels and the potential noise levels of this proposed development combined it is quite likely that the activity will be in excess of and therefore not meet the current regulation criteria.

The potential for noise nuisance is greater due to the nature of the Mosgiel environment. In winter the night air is more still and noise carries. In summer there is no coastal wind or breeze to dissipate any excess noise.

There will also be an increased level of luminescence cast into the surrounding residential properties predominant during the hours of darkness due to a combination of forecourt lighting and signage illumination. Due to the size of this development.

There will also be a significant vehicle movements with headlights shining in the windows of surrounding residences at all hours of the night.

14th October 2017**Re: Proposed BP Service Station Redevelopment & Expansion**

Further to my submission in regards the proposed 24 hour BP station in Gordon Road and having read the correspondence from BP and the consultants reports/assessments.

I have seen nothing to change my position of being totally against this development. The reports contain a significant amount of projected views and theoretical assessments. The actual real life impacts will without doubt be noisier than the current position and the true total effects will only be fully apparent once it is too late.

There is no information relating to mitigating the issue of light pollution emanating from the site and there will be noise generated by the proposed car wash and amenity area where the tyre pump, vacuum cleaner etc are to be situated. These are to be operating directly across the road from my property, a distance of approx only 50 metres away. Vehicles exiting from the car wash end crossing, will result in headlights projecting into my dwelling throughout the hours of darkness.

The siting of a development such as this in a largely residential area is totally inappropriate in this day and age. The site boundaries onto residential properties on three sides within a distance of less than 50- 100m. International research shows very clearly that fuel stations emit harmful airborne particulates and should be sited at least 100m away from hospitals, schools and aged care facilities and I fail to see why residential properties are any less important.

The majority of 24/7 stations such as this in New Zealand are bounded by commercial land.

The detrimental effect on residential property values due to the proximity of this development will be irreversible and become more of an issue in years to come as New Zealanders are becoming more and more aware of what is not environmentally friendly. The existence of the current petrol station already effects the saleability of the homes in the area. However, having a larger operation running 24/7 will only compound the issue and certainly not improve it.

The proposed site is totally the wrong place for such a development and I would request that the council does the right thing and moves to protect the environment from any loss of amenity for the surrounding residential property owners by declining this application.

G. Bambury
69A Gordon Road
Mosgiel

G. B. Bambury

M. A. Bamby



**DUNEDIN CITY
COUNCIL**
Kaunhira-a-rohe o Otepoti

SUBMISSION FORM 13

Submission concerning resource consent on limited notified application under section 95B, Resource Management Act 1991

DCC

- 9 OCT 2017

Business Information
Private

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-319

Applicant: BP Oil New Zealand Limited

Site Address: 70-76 Gordon Road, Dunedin, being that land legally described as Lots 6 and 9 Block VII DP 266 and Lots 7 and 8 Block VII DP 471 and contained in Certificates of Title OT310/170, OT6C/142 and OT10D/327.

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: MICHAEL JOHN STUART - NICOLA JANE STUART

Address for Service (Postal Address):

Telephone:

☒ I would like my contact details to be withheld.

I: **Support/Neutral** Oppose this Application I: **Do** Do Not wish to be heard in support of this submission at a hearing

☒ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

NOISE - DONT BELIEVE THEY SHOULD BE ALLOWED A CAFE
NO NEED FOR A 24 HOUR STATION

My submission is [Include the reasons for your views]:

THURSDAY - FRIDAY - SATURDAY NIGHTS ARE NOISY
ENOUGH NOW.

COUNTDOWN WERE DECLINED A CAFE 100M DOWN THE
ROAD

THE NOISE OF THE YOUNG ONES IN THERE CAR'S WHEN
THEY TAKE OFF

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

NO ISSUES IF THEY STICK TO CURRENT HOURS

Signature of submitter:

Date: 2 OCTOBER 2017

Notes to Submitter:

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**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otago

SUBMISSION FORM 13

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11 OCT 2017

Business Information
Services

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Applicant: BP Oil New Zealand Limited

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Murray Gould STEPHEN

Address for Service (Postal Address):

Telephone:

☒ I would like my contact details to be withheld.

I: ~~Support~~ / ~~Neutral~~ / Oppose this Application I: Do / ~~Do Not~~ wish to be heard in support of this submission at a hearing

☒ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are: The lack of defined datum land height. The finished height of the fence. The contour of the land sight site in relation to existing Gordon Road. The different heights between points for 2-3-4-5 on plan

My submission is [Include the reasons for your views]: (3 a/c 1-18) received on 2nd Oct 2017

Reason for my submission is the obstructive nature towards us in 374 Irvine St.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]: I wish the council to lower the land

between posts 2-3 & 4. Lower the fence at the rear to 1800 as it is at present at post section 5. The land between 4-3-2 has been raised when original garage was built. It should be lowered to the original land contour giving a level building site.

Signature of submitter: Mr. Stephen (or person authorised to sign on behalf of submitter)

Date: 5 Oct 2017

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Thursday, 19 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Incite Limited Attention Fiona Small, PO Box 25289, Victoria Street, Christchurch 8144, email fiona@incite.co.nz

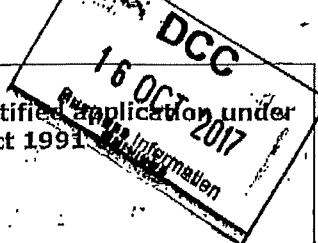
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To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

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Applicant: BP Oil New Zealand Limited

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Ian Berry

Address for Service (Postal Address):

Telephone:

☒ I would like my contact details to be withheld.

I: ~~Support/Neutral/Oppose~~ this Application I: ~~Do/Do Not~~ wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Carwash / 70 Gordon Rd.

My submission is [Include the reasons for your views]: Having been subjected to a pneumonectomy eight years ago I am badly effected by polluted air. My main objection and concern is exhaust fumes from vehicles entering or waiting to enter the carwash or using the grooming area, potentially eleven vehicles, in close proximity to my dwelling and outdoor living area. The entrance to the wash is aprox 24m from my outdoor area and ranchslider doors. The third car in the queue area only 12m from this same area. My second concern is noise pollution from the wash and The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended P.T.O and the general nature of any conditions sought]:

Resource consent for superwash be denied.

Signature of submitter: Berry
(or person authorised to sign on behalf of submitter)

Date: 13-10-2017

Notes to Submitter:

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from potential gatherings of young people and their vehicles in the wash area in the early morning hours (boy-racers) as I believe they will be drawn to this area like moths to a flame. In summation I will say I do not believe this enterprize can successfully shareaboudary with residential properties and would have an adverse effect on my health and the enjoyment of my home.

Berry



DUNEDIN CITY
COUNCIL
Kaitiaki Take Kōwhiri

SUBMISSION FORM 13

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: LEON DAVID ROFF
 Address for Service (Postal Address): 3 CITY RD
ROSLYN DUNEDIN Post Code: 9010
 Telephone: [REDACTED] Email Address: [REDACTED]

☐ I would like my contact details to be withheld.

I: Support/Neutral/Oppose this Application I: Do/Do Not wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

TRAFFIC
NOISE

My submission is [include the reasons for your views]:

THE CHANGES MADE ON THE PROPOSED NEW
UPDATED BP WOULD BE MORE THAN MINOR.
THE INCREASED TRAFFIC NOISE + TRAFFIC VOLUME
ALONG WITH THE SERVICES IT WISHES TO
PROVIDE LIKE CARWASH, VACUUM WILL ALSO
MAKE THE IMMEDIATE AREA LESS DESIRABLE
FOR TENANTS WILING TO LEASE MY INVESTMENT PROPERTY.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

REDUCE TO 18 HOUR OPERATION NOT 24 HOURS.
CARWASH TO OPERATE 8am - 6pm, PLUS FOR
VAC SERVICE.

Signature of submitter: [Signature]
 (or person authorised to sign on behalf of submitter)

Date: 12-10-17

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☒ We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: VICTOR JAMES AND GERTRUDA CORNELIA McDONALD

Address for Service (Postal Address): 71 GORDON ROAD, MOSGIEL

Post Code: 9024

Telephone: [REDACTED]

Email Address: [REDACTED]

☐ I would like my contact details to be withheld.

I: Support/Neutral/Oppose this Application I Do/Do Not wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Section 19: Signs, Hours of Operation
Residential 2 Zone, Groundwater Contamination
Visual Effects, Noise, Gabe, Safety, Parking

My submission is [Include the reasons for your views]:

The impact on our daily lives ^{would} be significant.
= so the application by BP Oil NZ Ltd should be
declined.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

To ^{deny} ~~oppose~~ the resource consent in its entirety.

Signature of submitter: G McDONALD

(or person authorised to sign on behalf of submitter)

Date: 16/10/17

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Notification of objection to proposed redevelopment; 70-76 Gordon Road, Mosgiel.

Lots 6 and 9 Block VII DP 266 and lots 7 and 8 Block VII, DP 471

Cert. Title; OT310/170, OT6C/142 and OT10D/327.

The residents of 71 Gordon Road wish to object to the redevelopment of the above property at 70-76 Gordon Road.

We believe that a 24/7 operating petrol station is not compliant with the Residential 2 rating zone, which is intended for high-density residential housing. This would be remedied by ensuring that the service station and the proposed carwash worked the same hours as the Countdown Supermarket

In regard to this we wish to draw attention to the fact that the recently- constructed Countdown Supermarket was granted consent only on the proviso that they would operate in socially acceptable hours, between 8am and 9pm. Mosgiel is already served by a 24/7 petrol station, which is in a commercial zone; well-back from the road and situated at a low elevation so that minimal effect is suffered by neighbours in residential properties across the road.

Height: The height of the canopy over the pumps will affect the amount of late-afternoon sun on our property, particularly in Spring and Autumn.

Light: The lighting of the proposed station will have an effect on neighbouring properties. It is very noticeable at present when the existing station closes at 11pm. We are also concerned that the lighting planned will be "adjusted" to ensure compliance. This must be a design feature built-in at the time of construction and unable to be tweaked by the operator. We do not expect that lights should be dimmed, at their requirements, but that lower wattage/ lumen lights would be installed. Signage will, under this plan be on for 24 hours and not turned off at all.

There is now evidence that long-term exposure to LED lighting is injurious to human health, and that if the lights were on for long periods, neighbours could suffer from health problems..

Noise: Presently the operation of the petrol station does cause noise issues, but only occasionally to an annoying level. Some existing noise will stop with the demise of the workshop, but in many years we have made only one complaint. However, 24/7 stations, by their nature, are noisy at night, attracting groups of people and noisy car radios, boom-boxes etc. The proposed carwash will also add considerable noise when operating.

Safety: We do not accept that the neighbourhood will be safer due to the 24/7 operation intended. We expect that assaults, anti-social behavior, drive-offs and robbery attempts will be more likely after 11pm. The possibility of more frequent and serious car accidents will also rise.

Hazardous Substance Storage: We do not believe that LPG in cylinders should be increased beyond the permitted 200kg in a residential zone. LPG is highly flammable and would increase the risk to neighbours of fire and explosion.

Parking: As residents, we have always been able to park outside our property on Gordon Road and this must continue, but note that several parks will be lost to the area, so parking outside our property will become more difficult. Loss of street parking would devalue our property even further.

Consultation: The documentation sent to us in September, 2017, informed us that Howard and Knapp of Separate Phase Limited had consulted neighbours and convinced themselves that effects would be minor.

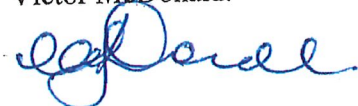
Our family has lived at 71 Gordon Road for 40 years, do not intend to leave, and were not consulted though we live directly opposite the proposed redevelopment. Many of the residents in the area are renting, so have less involvement, but other long-time permanent residents also claim not to have been consulted.

Conclusion: We do NOT support the "Open all hours" proposal, and believe that the service station should operate to existing hours, or the same as Countdown. We expect that our other concerns as mentioned above, be taken into account before the council considers any proposal for change.

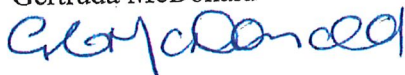
Thank you.

Yours faithfully,

Victor McDonald.



Gertruda McDonald





**DUNEDIN CITY
COUNCIL**
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

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I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Craig Campbell Byers (On Behalf of Byers Family Trust) _____

Address for Service (Postal Address): 10 Lynley Drive, West Melton _____

Post Code: 7618 _____

Telephone: _____ Email Address: _____

☐ I would like my contact details to be withheld.

I: **Oppose** this Application

I: **Do** wish to be heard in support of this submission at a hearing



If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Vehicle and pedestrian conflict issues, Car wash inappropriateness, Signage issues, Residential Zone 2 conflicts, Operating Hours, Size of expansion, waste water management

My submission is [include the reasons for your views]:

General

The standard of the AEE provided and the evidence in the supporting reports is notably lacking in evidential facts.

A corporate applicant the size of BP Oil NZ Ltd, should have the resources and financial wherewithal to provide actual data on the impacts from similar sized redevelopments undertaken elsewhere in New Zealand. I understand the proposed station re-develop configuration proposed is a common and proven configuration, hence it must have proven to be a successful revenue generating operation supported by a business case and reviewed against that business case post development.

I fail to see how actual traffic monitoring information could not have been collected in the past, and could not be presented now as supporting evidence rather than relying on model analysis statements from paid consultants.

The same could be said of the acoustic evidence related to the actual level of noise generated by the proposed carwash facility. There is no reason why this could not be provided, as there are many instances of this style of carwash in operation nationally by BP Oil. An acoustic report with supporting recording evidence from other facilities already in operation should be provided. Instead we are given opinions generated from assumptions and a prediction model.

We believe it is therefore impossible to truly assess the real impacts of the proposed redevelopment. For this reason the Dunedin City Council should oblige the consent applicant to present updated, full and complete information to accurately enable the assessment of effects to occur. Until such time the application should be suspended.

While the above issues may not be as critical for a redevelopment in a suitably zoned industrial/commercial area it is of vital importance when considering the rezoning of the residential property at 70 Gordon Road and the movement of noisy and disruptive commercial activities next to the residentially zoned property at 68 Gordon Road. The impact on outdoor amenity and enjoyment of the property will be significant and is fundamental in assessing the appropriateness of the new development proposed.

The expansion of the service station onto land currently zoned as General Residential 2 is contrary to the proposed strategic objectives of the DCC's 2nd Generation Plan, which is to protect people's enjoyment of the built environment (residential amenity) by ensuring attractive streetscapes and maintaining or enhancing residents' privacy, and enjoyment of private outdoor space. The proposed application clearly does not meet the strategic objectives proposed for 2GP and is currently also non-complying under the current district plan. The application and its proposed activities on the site at 70 Gordon Road are therefore clearly not appropriate.

The disruption and concern associated with the proposed redevelopment has already been ongoing for a couple of years, and have delayed the construction of a further residential property at 68 Gordon Road (for which an approved Building Consent has been in place since 2014). The property at 68 Gordon Road has been owned by the same family since the 1940's who built the original dwelling on the site. These were the grandparents of Craig Byers, and the new dwelling referred to above is a proposed retirement dwelling for his parents (the daughter of the original owner). There is a long term connection to the site for residential occupation and with many family memories.

Signage

The 9m high main sign proposed is completely out of context and disproportionate to the surrounding built heights in the immediate vicinity. It will have a negative visual impact on the Gordon Road Streetscape and is over bearing on adjacent properties. It is also noted on page 8 of the AEE report that the majority of trips to the service station are from vehicles already on the road, so the need for a 9m high overbearing sign is not exactly justified on this basis, especially as vehicles will be well aware of the existing station location given its previous occupation of 72-76 Gordon Rd for several years.

The noted green BP fascia proposed around the car wash facility is also unnecessary and next to a residential property at 68 Gordon Road is not appropriate and does not use a colour palette which is consistent with residential zoning.

Traffic Generation & Pedestrian Conflicts

It is noted in the AEE that a significant increase of vehicle movements to/from the site will occur upon the expansion of the number of petrol pumps, enlarged retail offering, extra site amenities i.e. LPG swap bottles, car wash, cleaning amenity station etc. This additional traffic (read customer) generation is the primary driver for expansion of the site and is the basis of the development proposal for BP as the additional customer base drives revenue generation.

A minimum possible increase of 32% or more in traffic volume is significant and not 'minor' as suggested by TDG. As indicated earlier the driver for this development proposal is additional revenue driven from increased customer frequency in the form of vehicle movements. In business terms there is no point in undertaking a major redevelopment proposal as planned for the sake of minor increases in customer numbers, to suggest otherwise is nonsense. Albeit a possible attempt to downplay the real outcomes from the development if it should be successful. A doubling of the number of fuel bowsers is clear evidence of a significantly expected increase in the frequency and number of customer visits.

Pg.13 of the TDG Transport Assessment Report discusses information from traffic surveys at similarly sized sites and notes for an eight bay station (smaller than that proposed here) the "average" traffic generation was 132vph. Compared to the current site which TDG notes was recorded at 80vph (refer TDG report Pg.13) with a peak prediction of 100vph this equates to a minimum increase of traffic to the site by 32% up to potentially 65% when comparing 80vph vs the 132vph 'average' figure quoted by TDG from surveys at other sites post development. This gives the real insight into the BP redevelopment proposal driving the expansion of the site at the expense of introducing multiple negative effects for adjacent residential properties.

The assessment of commercial revenue generation vs the impact on adjacent residential dwellings from visual amenity degradation, noise, vibration, air pollution, light spill/glare is key in whether this proposal is appropriate. Certainly the re-zoning of 70 Gordon Road away from Residential 2 and the addition of these multiple negative effects for the sake of commercial revenue gathering is not appropriate.

The increased vehicle movements to/from the redeveloped petrol station aside from increased noise and

vibration will also create a much more hazardous pedestrian environment along Gordon Road as pedestrians attempt to navigate much busier footpath crossings. It is noted on Pg 1 of the TDG Transportation Assessment Report that in the longer term there will be an increased in driveway movement volumes associated with traffic growth in the wider area. Gordon Road is a key pedestrian & cycle route and the proposal will have a negative effect on the level of service for pedestrians and cyclists.

Wastewater Management

I have concerns regarding the environmental management and heavy discharges to the local sewer network from the car wash activities and whether the existing infrastructure can support this. There is no mention of this in the application or the intended route of discharge.

Car Wash and Amenities

Car wash noise and operating hours will have a substantial impact on the amenity of the occupants at 68 Gordon Road. The residential zoned buffer currently provided by 70 Gordon Rd to the existing service station is important in minimising the current adverse effects of the enlarged commercial operation proposed. It is not appropriate that land currently zoned General Residential 2 is rezoned for the purpose of introducing a non-complying activity, which brings additional multiple negative effects for surrounding properties, for the purpose of introducing an entirely new commercial activity in the form of a car wash facility, service terminal and amenities island. These facilities are not part of the existing service station operation on 72-76 Gordon Rd, and can therefore only be assessed as potential addition revenue streams for the commercial operation proposed. Rezoning for the means of additional revenue streams for a non-complying commercial activity is wholly inappropriate.

The car wash facility proposed is lacking details to enable proper assessment, on page 7 of the AEE it references a height of 'approximately 4 metres'. Given the close proximity to the residential boundary of 68 Gordon Road the exact height is important for assessing shading and effects from any signage and/or lighting on the building. It is noted green BP fascia signage is proposed around the Car wash building which will create a negative visual amenity next to a residential zone and uses a colour palette which is not in keeping with typical colour schemes in residential zones.

No information has been provided on the noise impact from the operation of an air hose as mentioned in the AEE.

The planting shown on the proposal between the car wash facility and the boundary fence at 68 Gordon Road is deemed minimalistic at best and does not appear to take any proactive steps to create a visually aesthetic barrier from the residential zone property to the car wash or provide any information of the density of planting and design of planting to help screen noise and the various visual impacts from signage. The AEE on Pg.9 specifically refers to 'low growing natives' which will provide no visual screening from adjacent residential properties.

The proposed operating hours of the car wash are a concern for the outdoor amenity of adjacent residential occupants at 68 Gordon Road. Issues re air hose noise, car wash noise, car idling (due to queuing space for four vehicle to 'Superwash' refer Pg.9 AEE) and the corresponding air pollution, and hours of operation in particular are of concern. Operating hours outside of 8am-6pm and on Public Holidays as proposed are not appropriate and would seriously impact the outdoor amenity of adjacent residents. This is particularly of concern given 70 Gordon Road is currently zoned Residential 2, and the types of activities proposed are non-complying activities for good reason.

Noise

I do not believe the proposal by SLR in Appendix G of the AEE that Sundays and Statutory Holidays should be treated the same as Saturdays with respect to noise limits is appropriate. Outdoor amenity is the foundation of residential property zoning. It is clear that the station redevelopment proposal and rezoning of 70 Gordon Road to introduce new commercial activities will increase noise levels above the district plan levels, and will have a significant effect on the outdoor amenity of the adjacent residents.

Page 6 of the SLR noise assessment report notes 'Noise levels for a carwash fitted with entry and exit 'roller shutter' doors constructed from mass loaded vinyl material are 60db LA10 at a distance of 10m for the most intense 10 minute carwash cycle; individual maxima noise levels are approximately 5 db LAFmax higher. The exact details of the carwash construction have not been provided so it is unclear whether the above information is applicable to this proposal however it is abundantly clear that even with the mitigating design features (roller shutter doors etc) that the noise from the carwash will exceed the noise levels within the district plan and will have a very significant impact on the indoor and outdoor amenity of the residents at 68 Gordon Road. Note that the boundary separation from the proposed carwash is only 4m (not 10m associated with the 60db LA10 data above). It is also telling that the 'assumptions' entered into the noise prediction model somehow magically reduce the noise levels down

within acceptable levels. Quite frankly I believe this is nonsense. BP has access to dozens of similar service station developments with car wash facilities and air hose amenity facilities and there is nothing to prevent them from presenting real and actual noise recording levels from these properties. The failure to do so and rather instead relying on a consultant to make 'assumptions' into a 'noise prediction model' that shows that noise levels will be magically compliant and believing that everybody will be accepting of such assumptions and prediction model results rather than the assessment of real data is actually quite insulting. The impact of noise on the amenity of the adjacent residual occupants is of utmost importance under the planning rules of the residential 2 zone, and brushing that away using assumptions and predictions models is inappropriate. Getting it wrong after the fact is not good enough. Saying the assumptions or prediction model can't have been right after the fact is not good enough.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- Decline application due to non complying activities particularly height of proposed 9m signage
- Decline application on general basis of the weakness of the application to provide substantiated data on increase in traffic volumes post development
- Decline application based on no substantiated evidence on Acoustic performance of proposed new carwash. Carwash operating hours are also inappropriate in the context of adjacent residential properties and should be limited to typical working hours to ensure adjacent residents can enjoy pre and after work and weekend amenity. This is not a current activity on the existing site and is unnecessary to fulfil BP's main drivers for refurbishment of the existing site.
- Decline application due to re-zoning of the residential property at 70 Gordon Road, which historically provides a buffer between the Commercial activities and the residential properties to the South.
- Decline application due to the land use anomaly that would result from re-zoning 70 Gordon Rd, and which would create a single remaining residential lot (68 Gordon Road) on the frontage of Gordon Rd between Mure Street and Ayr Street.
- Decline application due to the intent of the yet to be ratified DCC 2nd Generation Plan, which promotes the future desired state of appropriately positioning commercial activities in appropriately zoned locations. A petrol station redevelopment in the Mosgiel Principal Centre Zone and expansion next to residential properties is inconsistent with the forward thinking DCC planning framework that the 2nd Generation Plan promotes.
- Decline application due to the significant impacts on the existing residential property at 68 Gordon Road due to overbearing signage, increased traffic noise and vibration, increased noise and vibration from carwash activities and air pollution from idling vehicles waiting for carwash, inappropriate proposed carwash operating hours which would significantly affect the amenity for adjacent residents to enjoy their right for undisturbed early morning, after work evenings, and weekends.

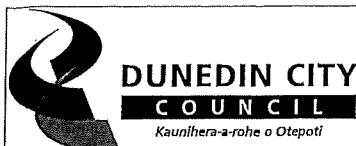
Signature of submitter: Craig Byers _____ **Date: 18 October 2017** _____
(or person authorised to sign on behalf of submitter)

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Thursday, 19 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Incite Limited Attention Fiona Small, PO Box 25289, Victoria Street, Christchurch 8144, email fiona@incite.co.nz

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

**SUBMISSION FORM 13**

Submission concerning resource consent on limited notified application under section 95B, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-319

Applicant: BP Oil New Zealand Limited

Site Address:

70-76 Gordon Road, Dunedin, being that land legally described as Lots 6 and 9 Block VII DP 266 and Lots 7 and 8 Block VII DP 471 and contained in Certificates of Title OT310/170, OT6C/142 and OT10D/327.

Description of Proposal:

Resource consent is sought to redevelop the existing BP service station at 72-76 Gordon Road and expand onto the adjoining site at 70 Gordon Road to construct and operate a new BP Connect service station and car wash. The new BP service station will include additional facilities such as a car wash and vacuum, increased retail area and a Wild Bean café.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Judith and Eric Kirby (The Occupiers)

Address for Service (Postal Address): 68 Gordon Road, Mosgiel

Post Code: 9024

Telephone:

Email Address: n/a



I would like my contact details to be withheld.

I: **Oppose** this Application

I: **Do Not** wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

- Impacts from Noise
- Impacts from Traffic
- Impacts from Signage and lighting

My submission is [include the reasons for your views]:

We are concerned that the proposed petrol station redevelopment and placement of the carwash and amenity facilities on the currently zoned residential property at 70 Gordon Rd, next to where we live, will negatively impact our enjoyment of our rented property which we have resided at for several years.

We are concerned that the carwash and amenity facilities will be noisy and result in noisy cars idling, and noisy cleaning activities at all times of the day and night. This is a significant change from the quiet residential dwelling we have lived next to for several years. The visual impact of the carwash and its fascia signage across the boundary fence is also a concern.

The station redevelopment is likely to attract more vehicles at all times of the day, and we are concerned this will create more traffic noise and potentially result in more larger heavy vehicles braking/accelerating in and out of the site, especially at night time for refuelling activities or restocking activities associated with the new proposed retail aspect in the proposal.

The very large signage proposed on the property next to ours seems too big and unnecessary. The large sign does not feel appropriate to be placed so close to a residential dwelling. If the sign is lit we are concerned it will be overly visible from our dwelling at all times.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

- Decline application due to non-complying activities particularly height of proposed 9m signage
- Decline application based on increased noise from proposed activities. Plans could be altered to reduce noise spill to adjacent property through double glazing 68 Gordon Rd, increased and enhanced planting at boundary than what is currently shown, move car wash and amenities further from boundary fence, improve acoustic performance of carwash facility, include no 'idling' signs at entry to carwash. Limit operation of carwash and amenity island functions to core working hours (Mon – Fri, 8am-6pm Mon – Fri, 9am – 6pm Sat/Sun, Closed Public Holidays) to limit disruption to neighbouring properties during times when outdoor amenity should be able to be enjoyed in residentially zoned areas.
Mitigating Options should proposal not be declined in full
- If proposal is adopted, please consider excluding the proposed activities at 70 Gordon Road, which appear to provide low value, and are not currently in operation on the pre-existing site.
- Reduce height of main signage to a maximum height of 6m

- Ensure fascia of car wash on boundary of 68 Gordon Road is a natural colour palette (not BP green)
- Provide enhanced noise protection to 68 Gordon Rd (i.e. double glazing), enhanced and potentially additional fencing and planting between car wash area and boundary, signage to control cars idling at car wash facility.
- Car wash to have additional acoustic protection incorporated into its design.

Signature of submitter: **Judith and Eric Kirby** _____ Date: **16 October 2017** _____
 (or person authorised to sign on behalf of submitter)

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Thursday, 19 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Incite Limited Attention Fiona Small, PO Box 25289, Victoria Street, Christchurch 8144, email fiona@incite.co.nz

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Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

Rose Cabral



November 4th 2017.

TO: Lorna Jackson
Planning Administrator
Dunedin City Planning

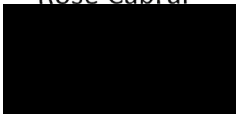
RE: Resource Consent Application - B.P Service Station Expansion 70 to 76 Gordon Rd
Mosgiel.

After further consideration of the development I have come to the conclusion it will have serious detrimental effects on my future enjoyment and comfort of my adjacent home.

I therefore withdraw my written support to this expansion and wish to express my support for the submission lodged by the Kirby's resident at 68 Gordon Rd.

Thank you for your patience

Rose Cabral



A handwritten signature in blue ink that reads "Rose Cabral".