



4 November 2020

Waikato District Council  
Private Bay 544  
Ngaruawahia

Attention: Milan Covic

Dear Milan

**S92 Response, Proposed 24 Hour Service Station  
68 Great South Road, Pokeno  
Your Ref: LUC0329/20**

Following from the meeting we had on 9<sup>th</sup> of October 2020 attached to this email is Gull's Urban Design response to the matters raised by Council and Harrison Grierson to the site, the final amendments include the following:

- 900mm high white picket fence on the rear site boundary and 400mm on the road boundary
- Relocation of the bins to provide for planting
- Relocation of the air/ vacuum parking to accommodate hedge
- 1m wide planter for landscaping
- Textured and coloured concrete vehicle access
- Amended sign as per the Urban Design response by Boffa Misell dated 8<sup>th</sup> September 2020

I note in the meeting it was raised that there are proposed works Council would like to do to upgrade the intersection near the site. The applicant has been informed of these discussions and subsequent emails with the roading team and are going to proceed with the development in the proposed form.

It was noted in previous emails that Grey Matter has recommended the following for conditions of consent:

- Removal of roadside vegetation opposite Pokeno Road;
- Relocation of fencing at 80 Great South Road to the property boundary;
- Condition of consent to limit planting height to no more than 600mm along the site frontage and for a distance of about 6m from frontage of the site along the western boundary; and



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- Condition of consent to locate the ID sign at least 6m from the road frontage on the western boundary (Church Street), or on the eastern boundary (Market Street).

The applicant has advised that they will accept these conditions apart from the relocation of fencing at 80 Great South Road as this is not the applicant's property and outside of the application site.

This is a full and final response to the information request by Council, if you have any questions regarding this response please contact me directly. On this basis, can you please proceed with your s95 report.

Kind regards

**Grace Burman**  
**Senior Planner**

**HAYSON KNELL LTD**

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