

## BP rebuild has neighbours fuming

The upgrading of the BP petrol station on Hibiscus Coast Highway in Orewa has neighbours concerned that they could face living in the path of petrol fumes.

During the upgrade, pipes that vent fumes from underground petrol tanks have been moved from the entrance to the petrol station to the back, close to the boundaries of eight homes. The number of pipes has also doubled, from three to six.

A resident of one of those homes, builder Des O'Connell, says he approached BP as soon as he saw the new location of the pipes, 8.5 metres from his fence.

"When I was working on the roof of Joust restaurant, where the old pipes vented, there was a constant strong smell of fuel issuing from them," he says. "It's not something you'd want coming near your house."

He says as well as being a health hazard, the fumes could be dangerous if they came in contact with barbecue flames and that the pipes will also be right in line of sight from his northern boundary.

The response that Mr O'Connell and 13 of his neighbours received from BP's project manager, Daniel Beadley, was that the work was deemed compliant under the guidelines by an independent HSNO inspector; these regulations include requirements for vent stack height and location.

Mr Beadley says that in light of residents' views BP "is prepared to install additional fill point diffusers to further mitigate the potential for vapours arising from its underground system".

BP communications and external affairs manager Jonty Mills says by law, BP



The structure in the foreground, at BP Orewa, will support six fuel vent pipes, potentially sending petrol fumes in the direction of neighbouring houses.

could have placed the vents 1.5m from its boundary, but that they moved them back to 8.5m because of neighbouring properties. He says the fill point diffusers, which are the latest technology, will bring about a substantial reduction in vapour discharge.

"It is not common for petrol stations to have residents on its boundary, and issues like this are rare," Mr Mills says. "Normally if there is an issue that requires notification of residents it is raised by Council during the consent process, but that didn't happen," he says. Residents are angry that Auckland Council did not see fit to notify them.

The Hibiscus & Boys Local Board has questioned that decision and Local Board member Janet Fitzgerald advises that the compliance team are currently taking another look at it.

Rodney MP Mark Mitchell, who met residents at the site recently, says although BP has played by the rules, it has ignored its responsibility to consult with neighbours.

"While BP may be well within its rights, it would have shown good corporate responsibility and neighbourliness to talk to residents first," he says.

He says BP has arranged to sit down with its neighbours at his office after Christmas.

Work on the site was expected to be completed early this week, by Monday, December 16, and Mr Mitchell says while it is therefore "highly unlikely" that significant changes can be made, he is hopeful that there can be mitigation so that residents are happy moving forward.

## Golf course plan gets go-ahead

Members of the Peninsula Golf Club have endorsed a deal that will allow developers to proceed with a subdivision on part of the Red Beach course, prior to the development of a new course in Wainui.

Members aired their views at a special general meeting in Orewa on December 9.

Many were angry that the original 'walk on, walk off' deal, where the Red Beach course was exchanged for one in Wainui Rd, as well as \$12 million, was amended, and that those changes were approved by the club's board without consultation.

A vote was taken after presentations from developer PLD's director Michael Newby and Grant Puddicombe, who has been contracted to build the Wainui course.

The vote was strongly in favour of accepting the new deal, with only around 75 members voting against.

The changes require the club to take title of the 81ha site in Wainui Rd before the course is built there, in return transferring part of the Red Beach course to PLD's funder, Fletcher Residential.

A ground-breaking ceremony was held at the Wainui Rd site on November 17 and it is proposed that nine holes will be available to play there before Fletcher Residential begins work at Red Beach.

Once work begins at Red Beach, expected to be around January 2015, golfers will lose six holes from the 18 hole course.

Peninsula Golf Club chair Patrick Kennelly did not wish to comment.

## Fairway Bay developer makes progress with ferry services

Data supplied to Auckland Transport by Fairway Bay developer Top Harbour could lead to a decision on improved ferry services between Gulf Harbour and Auckland being made as soon as next month.

Top Harbour's development

consultant Michael Webb-Speight says analysis of the more than 600 responses to its survey showed demand for better services from a wide range of people, including those who currently use the bus only because the ferry timetable is limited to four sailings

per day (weekdays), as well as young families and current ferry users.

Mr Webb-Speight says Auckland Transport is working on a business plan with ferry operator Fellers that could see 12 sailings a day introduced on the route by next March, subject

to the approval of the business plan by Auckland Transport's board, and appropriate funding.

He says Auckland Transport anticipates a growth rate of 20 percent per annum on the service if more sailings are introduced.



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