



4 June 2020

Waikato District Council
PO Box 544
Ngaruawahia 3742
Attn: Milan Covic

Dear Milan

**Response to Waikato District Council s92 RMA Further Information Request - LUC0329/20
– Proposed Service Station - 68 Great South Road, Pokeno**

On behalf of Gull New Zealand Limited (“the applicant”) we provide the following response to your request for further information under s92 of the Resource Management Act 1991 (“RMA”), received by email on 30 April 2020, in relation to the above resource consent application. Consequently, we provide a response to the items listed in your (insert mode) below.

Planning

- 1. Please provide an urban design report from a suitably qualified urban design expert, that assess the effects on urban amenity and character of the proposal. In addition to the relevant District Plan provisions, the assessment must also consider the following documents:
(a) Pokeno Urban Design Guide
(b) Market Square Development Plan*

Note: *The assessment provided may be subject to a peer review commissioned by Council. As an alternative to providing this assessment Council can commission a report assessing these effects, including the provisions described above.*

Please find attached a response from Boffa Miskell. In summary the document proposes boundary treatment with fencing and landscaping. The report concludes that with these treatments, the vision of the Design Guide and Market Square concept design document can be fully achieved.

- 2. Please confirm the cut depths of the earthworks associated with the underground tanks.*

4.5m. This is provided on drawing 2998-B08 Rev D attached.

- 3. Plan 2998-B03 shows one car park on the site while the plans in the Traffic Impact*

HAYSON KNELL LTD

Assessment show two. Please update this site plan to confirm the number of car parks shown.

This has been updated on drawing 2998-B03 Rev E.

4. *Please confirm the minimum heights that the plants proposed for landscaping are to be maintained to.*

Once established, the plants will be maintained to 1m in height. The purpose for this is to ensure there is no adverse effect on traffic safety.

5. *The provided plans confirm the distance of fuel dispensers from the edge of the nearest entrance. As required under rule 29.5.16, please confirm the distance of the fuel dispensers from the midpoint of the vehicle entrances on the property boundary.*

This measurement has been updated on drawing 2998-B03 Rev E. As per Rule 29.3 any activity not complying with a Rule in 29.5 is a restricted discretionary activity. An assessment against the safety of this arrangement has been provided by Traffic Solutions Limited. In summary although the nearest pump island to the road does not comply with the minimum separation distance in the District Plan, they be a minimum of 10.2m from both site accesses, and therefore meet the recommendation in the Land Transport New Zealand publication RTS 13 "Guidelines for Service Stations". RTS 13 recommends at least 7m of separation between service positions and nearest corners of the site entries. This is a commonly accepted guideline for service station and is recognised nationwide. Therefore, there will be no adverse effect on traffic safety.

Land Development Engineering

6. *Regulation 4.2.3.3.of the Regional Infrastructure Technical Specifications (RITS) requires that she proposed stormwater disposal system must include an allowance for any upstream catchment and downstream development. Please review the proposed Church Street pipe size to allow for this.*

Please find attached a response from Arete Civil.

7. *Please provide an updated traffic impact assessment that provides the following:*
 - (a) *Details on expected traffic movements.*
 - (b) *Discussion on effects of turning movements on the operation of Great South Road and the intersection with Market Street.*
 - (c) *Discussion on the interaction between this site and the existing fuel station to the south of the site.*
 - (d) *Tracking diagram showing tanker entry from the north (left turn in) using a quad-axle semi-trailer.*
 - (e) *Addresses how vehicles entering the eastern entrance will leave the site given the western entrance is entry-only.*
 - (f) *Discussion on the proximity of the nearby intersections and any safety issues that will arise from this.*

Note: *The updated assessment provided may be subject to a peer review commissioned by Council.*

The transportation assessment has been revised to address the matters raised and is attached to this response.

I hope that the information above and enclosed satisfies your request. Please contact me if you have any queries regarding the contents of this letter.

Yours sincerely
HAYSON KNELL LTD

A handwritten signature in black ink, appearing to read 'Grace Burman', written in a cursive style.

Grace Burman
Senior Planner
(07) 577 1996 | 027 545 5993
grace@haysonknell.co.nz