

10 June 2024

SLR Ref No.: 810.V15584.00001 v1.0 - Gore HS2 Hearing Statement - the Fuel Companies (Submitter 16)
20240610

Attention: Lindsey Crazy Wolf, Regulatory Administrator – District Plan
Gore District Council
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Via email: proposeddistrictplan@goredc.govt.nz

SLR Project No.: 810.V15584.00001

RE: Gore Proposed District Plan – Hearing Stream 2 Hearing Statement of the Fuel Companies (Submitter 16)

Introduction

- 1 This hearing statement is prepared on behalf of bp Oil New Zealand Limited, Mobil Oil New Zealand Limited, and Z Energy Limited (the **Fuel Companies**) on Hearing Stream 2 (HS2) for the Mixed Use and Commercial Zones of the Gore Proposed District Plan (PDP).
- 2 This hearing statement represents the views of the Fuel Companies and is not expert evidence. The Fuel Companies will not be attending the hearing but request that this hearing statement be tabled before the Hearing Panel.
- 3 The Fuel Companies have an interest in HS2 of the PDP to the extent that it relates to, or impacts on, their sites and activities in the Gore District.
- 4 The recommendations of the section 42A Report on the Commercial and Mixed Use Zones, prepared by Tina Carlson-McColl and Victoria Woodbridge on behalf of the Gore District Council dated 19 April 2024 (the **s42A Report**), have been reviewed as they relate to the Fuel Companies submission. Overall, the Fuel Companies are of the view that these recommendations are generally acceptable, so long as a standalone permitted activity rule for Electric Vehicle Charging Infrastructure (**EVCI**) is incorporated into the Transport Rules in Hearing Stream 5, as detailed in this hearing statement.

Definition of Service Station

- 5 The Fuel Companies made the following submission on the Definition of *Service station*:
 - a) Amend the definition of service station to include a clause referencing: *Equipment, structures and infrastructure associated with charging of electric vehicles.*
- 6 The Section 42A report recommends that this submission is accepted and recommends an amendment to incorporate EVCI in the definition of *Service station*.
- 7 The Fuel Companies are pleased to see the acceptance of this submission point and recommendation to include EVCI in the *Service station* definition.

Town Centre Zone

- 8 The Fuel Companies made the following submissions on the Town Centre Zone (TCZ) provisions:
 - a) Retain TCZ-R10 as notified.
 - b) Amend TCZ-R13 to enable alterations or additions to existing service stations in the TCZ as a permitted activity provided it complies with the Zone Standards.
 - c) Alternatively, if the relief for TCZ-R13 was not accepted the Fuel Companies sought an amendment to TCZ-R17 to explicitly refer to new service stations.
- 9 The s42A Report recommends that the Fuel Companies submission on TCZ-R13 and TCZ-R17 is rejected for the reasoning provided at Paragraphs 158 and 161 of the s42A Report. The Fuel Companies do not challenge this recommendation.
- 10 However, given the rejection of the relief sought by the Fuel Companies to TCZ-R13 and TCZ-R17, the submitters remain concerned that this would make the installation of EV Charging Infrastructure a discretionary activity in the TCZ. The submitters consider that this would be unnecessarily onerous.
- 11 The Fuel Companies therefore emphasise the importance of a standalone rule that provides for the installation of EVCI as a permitted activity in the Transport (TRANS) provisions so that this does not default to a discretionary activity in the TCZ. The Fuel Companies will address this in Hearing Stream 5 when the Transport provisions are to be heard.

Mixed Use Zone

- 12 The Fuel Companies made the following submissions on the Mixed Use Zone:
 - a) Retain MUZ-P3 and MUZ-P7 as notified.
 - b) Retain MUZ-R3 as notified.
- 13 The Fuel Companies support the recommendation of the S42A Report in relation to the above provisions and acknowledge that the recommended change to MUZ-R3 will be inconsequential for the Fuel Companies.

Concluding Statement

- 14 In summary, the Fuel Companies submissions are to support the recommended change to the definition of *Service station*, acknowledge the rejection of their submissions on TCZ-R13 and TCZ-R17, and emphasise the consequential importance of a standalone TRANS rule that permits the installation of EVCI.
- 15 Thank you for your time and acknowledgement of the issues raised in the submissions of the Fuel Companies. Please do not hesitate to contact the writer should you wish to clarify any matters addressed in this hearing statement.

Regards,

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