

# Notice of an application for a resource consent

Section 95B, Resource Management Act 1991



Selwyn District Council has received an application from Z Energy for a resource consent (RC205094 & RC205244).

<b>Resource consent type:</b>	land use
<b>Description of the proposed activity:</b>	<p>To establish and operate a service station, including a car wash facility, and to carry out ancillary works and activities (RC205094); and</p> <p>To operate the Rolly Inn, including a new private function facility (RC205244).</p>

**Location of the proposal:** **2 Brookside Road, Rolleston**

The application includes an assessment of environmental effects.

The Council has deemed you to be an affected party to this resource consent application. As an affected party to the application, you may make a submission.

The planners report and plans for the development are enclosed. The full application and appendices to the Planners Report may be inspected at <https://www.selwyn.govt.nz/property-And-building/resource-consent/limited-notified-resource-consents>

If you have any questions about the application, please contact:

Jane Anderson, Resource Management Planner

Email: [Jane.Anderson@selwyn.govt.nz](mailto:Jane.Anderson@selwyn.govt.nz)

Phone: 03 347 2800

If you have already given your written approval for this application, and are still satisfied that the application will have no effect on you, you do not need to do anything.

A person who is a trade competitor of the applicant may make a submission only if that person is directly affected by an effect of the activity to which the application relates that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Selwyn District Council, PO Box 90, Rolleston, 7643 or [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz). The submission must be in [form 13](#). Copies of this form are available from Selwyn District Council or on the Council's website.

Submissions close on Thursday, 25 June 2020 at 5pm.

You must serve a copy of your submission on Z Energy (the applicant), whose address for service is C/- 4Sight Consulting PO Box 911310 Victoria Street West Auckland 1142, as soon as reasonably practicable after serving your submission on Selwyn District Council.

## Description of the Proposal

1. The proposal seeks to construct and operate a new service station, including a car wash facility at 2 Brookside Road (RC205094). The proposal also seeks to operate the Rolleston Inn ("the Rolly Inn"), including existing tavern, bottle store, food and beverage outlet and new private function facility (RC205244).
2. The application was formally received on 24 February 2020 and a request for further information ('RFI') was made on 11 March 2020, with information being provided on 1 April 2020.
3. The application provides a detailed outline of the proposed Z service station. In brief, the application for the Z service station includes:
  - A retail store;
  - A car wash, with associated vacuum unit for personal car grooming, and an air facility for tyres;
  - The installation of underground petrol and diesel tanks; three tanks (1 x 50,000 litre grade 91 petroleum, 1 x 50,000 litre diesel and 1 x split tank comprising 20,000 litre grade 91 petroleum and 30,000 litre grade 95 petroleum)
  - 24 hours, 7 days a week operation (excluding the car wash / vacuum facility, which is limited to 7.30am to 8.00pm);
  - A maximum of nine staff will be employed on the site at any one time;
  - A forecourt and canopy with four pump islands (eight lanes);
  - An LPG Swap'N'Go; and
  - Signage.
4. Vehicle access to the service station site is provided via State Highway 1 and Brookside Road.
5. The application for the Rolly Inn includes:
  - A new private function facility for a maximum number of 60 patrons;
  - Operating hours of between 11am and 2am for "core hours" as well as providing for operating outside of these hours to enable the site to operate on a 24/7 basis;
  - Parking for an additional 8 vehicles is provided within the service station site;
  - An additional two staff will be employed on site when the function centre is operating;
  - Vehicular access is provided via two accessways from Brookside Road; and
  - Relocating the existing freestanding sign.

The full detailed description of the proposal is contained within section 2 of the Assessment of Environmental Effects (AEE), dated February 2020.

The proposed layout and design of these activities is illustrated on the plans enclosed. A lighting plan for the service station and a landscaping plan for the application site are also enclosed.

## Operative District Plan

6. The following table identifies the non-compliances for the proposed activities:

RULE	TOPIC	COMPLIANCE
<b>C1 Status of Activities</b>		
<b>Rule 1.1.12</b>		
The following activities shall be discretionary activities in Living Zones: 1.1.2.2(e) service stations	A service station is proposed.	<b>Discretionary</b>
<b>C2 Earthworks</b>		
<b>Rule 2.1.1</b>		
Any earthworks shall be a permitted activity subject to meeting the relevant provisions		
<b>Rule 2.1.8.2</b>		
Any activity which does not comply with Rule 2.1.6 shall be a discretionary activity		
<b>Rule 2.1.1.6</b>		
Any earthworks have (a) A volume of not more than 2,000m <sup>3</sup> per project; and (b) A vertical cut face where no more than 5% of the total vertical cut is over 2 metres	The application advises that a maximum of 2,000m <sup>3</sup> of earthworks is proposed to install the three underground tanks, however the maximum depth of excavation will be 5m.	<b>Discretionary</b>
<b>C4 Buildings</b>		
<b>Rule 4.2.1</b>		
Any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped		
<b>Rule 4.2.4</b>		
Any activity which does not comply with Rule 4.2.1 shall be a discretionary activity		
<b>Rule 4.2.1</b>		
The area between the road boundary and the principal building shall be landscaped with shrubs and <ul style="list-style-type: none"> <li>Planted in lawn and/or</li> <li>Paved and sealed and/or</li> <li>dressed with bark chips or similar material</li> </ul>	A portion of the boundary between the adjacent roads and the existing Rolly Inn building are proposed to be landscaped.	<b>Discretionary</b>
<b>Rule 4.9.2</b>		
Any building which complies with the setback distances from internal boundaries and road boundaries shall be a permitted activity.		

**Rule 4.9.47**

Any activity which does not comply with Rule 4.9.2 shall be a restricted discretionary activity.

## Table C4.2

Principal buildings and accessory buildings with wall length greater than 7m shall be setback 2m from internal boundaries and 4m from road boundaries.

The proposed car wash facility will be located 2m from the Brookside Road road boundary.

**Restricted Discretionary**

**C5 Rooding****5.3 Vehicle Crossings**

The forming of any vehicle crossing shall be a permitted activity subject to meeting the relevant conditions

**5.3.2**

Any activity which does not comply with Rule 5.3.1.1 and Rule 5.3.1.2 shall be a restricted discretionary activity

**Rule 5.3.1.1**

The vehicle crossing is formed and sited to comply with the relevant requirements in Appendix E13.2.2, E13.2.4 and E13.2.5.

## E13.2.2

Distance of vehicle crossing from intersection

Main South Road (80km/hr):  
100m to the intersection with Brookside Road

Brookside Road: 25m to the intersection with the State Highway

The service station Main South Road entry vehicle crossing is proposed to be 70m from Brookside Road.

Rolleston Inn Brookside Road vehicle crossing is proposed to be approximately 22m and 55m from Main South Road

**Restricted Discretionary**

## E13.2.4

Vehicle Crossing Design

There shall be a maximum of one vehicle crossings per site. The crossings and spacings shall comply with Table E13.7

There are four vehicle crossings proposed for the service station across two frontages.

Two vehicle crossings are proposed for the Rolly Inn.

More than 7m spacings between all vehicle crossings.

Tanker entry and exit vehicle crossing widths exceed 7m.

**Restricted Discretionary**

**Rule 5.3.1.4**

The site does not have access directly on to a State Highway or arterial road, unless:

- a) the speed limit on that part of the road to which access is gained is 70km/hr or less

The speed limit of State Highway 1 is 80km/hr, it is not a utility structure and is will generate more than 100 equivalent car movements per day.

**Restricted Discretionary**

- b) the site is solely used to house a utility structure; and
- c) the site generates less than 100 equivalent car movements per day.

## **Rule 5.5 Vehicle and Cycle Parking**

### **5.5.1**

Any activity which provides for car parking, vehicle parking, vehicle loading and parking access in accordance with the relevant provisions will be a permitted activity

#### **Rule 5.5.1**

Any activity which does not comply with Rule 5.5.1 shall be a discretionary activity

#### **Rule 5.5.1.1**

The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, E13.1.2, E13.1.3 and E13.1.12

##### **E13.1.1.1**

The minimum number of car parking spaces shall comply with Table E13.1:

Service Station: 1 space beside each booth or facility, plus 5 stacked parking spaces per facility for car washing

Retail activities: 4.5 spaces per 100m<sup>2</sup> GFA

Rolly Inn: 46 spaces

The service station provides 12 car parking spaces, plus fuelling positions and space for stacked parking for car wash.

Parking for Rolly Inn is 35 spaces

**Discretionary**

#### **Rule 5.5.1.2**

All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6 – E13.1.11

##### **E13.5.2**

No loading zone shall obstruct any on-site car parking space or pedestrian access

Shop loading spaces will obstruct pedestrian footpath from Brookside Road to shop front. Tank filling could affect car wash queuing.

**Discretionary**

##### **E13.1.9**

On site manoeuvring shall be provided to ensure that no vehicle is required to reverse onto or off a site that has access to a state highway. Parking spaces shall be located to ensure that no vehicle is required to carry out any reverse manoeuvre when entering any required space.

Additional manoeuvring may be required for vehicle movements on the Rolly Inn site

**Discretionary**

Vehicles shall not be required to undertake more than one reverse manoeuvre when exiting a space		
<b>E13.1.10</b>		
A queuing space shall be provided on-site for all vehicles entering or exiting a parking or loading area. The length shall be 10.5m where 21-50 spaces are provided on site	No queuing space provided for the Rolly Inn car park	<b>Discretionary</b>
<b>Rule 5.5.1.5</b>		
Each non-residential site shall provide one car parking space for mobility impaired persons for up to 10 car parking spaces provided, plus an additional car parking space for every 50 additional spaces.	One mobility space is proposed for the service station. Two mobility spaces are proposed for the Rolly Inn site	<b>Discretionary</b>
<b>Rule 5.5.1.7</b>		
Cycle parking spaces are to be provided in accordance with the standards in Appendix E13.1.4		
<b>E13.1.4</b>		
Any activity shall provide a minimum of two cycle parking spaces, and then at a rate of 1 cycle space for every 5 car parking spaces	Two cycle rails are proposed for the service station.  No cycle rails are proposed for Rolly Inn.	<b>Discretionary</b>
<b>C7 Signs and Noticeboards</b>		
<b>Rule 7.1</b>		
Any activity shall be a permitted activity subject to meeting the relevant provisions		
<b>Rule 7.1.2</b>		
Any activity which does not comply with Rule 7.1.1 shall be a discretionary activity		
<b>Rule 7.1.1.2</b>		
The total number of signs on any site does not exceed 2, inclusive of any freestanding signs	The proposed service station includes a number of signs, including but not limited to; freestanding signs, poster boards, directional signage, branding / pectin signs.  The Rolly Inn seeks to relocate an existing freestanding sign and the application identifies four freestanding sandwich boards	<b>Discretionary</b>
<b>Rule 7.1.1.5</b>		
The sign does not exceed the height of:	The proposed "prime sign" will have a height of 7.3m. A double sided free-standing poster board will have a height of 2.4m. The pectin/clip signs exceed the height of the	<b>Discretionary</b>

<p>a) the building to which it is attached; or b) 2 metres if the sign is not attached to a building</p>	<p>principal and car wash buildings to which they are attached.</p>	
<p><b>Rule 7.1.1.6</b> The sign does not exceed 1m<sup>2</sup> in size</p>	<p>The majority of the signage exceeds 1m<sup>2</sup> in area</p>	<p><b>Discretionary</b></p>
<p><b>Rule 7.2</b> Any sign to direct pedestrians, cyclists or motorists shall be a permitted activity subject to meeting the following provisions.</p>		
<p><b>Rule 7.2.2</b> Any activity which does not comply with Rule 7.2.1 shall be a discretionary activity</p>		
<p><b>Rule 7.2.1.2</b> The display area does not exceed 0.6m<sup>2</sup></p>	<p>The proposed directional signage will exceed 0.6m<sup>2</sup> in area</p>	<p><b>Discretionary</b></p>
<p><b>Rule 7.2.1.3</b> The message on the sign is limited to arrows or the word “entry” or “exit”</p>	<p>The proposed signage includes the universal “no entry” symbol.</p>	<p><b>Discretionary</b></p>
<p><b>Rule 7.5.1</b> Any sign on any land adjoining a strategic road where the speed limit is 70km/hr or greater shall be a permitted activity subject to meeting the relevant provisions.</p>		
<p><b>Rule 7.5.2</b> Any activity which does not comply with Rule 7.5.1 shall be a restricted discretionary activity</p>		
<p><b>Rule 7.5.1.2</b> There shall be only one advertising sign directed at the Strategic Road.</p>	<p>There are two signs directed at State Highway 1 – the prime sign and the poster board</p>	<p><b>Restricted Discretionary</b></p>
<p><b>Rule 7.5.1.3</b> Lettering shall have a minimum height of 160mm</p>	<p>The proposed signage for the Rolly Inn and the service station will have lettering that does not meet this minimum height</p>	<p><b>Restricted Discretionary</b></p>
<p><b>Rule 7.5.1.4</b> The sign shall not have more than six words or symbols and no more than 40 characters</p>	<p>The proposed signage for the Rolly Inn and the service station will exceed this standard</p>	<p><b>Restricted Discretionary</b></p>
<p><b>Rule 7.5.1.7</b> The sign is positioned at right angles to the frontage roadway but angled off the direction of traffic by 5 degrees</p>	<p>The proposed signage will not be angled off the direction of traffic</p>	<p><b>Restricted Discretionary</b></p>

## C8 Hazardous Substances

### Rule 8.1.1

The storage of any hazardous substance will be a permitted activity if the relevant conditions are met

### Rule 8.1.4

Any activity which does not comply with Rule 8.1.1.1 shall be a non-complying activity.

#### Rule 8.1.1.1

The quantity of each subclass of hazardous substances listed in Appendix 9 Table E9.2 complies with the storage quantities set out in Appendix 9 Table E9.2.

Diesel and petrol are both Class 9.1B, therefore a total of 250 litres is permitted.

A maximum of 300kg of LPG is permitted.

The proposal seeks the flexibility to install three double skinned fibreglass underground tanks, consisting of either:

Option 1:

Three 50,000 litres double skinned fibreglass tanks to store:

- 50,000 litres of grade 91 petroleum;
- 50,000 litres of diesel;
- 30,000 litres of grade 95 petroleum; and
- 20,000 litres of grade 91 petroleum.

Option 2:

Three 60,000 litres double skinned fibreglass tanks to store:

- 60,000 litres of grade 91 petroleum;
- 60,000 litres of diesel;
- 40,000 litres of grade 95 petroleum; and
- 20,000 litres of grade 91 petroleum.

**Non-complying**

The proposal also seeks to store 540 kg of LPG.

Given that there is not any quantity limit listed in Column B for Class 9.1B, the activity is a non-complying activity

## C10 Living Zone

### Rule 10.6.1

Any non-residential activity shall be a permitted activity subject to meeting the relevant noise provisions

### Rule 10.6.2

Any non-residential activity which does not comply with Rule 10.6.1 shall be a discretionary activity

### Rule 10.6.1

Night-time limits will be exceeded for both the service station and Rolly

**Discretionary**

<p>The following noise limits shall apply:</p> <p>7.30am – 8.00pm 50dBA L<sub>10</sub></p> <p>8.00pm – 7.30am 35 dBA L<sub>10</sub></p> <p>7.30am – 8.00pm 85 dBA L<sub>max</sub></p> <p>8.00pm – 7.30am 70 dBA L<sub>max</sub></p>	<p>Inn. The noise limits will be exceeded at the following properties, outside of the application site:</p> <ul style="list-style-type: none"><li>• 3, 5, 7, 9, 11 and 15 Brookside Road</li><li>• 10, 12, 14 and 20 Byron Street</li></ul>	
<b>Rule 10.8.1</b>		
Any non-residential activity shall be a permitted activity subject to meeting the following standards		
<b>Rule 10.8.3</b>		
Any activity which does not comply with Rule 10.8.1 shall be a discretionary activity		
<b>Rule 10.8.1.1</b> No more than two full time equivalent staff shall be employed on the site live off site	<p>The number of staff for the service station will exceed two full time equivalent staff, with a maximum of 4 on-site at any one time.</p> <p>The number of staff on site for the Rolly Inn will be 9.</p>	<b>Discretionary</b>
<b>Rule 10.8.1.3</b> Vehicle movements shall not exceed:  State Highways, arterial roads and collector roads: 40 per day plus 4 heavy vehicle movements per day  Local Road: 20 per day plus two heavy vehicle movements per day	<p>Although not stated in the application, it is assumed that the daily traffic volumes using each access is as per the following. This is based on the assumption that the peak hour traffic volumes are typically 10% of the daily traffic volumes:</p> <ul style="list-style-type: none"><li>i. Main South Road – 820 vehicles per day</li><li>ii. Brookside Road south-west – 420 vehicles per day; and</li><li>iii. Brookside Road north-east – 260 vehicles per day.</li></ul> <p>The number of heavy vehicle movements per day are not known, although it is anticipated that this will exceed the thresholds of 4 heavy vehicle movements per day to the State Highway and 2 per day to Brookside Road</p>	
<b>Rule 10.9.1</b>		
Any non-residential activity shall be a permitted activity subject to meeting the following conditions.		
<b>Rule 10.9.2</b>		
Any non-residential activity that does not comply with Rule 10.9.1 shall be a discretionary activity		
<b>Rule 10.9.1.1</b>	No staff will be resident on site	<b>Discretionary</b>

The employment of staff who are not resident on the site; and

**Rule 10.9.1.2**

Visits by customers, patrons, clients or other people to the site, who are not resident on the site shall only occur between the hours of 7.00am and 10.00pm on any day.

Both the service station and Rolly Inn are proposed to be 24/7 activities, except for the car wash and vacuum facility (which will operate from 7.30am to 8.00pm)

**Discretionary**

7. Overall, the proposal is a Non-Complying activity under the Operative District Plan.