



Hayson Knell

9 December 2020

Waikato District Council
Private Bay 544
Ngaruawahia

Attention: Milan Covic

Dear Milan

**Additional Information, Proposed 24 Hour Service Station
68 Great South Road, Pokeno
Your Ref: LUC0329/20**

Our understanding is that Council is planning to undertake an upgrade to widen Great South Road and install traffic signals at the intersection at Pokeno Road. The applicant's traffic engineer, Traffic Solutions Limited has used the preliminary design plan provided by Council prepared by WSP. Traffic Solutions has concluded that in order to achieve Council's desired road design and meet the applicable roading standards, Council would need to acquire a portion of application site. Council has advised through email (see attached) that this work is proposed to be undertaken beginning 2022, however no information has been provided on the process that Council will undertake for these works to occur.

The process of acquiring a portion of the application site would be subject to Council (being the requiring authority) lodging a Notice of Requirement under the Resource Management Act 1991 (RMA). This would be subject to a consultation and notification process with the option for the affected parties (including the owner of the application site) to submit in support or in opposition to the proposal. The application will go to a hearing and if granted, a Designation will be placed on the land. Following this process the requiring authority will consult with the land owner to reach agreement on purchase of the land or can seek to formally acquire the land under the Public Works Act.

It is my understanding that Council has not yet produced detailed design plans of the layout, nor have they started the process of lodging an application for Notice of Requirement. It is highly unlikely that Council will be able to undertake the preliminary design plan in its current form without acquiring a portion of the application site. Given there is a significant and undetermined statutory process to be undertaken before the land can be designated and acquired, Gull intends to continue with the resource consent application as lodged.

Kind regards

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