

RESOURCE CONSENT NOTICE

Limited Notification of an Application for Resource Consent Under Section 95B of the Resource Management Act 1991

The Dunedin City Council has received the following application for resource consent:

Resource Consent Application No: LUC-2017-319

Name of Applicants: BP Oil New Zealand

Location of Site: 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 Application: 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.

The proposed redevelopment and expansion of the site is described as follows;

- Demolishing the existing buildings on the site at 72 Gordon Road and removing underground tanks holding 50,000L of 91 Octane Petrol, 20,000L of 96 Octane Petrol and 30,000L of Diesel ADO and 4 tonnes of LPG in an above ground tank. The existing buildings/structures include the forecourt and canopy with pumps, a vehicle workshop/garage building and the retail shop building and above-ground LPG tank. The vehicle workshop is proposed to be discontinued.
- Erecting a canopy approximately 3 times the size of the existing canopy and an 8-lane, hard surfaced forecourt area. The forecourt area will provide 16 petrol filling positions and will be centred on the proposed site, similar to the location of the existing canopy, except covering the forecourt area /full width of the site to the rear boundary (14m wide, 32m long, 6m high). The canopy will have LED down lights above the petrol dispensers.
- Erecting a new 11m by 6.5m car wash building on the previously residentially occupied property at 70 Gordon Road. The car wash will be 4m in height. It will include a 'service terminal' (adjacent to entry) and an 'amenities island' (to the north of the car wash), which will have the vacuum and air hose.
- Erecting a new 292m² retail shop building on the currently vacant parcel of land at 76 Gordon Road. The shop will face southwards, towards the canopy and forecourt area. It will measure 22.8m by 12.8m and have a height of 4.9m. The current retail shop building is around 80m² in area and is located to the rear of the canopy/forecourt area, when viewed from Gordon Road. The new shop will include a 'Wild Bean Café, serving espresso coffee/hot drinks and cabinet food/café style food. The shop will also sell a wider range of convenience products and vehicle merchandise/automotive supplies. The current shop is around 80m² in size and is located to the rear of the existing canopy.
- An LPG swap facility to be located at the front of the proposed shop within 2 cages. One will hold 24 bottles and the other 42 bottles, amounting to a total storage of 594kg of LPG.
- 8 customer parking spaces will be provided along the front of the shop, including one mobility parking space. 4 staff parking spaces will be provided adjacent to the retail building, against the site's rear boundary. A further 8 car parks will be provided to the north of the car wash building. A rubbish compound area will also be provided to the west of the shop, which will contain the mechanical plant associated with the shop building (heating, ventilation and air conditioning and refrigeration plant). A low landscaping garden will be provided around the northern and eastern side of the shop.
- The installation of 2 100,000L underground tanks holding 150,000L of petrol and 50,000L of diesel. The tanks will be located to the northwest of the forecourt, approximately 2m from the

residential neighbour at 37A Irvine Street. The existing tanks are located closer to the existing canopy (further away from residential dwellings)

- Erecting signage, including a 9m high pylon internally-illuminated sign (20.25m²), 2 verge boards (2.3m²) located in front of the shop and between the 2 vehicle crossings, signage will be erected on the east and road sides of the shop elevation and north, east and west elevations.
- The site is proposed to operate 24 hours a day, with the exception of the car wash, which will operate 7:00am and 9:00pm Monday through Friday and 8:00am to 9:00pm, Saturday, Sunday and public holidays. The current hours of operation are 6:00am to 11:00pm Monday through Friday and 7:00am to 11:00pm Saturday and Sunday. The AA Centre and vehicle workshop are open 9:00am to 5:00pm Monday through Friday and 9:00am to 1:00pm Saturday.

District Plan

The site is zoned **Residential 2** in the **Operative District Plan**. Gordon Road is a State Highway (87) and is identified as a National Road in the District Plan's Roading Hierarchy

Service stations are not provided for in any residential zone, including the Residential 2 Zone. This land use is considered a non-complying activity in accordance with Rule 8.8.6(iii) of the Residential 2 Zone rules. In addition, resource consent is required for the following aspects of the proposal;

- Storage of liquid petroleum fuels in below ground tanks;
- Storage of LPG in cylinders;
- Volume and depth of proposed earthworks;
- Proposed signage associated with the redevelopment and a new main identification pylon sign;
- Transport non-compliances including parking spaces for people with disabilities, design of loading areas and number of vehicle crossings;
- noise non-compliance; and
- Disturbance of soil pursuant to the NES for potentially contaminated sites.

The majority of the site (72 and 76 Gordon Road) is zoned **Principal Centre** (Commercial Mixed Use Zone) in the Proposed District Plan. 70 Gordon Road, however, is zoned **General Residential 2**. Service Stations are an unrestricted discretionary activity within the Principal Centre Service in accordance with Rule 18.3.3.11 of the Proposed District Plan. Stations are not specifically mentioned within the activity status table of the Residential Zones, and thus fall into the 'all other commercial activities' category, as they are a sub-activity of commercial activities according to the nested tables in Section 1.6 of the proposed plan. The 'all other commercial activities' category has a non-complying activity status in accordance with Rule 15.3.3.21.

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules have immediate legal effect. In this instance, there are no relevant 2GP rules to consider.

Submissions

The above application is being processed pursuant to the Limited Notification provisions of section 95B of the Resource Management Act 1991. This means that notice of the application is being served on those parties that the Dunedin City Council considers may be adversely affected and have not given written approval to the activity. Only these parties may make a submission on the proposal.

We have identified you as a party who may be affected by the proposal and you have not given your written approval to the activity. Any person identified as affected may make a submission on the application, with the exception that a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that; adversely affects the environment and does not relate to trade competition of the effects of trade competition.

You may make a submission by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; emailing to resconsent.submission@dcc.govt.nz; or mailing to PO Box 5045, Moray Place, Dunedin 9058. A signature is not required if you submit by electronic means. The submission must be in Form 13, which is attached.

I attach a copy of the application details together with copies of the plans submitted by the applicant. The application also includes an assessment of environmental effects. Please contact Connor Marner on phone 03 477 4000 if you have any questions about the application.

Submissions close at 5pm on **19 October 2017**.

You must serve a copy of your submission on BP Oil New Zealand Limited, the applicant, whose address for service is C/O Incite Limited Attention Fiona Small, PO Box 25289, Victoria Street, Christchurch 8144, email fiona@incite.co.nz as soon as reasonably practicable after serving your submission on the Dunedin City Council.

A handwritten signature in black ink, appearing to read 'Alan Worthington', is written over a thin horizontal line.

Signed on behalf of the Dunedin City Council

20 September 2017