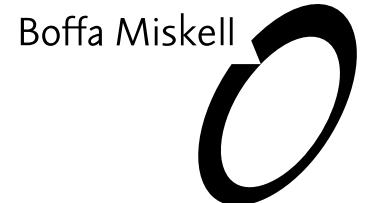


25 May 2020

Grace Burman
Hayson Knell
PO Box 381
Tauranga
3140



Dear Grace

Gull Fuel Facility, 68 – 72 Great South Road, Pokeno – Urban Design Review

Boffa Miskell have been asked to provide an Urban Design Review, as part of the Resource Consent Application for a proposed new Gull service station located at 68 – 72 Great South Road, Pokeno. This review is as part of a further information request from the Waikato District Council (WDC), and is focused on the urban amenity and character of the proposal, as considered against the Pokeno Urban Design Guide (adopted by WDC in 2015) and the Market Square Development Options report, which are both non-statutory guidance documents.

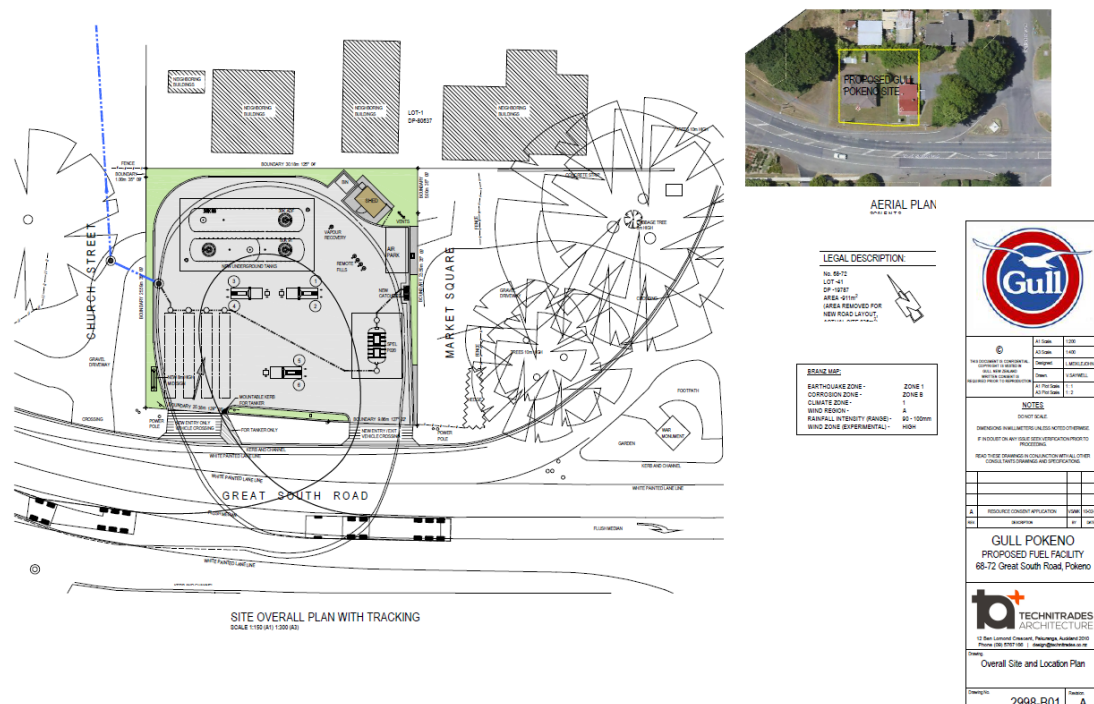


Figure 1 Proposed Gull Fuel Facility

The Pokeno Urban Design Guide (the design guide) provides advice for developers regarding the architectural form, materials and signage that should be used for new business developments within Pokeno's main street. It is recommended that this guide apply to all Business-zoned properties that frame Market Square and those fronting Great South Road between Market Square and Selby Street.

The proposed Gull Fuel Facility site is located directly fronting the North West of the future Market Square site. The design intent as conveyed by the design guide document is that the Market Square is framed by commercial buildings with active building frontages facing inwards towards the square. Due to the nature of the proposed fuel facility design, which is a self-service facility with no actual service station building, this activated frontage is not able to be realised. By its nature, the proposed facility is for use by vehicles only and will not promote any pedestrian movement between the site and the Market Square.

In order to achieve an end design outcome that will not detract from the intentions of the design guide and future Market Square, the boundary interface between the two activities will need to be carefully considered and designed. Currently no boundary treatment or visual mitigation design proposal has been provided for the site. We also note that the current hard surface design proposed for the site allows for very little space for possible soft landscaping along the common boundary with the Market Square.

The preferred design proposal for the proposed Market Square, as identified in the Market Square Options Report (Draft May 2014) below, indicates that the future Market Square would be divided into 4 main quadrants, consisting of a combination of hard paved 'plaza' areas and softer lawn spaces with trees. It is notable from the concept design that the northern quadrant of the square, which fronts the proposed Gull site, is predominantly a lawn space with the large existing trees proposed to be retained. These existing trees are likely to provide some visual separation between the proposed fuel facility and the more active plaza areas within the other three quadrants of the Market Square. It is likely that the green lawn area as indicated on the plan, will likely be used for passive recreation purposes, with groups of users sitting under the trees and around the existing cenotaph which is to be retained.

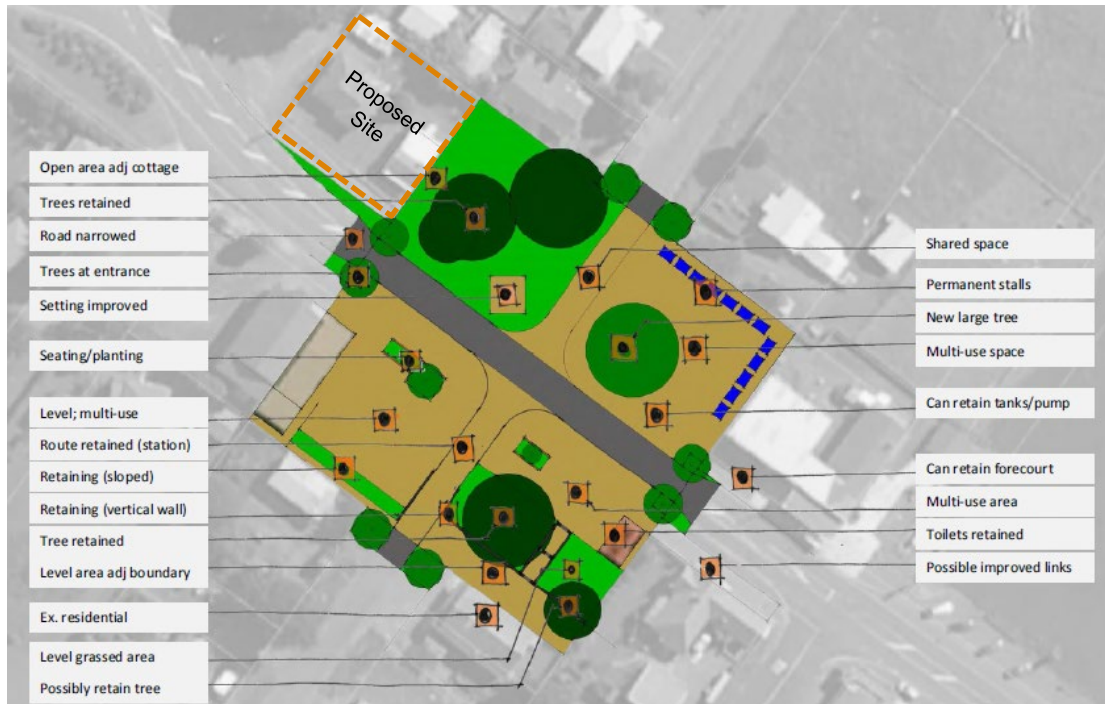


Figure 2: Proposed Market Square Design

In our view, if the vision of the Design Guide and Market Square concept design document are to be fully achieved suitable visual mitigation along the common boundary between the proposed Gull fuel facility and the future Market Square is required.

It is our recommendation that in order to suitably mitigate any adverse urban design and visual effects between the site and the Market Square, a combination of suitable boundary fencing and soft landscaping within the development site would need to be installed.

We would recommend that the fencing be of a solid lapped timber design (acoustic type timber fencing) at a minimum height of 1.8 meters, stained in a dark grey or black colour to be visually recessive. The fence should be of a high-quality durable design to ensure longevity and the fence palings should face outwards towards the future Market Square.



Figure 3: Proposed Boundary Fence Type

We further recommend that a hedge be planted the full length of the South Eastern site boundary. The hedge should be maintained at a height of 3.0 meters and be a minimum width of 1m wide. Hedging should be of a hardy species suitable for its location and growth conditions.

Should you have any further queries or require any clarifications, please do not hesitate to contact us.

Yours sincerely

BOFFA MISKELL LTD

A handwritten signature in black ink, appearing to read 'M Hugo'.

Morné Hugo

Associate Partner / Landscape Architect & Urban Designer