

APPENDIX H

Submissions

Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name)

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

.....

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I ☐ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

.....

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.....

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.....

I seek the following decision from Waikato District Council: ☐ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

..... Date

A signature is not required if you make your submission by electronic means

Address Postcode.....

Email Phone.....

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Hayson Knell Limited PO Box 381, Tauranga 3140 Attn: Grace Burman or email grace@haysonknell.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.



Submission form (Form I3)

For internal use only

ECM Application # LUC0329/20

ECM

SUBMISSION # **#2**

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Pink Lotus Holdings Limited, 25 Market Street, Pokeno

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

The proposal of provision of un-manned Gull Service Station at 68 Great South Road Pokeno.

In specific, we support the proposal as presented by the applicants.

The urban design peer review undertaken by Council recommends provision of general shop on site.

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... the proposal as presented by the applicant for an unmanned gas station is okay.

The peer review fails to identify the practical reasons. The requirement to provide a on-site shop is against the model of unmanned fuel station site. There is already a manned site on the other end of market square. For customers wanting to use a fuel station site for coffee or other needs will go to the other site which provides a point of difference.

We support the application as unmanned site as presented by the applicant.

I seek the following decision from Waikato District Council:



Approve



Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

1. An on site shop is not required.

2. A full canopy is not required. The proposal is good as is.

Number of additional sheets attached -

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter



Date 17 Feb 2021

A signature is not required if you make your submission by electronic means

Address 31 George Street Tuakau

Postcode 2120

Email pinklotusholdings@gmail.com

Phone 02765607180

Contact person's name (name and designation if applicable) Vik

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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Written Submission

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Telephone 0800 492 452

Email Submission

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Submission form

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ECM Application # LUC0329/20

ECM

SUBMISSION # ^{#3}

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Pokeno Community Committee

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

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(a) adversely affects the environment; and

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Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

Construction of fuel pumps

Vehicle Crossings on to Great South Road

24 hour operation of a fuel station

Expected traffic volume

Amenity planning of hedges and fencing

Relocation of memorial

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are (see attachment)

.....

.....

.....

.....

.....

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

See attachment

Number of additional sheets attached

23

I wish to be heard in support of my submission

Yes ☒

No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

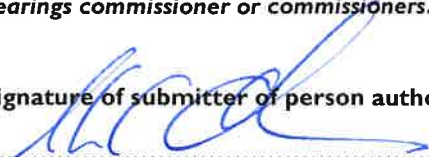
Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter



Date

23/2/2021

A signature is not required if you make your submission by electronic means

Address 6 McNeish Place, Pokeno

Postcode 2402

Email ricodom@xtra.co.nz

Phone 0274 811 300

Contact person's name (name and designation if applicable)

Ric Odom, Chair, Pokeno Community Committee

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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POKENO COMMUNITY COMMITTEE SUBMISSION ON GULL PROPOSAL

Reasons For Opposing (not in priority order)

1. **No Need for Additional Fuel Stations.** There are currently two fuel stations on Great South Road, Pokeno: GAS (primarily for private and smaller vehicles and LPG) and a Z Truck Stop. Accepting that a GULL station is likely to result in increased competition (especially relating to the GAS station prices), probably lower fuel prices and increased convenience resulting from a 24-hour operation, the Pokeno community has no need for a third fuel station ***on its main thoroughfare and in this location***. The Pokeno Community Committee has no objection per se to a GULL Station in Pokeno but not in the location specified in the current proposal.
2. **Inconsistent with Vision and Plans.** A fuel station on the proposed site does not meet the intent and vision for Pokeno outlined in a number of key documents – the majority of which have been derived following extensive public consultation. These include:¹
 - a. Parts of the *Waikato District Plan* such as Chapter 18: Business Town Centre Zone. Especially Rule 18.2.2 Servicing and hours of operation; 18.2.3 Glare and artificial light spill and 18.2.5 Hazardous substances.
 - b. Appendix 10.4 to the *Waikato District Plan: Pokeno Town Centre Character Statement*. When read in its entirety, it is clear that a fuel station in or on the fringes of the Pokeno Township does not fit with the Character Statement.
 - c. *Waikato 2070* and especially:
 - i. Page 15, 04.2 Pokeno Development Plan and page 16, 04.3 Pokeno Town Centre Plan where the proposed site sits on the fringes of the Town Centre and commercial activity zones.
 - d. *Waikato Blueprint 2019*, pages 66-67: 4.2 Pokeno. A significant comment derived from the consultation for this document was “The truck stop, while it is contributing to Pokeno, causes amenity issues for the town centre.” It can be inferred from this that another fuel station in or adjoining the town centre will elicit a similar concern from Pokeno residents.
 - e. *Pokeno Town Centre Architectural Form, Material and Signage Design Guide*. Adopted by the Waikato District Council in September 2015, and reflecting community consultation, this documents reflects how the Pokeno Town Centre should be developed in terms of ‘look and feel’ and provides a Concept Guide for Pokeno’s Market Square
3. **Pokeno is Growing.** Pokeno is growing rapidly with some predictions pointing to a population approaching 20,000 which would make Pokeno one of the largest towns in the Waikato District. One of the challenges facing the Council, Community Committee and residents is managing that growth in a way that results in a town that is well-planned and which reflects the desires of its residents. It is – and will continue to be - a strategically important area, at the junction of SH1 and SH2 and the northern gateway to the Waikato. It is therefore critically important that Pokeno – and especially the ‘heart’ of Pokeno (the town centre/Market Square) - is developed in a way that is consistent with the already well documented views of Pokeno residents. It must

¹ It is acknowledged that the proposed site might not sit fully within current business/commercial zone or the Market Square boundaries. However, it is on the fringe of these areas and so activities carried out on this site are certain to impact on these zones and plans.

not be allowed to continue to develop in the ad hoc way it has to date. Business and commercial growth is encouraged but in areas which are clearly designed and ear-marked for such activities.

4. Traffic Management and Safety.

- a. We contend that the Traffic Impact Assessment by Traffic Solutions Ltd (Appendix 3 to the Gull submission) is flawed. Traffic volumes along Great South Road in this report are based on 2015 council traffic counts of 3,995 per day which the traffic engineer has estimated will have increased to around 4,500 per day. No updated accurate data was provided and it is not clear from the proposal where the traffic counter was situated on Market Road East to count the 40 vehicles per day that has been alluded to. For instance, did this count also include the vehicles accessing the existing GAS station though the Market Road slip lane? There is considerable scope for underestimating the traffic volumes experienced and indeed the Pokeno Community Committee is of the view that traffic volumes along Great South Road Pokeno have increased substantially. Developments in Tuakau have led to higher volumes of traffic entering Pokeno from the west and the new Countdown supermarket in Pokeno has certainly generated significantly more traffic².
- b. The peer reviews of the Traffic Impact Assessment – and especially the Addendum dated 26 November 2020 and the Memorandum dated 15 December 2020 – cast significant doubt on the safety and practicality of locating a fuel station on the site. The November addendum raises some serious concerns regarding sight lines and traffic flow concluding in part that “Without mitigation, these potential safety effects would be unacceptable.” The review also raises concerns around:
 - i. Pedestrian safety even to the point of recommending the War Memorial be moved (something the Pokeno Community Committee and residents would adamantly oppose).
 - ii. The proposed signage, fencing and hedging.
 - iii. Traffic movement into, out of and within the proposed site.
 - iv. Queuing traffic, especially on days where fuel discounts are offered, will be a hazard with increased likelihood of vehicle accidents occurring.
- c. It must be noted that the impact on traffic movement following the opening of the new supermarket appears not to have been factored into the proposal or the traffic plans. The Pokeno Community Committee, through direct observation, feels that traffic volumes have increased markedly. As the town grows, so will these volumes.
- d. There has already been a notable increase in heavy traffic movement at the Pokeno Road/Great South Road intersection. The planned widening of Pokeno Road does not include this intersection and while there has been discussion around placing traffic signals at this intersection (as noted by the traffic engineers), there are as yet no firm plans or time frames for this to occur (if it does); though there are plans to close Ford Street to through traffic which will result in all traffic having to transit this intersection. Given that this is a major intersection and that the distance from the proposed Gull station and sight lines from it to this intersection are below the recommended distances, this is likely to result in significant traffic issues, especially on days of increased volumes to the proposed fuel station (such as fuel discount days).

² These are based on observations rather than an actual count but are probably more accurate than the estimates made by Traffic Solutions Ltd. The Pokeno Community Committee has already requested that Council review the traffic flow around and through Pokeno.

- e. On the issue of pedestrian safety, it is the view of the Pokeno Community Committee that the impact of a fuel station at the proposed location would adversely impact pedestrian safety – especially that of the young and the elderly. The proposed location, close to the major intersection of Pokeno and Great South Roads, is already a major pedestrian thoroughfare for those going to and from the shopping precinct and the Pokeno School. The additional traffic movement – and especially the impact of reduced sight lines as described by the traffic peer reviews - would exacerbate this.
5. **Trees.** One of the recommendations contained in the proposal was the recommendation to remove or severely trim the trees to improve sight lines. These trees were planted as part of the Beautify Pokeno programme to enhance the look and ambience of the area - not for developers to trim or remove them if the developer felt they were unnecessary. Additionally, we are of the view that these trees are designated as Notable Trees by the Waikato District Council. Therefore, the Pokeno Community Committee strongly opposes any action that would remove or seriously deplete these trees. Given the trees location in the area of the war memorial, it is useful to point out that 300 or more people attend ANZAC services at the memorial – and of course, these attendees also cross the Great South Road to attend this service and to attend the subsequent morning tea at the Pokeno Hall.
6. **Public Opinion.** On Sunday 21st February, members of the Pokeno Community Committee set up a stand at the Pokeno Market from 8.00 am to 12 noon. Market attendees were asked if they supported, opposed or were neutral on the proposal. Where necessary, the proposal was explained to them in outline and the Summary of Application was made available for them to read. Committee members indicated the Committees position on the proposal if asked. 160 individuals recorded their opinion. Of these, 49 identified as Pokeno residents by address. In total, 9 supported the proposal, 4 were neutral and 147 opposed the proposal. No Pokeno residents supported the proposal though two were neutral. The remaining 47 opposed it. The original sheets recording this information are available if required.



Ric Odom

Chair

Pokeno Community Committee

23rd February 2021



Submission form (Form I3)

For internal use only

ECM Application # LUC0329/20

ECM

SUBMISSION #.....4.....

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Wendy & Shane Harrod

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

..... Please refer to my attached 3 page document

..... "Submission for the Gull Proposal in Pokeno"

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

..... We are opposed to the placement of the

..... GULL fuel stop

..... We are not opposed to competition in the area

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

.....

Number of additional sheets attached 3

I wish to be heard in support of my submission

Yes ☐ No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐ No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Wendy A. Horrod Date 24/2/2021
A signature is not required if you make your submission by electronic means

Address 13a Pokeno Road Pokeno Postcode 2472

Email pokena.horrod@gmail.com Phone 027 2336717

Contact person's name (name and designation if applicable) Wendy Horrod
This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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SUBMISSION FOR THE GULL PROPOSAL IN POKENO

Reasons For Opposing this proposal:

1/ Fuel Stops presently in Pokeno main street:

We have currently Pokeno GAS for private vehicle use and a Z Truck Stop all within metres of the proposed Gull Station. The traffic utilizing both of these places is already on the higher side. Placing another competitor within metres of both of these fuel stops and with the GULL station operational 24 hours, 7 days a week this will increase considerably.

We are not opposed to having competition for Petrol services in Pokeno however we are opposed to the current proposed position of the GULL Fuel stop in Pokeno in the current proposal.

2/ Market Square Future Plans:

A very robust discussion with plans and the future vision for the Pokeno main street has been worked through by the Pokeno Community Group. The Pokeno Community was consulted and this was discussed at many community meetings. One agreed upon this was then shared with the Waikato District Council for future plans. This was an exciting and fitting plan for Market Square right next to where the Gull Station is proposed. As the Gull station is not on Market Square proposed plans it however will affect the clear vision the Pokeno Community have for this.

The Centopah which is a memorial to our fallen heroes is sitting on the edge of this new proposal along with the very large old Oak Trees. With the new development of this site we feel this will most definitely affect our future plans for this area.

The very old Oak trees could possibly have to be removed with this huge development. In the proposal there are plans to remove or severely trim the trees to improve sight lines. If they were not removed the digging to create large pits for petrol tanks to be placed underground will most definitely affect the root system of these old trees and will kill them over time. Trimming them to suit the proposed new GULL site we are definitely opposed to.

The Centopah is a main feature in Pokeno and where the development of market square was going to make this a focal point. On Anzac Day every year we have 100s of people gathering at this site to honour our fallen comrades. We are extremely opposed to this area a huge part of the history of Pokeno being overlooked to allow a Gull fuel stop.

We have supplied the facts from the Waikato District Council regarding Market Square.

Below are facts supplied to Waikato District Council.

Inconsistent with Vision and Plans. A fuel station on the proposed site does not meet the intent and vision for Pokeno outlined in a number of key documents – the majority of which have been derived following extensive public consultation.

These include:

a. Parts of the Waikato District Plan such as Chapter 18: Business Town Centre Zone.

Especially Rule 18.2.2 Servicing and hours of operation; 18.2.3 Glare and artificial light spill and 18.2.5 Hazardous substances.

b. Appendix 10.4 to the Waikato District Plan: Pokeno Town Centre Character Statement.

When read in its entirety, it is clear that a fuel station in or on the fringes of the Pokeno Township does not fit with the Character Statement.

c. Waikato 2070 and especially:

i. Page 15, 04.2 Pokeno Development Plan and page 16, 04.3 Pokeno Town Centre Plan where the proposed site sits on the fringes of the Town Centre and commercial activity zones.

d. Waikato Blueprint 2019, pages 66-67: 4.2 Pokeno. A significant comment derived from the consultation for this document was "The truck stop, while it is contributing to Pokeno, causes amenity issues for the town centre." It can be inferred from this that another fuel station in or adjoining the town centre will elicit a similar concern from Pokeno residents.

3/ Traffic Management and Safety.

With increased traffic utilizing the proposed GULL Fuel Stop this is of a huge concern to the safety of pedestrians and also the large number of cars exiting the proposed site and crossing Pokeno Road. The increase in traffic with the new Countdown has already caused a lot of stressful situations with cars crossing over Pokeno Road. The Z Fuel stop with the large trucks entering and exiting this spot only adds to the congestion already in the main street.

Below is the Traffic Management and Safety the Pokeno Community Group discussed. They have the knowledge and information. We agree with every point they have made about this.

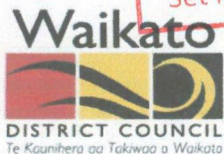
1. Traffic Management and Safety.

1. We contend that the Traffic Impact Assessment by Traffic Solutions Ltd (Appendix 3 to the Gull submission) is flawed. Traffic volumes along Great South Road in this report are based on 2015 council traffic counts of 3,995 per day which the traffic engineer has estimated will have increased to around 4,500 per day. No updated accurate data was provided and it is not clear from the proposal where the traffic counter was situated on Market Road East to count the 40 vehicles per day that has been alluded to. For instance, did this count also include the vehicles accessing the existing GAS station though the Market Road slip

lane? There is considerable scope for underestimating the traffic volumes experienced and indeed the Pokeno Community Committee is of the view that traffic volumes along Great South Road Pokeno have increased substantially. Developments in Tuakau have led to higher volumes of traffic entering Pokeno from the west and the new Countdown supermarket in Pokeno has certainly generated significantly more traffic.

2. The peer reviews of the Traffic Impact Assessment – and especially the Addendum dated 26 November 2020 and the Memorandum dated 15 December 2020 – cast significant doubt on the safety and practicality of locating a fuel station on the site. The November addendum raises some serious concerns regarding sight lines and traffic flow concluding in part that “Without mitigation, these potential safety effects would be unacceptable.” The review also raises concerns around:
 1. Pedestrian safety even to the point of recommending the War Memorial be moved (something the Pokeno Community Committee and residents would adamantly oppose).
 2. The proposed signage, fencing and hedging.
 3. Traffic movement into, out of and within the proposed site.
 4. Queuing traffic, especially on days where fuel discounts are offered, will be a hazard with increased likelihood of vehicle accidents occurring.
- c. It must be noted that the impact on traffic movement following the opening of the new supermarket appears not to have been factored into the proposal or the traffic plans. The Pokeno Community Committee, through direct observation, feels that traffic volumes have increased markedly. As the town grows, so will these volumes.
- d. There has already been a notable increase in heavy traffic movement at the Pokeno Road/Great South Road intersection. The planned widening of Pokeno Road does not include this intersection and while there has been discussion around placing traffic signals at this intersection (as noted by the traffic engineers), there are as yet no firm plans or time frames for this to occur (if it does); though there are plans to close Ford Street to through traffic which will result in all traffic having to transit this intersection. Given that this is a major intersection and that the distance from the proposed Gull station and sight lines from it to this intersection are below the recommended distances, this is likely to result in significant traffic issues, especially on days of increased volumes to the proposed fuel station (such as fuel discount days).
- e. On the issue of pedestrian safety, it is the view of the Pokeno Community Committee that the impact of a fuel station at the proposed location would adversely impact pedestrian safety – especially that of the young and the elderly. The proposed location, close to the major intersection of Pokeno and Great South Roads, is already a major pedestrian thoroughfare for those going to and from the shopping precinct and the Pokeno School. The additional traffic movement – and especially the impact of reduced sight lines as described by the traffic peer reviews - would exacerbate this.

These are based on observations rather than an actual count but are probably more accurate than the estimates made by Traffic Solutions Ltd. The Pokeno Community Committee has already requested that Council review the traffic flow around and through Pokeno.



SCANNED

Set No _____

RECEIVED

25 FEB 2021

Waikato District Council

Submission form

(Form 13)

For internal use only

ECM Application # LUC0329/20

ECM

SUBMISSION # ^{#5}

CUSTOMER #

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Kenneth + Patricia Graham

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

All

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

I - This is unnecessary, there is already a petrol station close to the proposed site - which (if you get the ap) supplies 24hr petrol. alternative 24hr sites are at Bombay (7.5km to the N on SH 1) Tuakau (7.3km to the west) Mercer (5.3km to the S on SH 1)

II An unmanned Gull station will no doubt offer discounted fuel (particularly at first) - this could well drive the present station out of business - this fully serviced station offers much more than just petrol and operates as a much needed Post Shop for the community and has a work shop attached.

II Siting

(a) Two dwellings are to be removed - one of these is a historic cottage at present in use as a Real Estate Agent - this with the surrounding trees ~~produces~~ presents an attractive entrance to the town - an unmanned service station certainly will not

(b) Market Square. This is adjacent to the proposed site. It has been in the Long Term Plan for many years with considerable input from the community. Its aim has been to give this rapidly developing town a heart. It includes the 100yr old War Memorial and some beautiful old trees. - This unmanned service station would have a detrimental effect to its ambience

(c) Surrounding houses will be affected by the 24hr nature of the business with its necessary 24hr lights

(d) As the first petrol station outside Auckland Super City it will be anticipated that at least at first prices will be lower and this will soon become known leading to a rise in traffic.

(e) The Main road through Pokeno is already suffering a traffic crisis and the siting of this will only exacerbate it. One of the solutions offered in the traffic report was to move the 100yr old War Memorial ~~and~~ put the exit through Market Square - This must NOT happen

Surely in a rapidly developing town we have the opportunity to provide an attractive environment ~~(not~~ ~~only for us but for future generations. We must~~ and not one that is dominated by the provision of fossil fuels. For future generations it will be a sin if we let this happen

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached

1

I wish to be heard in support of my submission

Yes ☐

No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☒

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

P M Graham Date 23/2/21
A signature is not required if you make your submission by electronic means

Address P.O. Box 179, Pokeno Postcode 2440

Email hitchen201@gmail.com Phone 021 948737

Contact person's name (name and designation if applicable) Patricia Graham

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Hayson Knell Limited PO Box 381, Tauranga 3140 Att: Grace Burman or email grace@haysonknell.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part IIA of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngauwahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority *Sections 95A and 96 of the Resource Management Act 1991*

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name)

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

.....

.....

.....

.....

.....

.....

.....

I ☐ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

.....

.....

.....

.....

.....

I seek the following decision from Waikato District Council: ☐ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

..... Date

A signature is not required if you make your submission by electronic means

Address Postcode.....

Email Phone.....

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waide.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

26 FEB 2021

Waikato District Council

For internal use only

ECM Application # LUC0329/20

ECM

SUBMISSION # ^{#7}

CUSTOMER #

Submission form

Set No _____

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) DONALD IAN MCINTOSH

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

* I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

† Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

TRAFFIC CONGESTION, and SAFETY

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are

I oppose this submission on the grounds that, Traffic congestion with vehicles turning in and out of the property, in close proximity to the Pokero / Tuakau intersection and near a bend in the road affecting visibility of approaching traffic.

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date

23/02/2021

A signature is not required if you make your submission by electronic means

Address

P.O. Box 85 Pkono

Postcode

2402

Email

mcintoshfam@xtra.co.nz

Phone

027 283 7758

Contact person's name (name and designation if applicable)

DON MCINTOSH

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waidec.govt.nz

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Emailed
26/2/21
9.32am

For internal use only

ECM Application # LUC0329/20

ECM

SUBMISSION #.....8

CUSTOMER #

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Dominic Toon

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☒ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

Building of the fuel station

I ☒ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

We need a fuel station with Waikato pricing

I seek the following decision from Waikato District Council:



Approve



Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Nil

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 26 February 2021

A signature is not required if you make your submission by electronic means

Address 1 Ulcoats Lane Pokeno

Postcode 2402

Email djptoon@gmail.com

Phone +64374366464

Contact person's name (name and designation if applicable) Dominic

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Hayson Knell Limited PO Box 381, Tauranga 3140 Attn: Grace Burman or email grace@haysonknell.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngauruhia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) TODD KENNETH MCINTOSH

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☒ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

Tuakau Office

26 FEB 2021

llam ML

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

See attached sheets

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

See attached sheets

Todd Kenneth McIntosh
P.O. Box 6
POKENO 2440

Phone 0274205214

btmcintosh@xtra.co.nz

Relating to Resource Consent Application at 62 Great South Road Pokeno

By GULL NZ LTD - Number LUC0329/20

I OPPOSE this Application

I wish Waikato District Council to Deny this Application – Reasons Attached

I do not wish to be heard.

LUC 0329/20

The reasons for my views are :

- This is a very small site to operate a multi-fuel Truckstop from, as there is an existing Truckstop and Petrol Station already in the Town.
- The existing Truckstop operates from a much larger site and can cater for up To 20 Trucks and Trucks with trailers parking on site or queuing when necessary for fuel.
- The recent opening of the Countdown Supermarket has increased traffic congestion and with the potential of another 600 vehicle movements per day on top of that should necessitate a review.

For these reasons and more , We Strongly oppose this application.

Y.K. McIntosh 25/2/2021

LUC 0329/20

Specific Parts of the application my submission relates to are:

- Double access crossings Non Complying
- Large on Site Signage on such a restricted site without any Buildings
- The crossings look to me like they are over the Deceleration lane

for vehicles turning left into Market Rd Pokeno

- The potential demolition of a "Historical House" which has been an iconic landmark in our Town.
- The impact of waiting Trucks and Vehicles may have on School Children Walking to the Bus Stop, which is directly opposite, at Pokeno Community Hall , twice a day.
- The lack of onsite parking for Trucks queuing to get fuel.

Y.K. McIntosh 25/2/2021

Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Michael & Amanda Holroyd

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☒ am not ☐ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

.....
The proposed location for Gull Service Station in Pokeno
.....

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

.....
Please see attached sheets - Appendix to Holroyd Submission
.....

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

Decline the proposed location for this development, and adhere to proposed Community focus in the area

Number of additional sheets attached 3

I wish to be heard in support of my submission Yes ☒ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

Date 26/02/21
A signature is not required if you make your submission by electronic means

Address 73 Great South Road Postcode 2402

Email mike.holroyd@gmail.com Phone 021308273

Contact person's name (name and designation if applicable) Mike Holroyd

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

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Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

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Michael & Amanda Holroyd submission on Gull Proposal

Reasons for Opposing:

1. Light Pollution

Gull 24-hour service stations are lit during night-time hours. Our family home at 73 Great South Road is adjacent to this site, and the site has line of sight from three (3) rooms in our home, two (2) of which are bedrooms. This is inconsistent with quiet enjoyment of our property. Please see picture 1, 2, 3 attached for light examples from the Gull Site at Tuakau.

2. Traffic Management and Safety.

We believe traffic estimates contained within the submission are not consistent with reality, particularly since the opening of Countdown Pokeno.

- a. The junction of Pokeno Road and Great South Road experiences congestion due to southbound traffic turning right into Great South Road and would be further impacted by any traffic turning into the proposed Gull Station. Furthermore, northbound traffic turning left into the proposed Gull Station, would need to queue further because of traffic flow. This is particularly prevalent during the school rush (8am-9am & 2:30pm-3:30pm), which also coincides with an increase of children walking through this area. Should raised medians be used, what consideration has been given to northbound traffic – where will they attempt to U-Turn in order to access the site? This can only be only heavily trafficked sections of Pokeno/Great South Road.
- b. No consideration is offered for pedestrians coming into Town Centre, and as a family with young children who attend Pokeno School, this area is already hostile to pedestrians, and would be exacerbated by the proposed development.
- c. The roading surface along Great South Road (through the Town Centre), and along Pokeno Road (up to Helenslee Road) is substandard due to heavy traffic flows currently. There is no indication that this would improve with increased traffic.
- d. In a time where towns across New Zealand are taking steps to divert traffic away from Town Centres, decisions for Pokeno appear to be focus on increasing industry and private traffic. We strongly oppose activity that prioritises traffic over people.

3. Increased risk to traffic incidents

- a. We have personally witnessed traffic incidents due to poor design and poor driving at the intersection of Great South Road and Pokeno Road (always southbound right turning traffic)
- b. In December 2019 a medical event resulted in a heavy transport vehicle colliding into 3 properties along this intersection. Our property at 73 Great South Road, was the most heavily affected, with substantial property destruction, and heavy contents loss. This created significant trauma for our family. Whilst such events cannot be anticipated, we strongly oppose increased heavy traffic (as per point 2.d)

4. **No Need for Fuel Stations in this location** There are currently two fuel stations on Great South Road, a GAS and a Z Truck Stop (which is entirely in the wrong place for a community the size of Pokeno). 24-hour Service Centres are located 5 minutes in either direction (Bombay & Mercer) along SH1.

5. **Inconsistent with Pokeno Vision and District Plans.** Across Waikato District Plan and Blueprints, along with presentations made to the Pokeno Community, the intent was to beautify the town centre with a focus on non-vehicle traffic. Market Square was referenced as a key part of this

beautification. This development not only removes the opportunity in this location, but such commercial/industrial activity sets a precedent for what the Town will look like to visitors.

6. Potential removal of House Trees & Memorial.

- a. One of the recommendations contained in the TRANSPORT PEER REVIEW ADDENDUM was the recommendation to remove or severely trim the trees to improve sight lines, and to potentially relocate the Pokeno War Memorial. We vehemently **oppose** any business or development influencing the removal of these key treasures.
- b. Both dwellings at 68 & 72 Great South Road appear to be original building from Pokeno's early development, in particular 72 Great South Road. In fact, visitors often comment on 72 as an amazing historical house. Such a site would seem to be an ideal place to showcase Pokeno's rich history.

7. **Local Impact** It is our opinion that whilst the proposed site might be zoned for this type of development, it fails to take into account that this area is predominately a residential area, with short- and long-term residents and families who are impacted by all of the above. Furthermore, an unmanned service station offers no local employment opportunities or benefits to the community, outweighing the commercial benefits to Gull.

In Summary we have no objection to a GULL Station in Pokeno but strongly oppose the location specified in the current proposal.

Michael & Amanda Holroyd
73 Great South Road, Pokeno

Picture 1:



Picture 2:



Picture 3:



Submission form

(Form I3)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) Emma Louise Tucker

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

~~I am~~ ☒ am not ☒ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

~~1~~ The location chosen for the new Gull Petrol Station in Pokeno

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are... There are already 2 places to get petrol, the truckstop and Gas, does Pokeno want to be known for ice-cream shops and petrol stations! Gull will not be employing any local residents so won't be adding any jobs to local community. The location will bring excess traffic to

P.T.O

the road which has homes nearby, which will increase pollution - fumes and noise/light, also it poses a danger to children with cars entering / exiting site.

This would be better located to the Industrial estate nearby

The location with the Corner, T-Junction and surrounding roads is dangerous and with an increase in traffic the location isn't well thought out and will also pose a risk to people paying their respects on Anzac Day at the Memorial.

I seek the following decision from Waikato District Council: ☐ Approve ☒ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

move it to a different location

Number of additional sheets attached

I wish to be heard in support of my submission

Yes ☐

No ☒

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes ☐

No ☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes ☐

No ☒

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

E. Rickard

Date

24/2/21

A signature is not required if you make your submission by electronic means

Address

53 Mark Ball Dr Pokero

Postcode

2402

Email

emmalltucker@hotmail.com

Phone

021 2091633

Contact person's name (name and designation if applicable)

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Hayson Knell Limited PO Box 381, Tauranga 3140 Attn: Grace Burman or email grace@haysonknell.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.

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To: Waikato District Council

Name of submitter (full name)

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*I am ☐ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

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Select one

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Give details (attach separate sheets if necessary):

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I ☐ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

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Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

.....

.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter of person authorized to sign on behalf of the submitter

..... Date

A signature is not required if you make your submission by electronic means

Address Postcode.....

Email Phone.....

Contact person's name (name and designation if applicable)

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To: Waikato District Council

Name of submitter (full name)

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*I am ☐ am not ☐ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

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†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

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I ☐ support ☐ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are.....

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I seek the following decision from Waikato District Council: ☐ Approve ☐ Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

.....

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.....

.....

Number of additional sheets attached

I wish to be heard in support of my submission Yes ☐ No ☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing Yes ☐ No ☐

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority Yes ☐ No ☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

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We oppose the application from Gull to locate an unattended fuel stop, Great Sth Rd Pokeno.

The reasons are:

Community Safety

Pedestrians crossing to/from Market Rd East, especially our school children. Did the vehicle count include pedestrians?

Anzac Day

Our last Anzac Service(2018, - 2019 Mosque shooting, 2020 Covid) saw over 300 residents come to pay their respects to those who died for us to live in a free world. A proposal to remove our Cenotaph for the convenience of a proposed Fuel Outlet, is outrageous. Our Market Square is where Pokeno Community, visitors and families of those named on our Cenotaph come to remember and pay their respects. Removal of this Cenotaph is non negotiable. Our Pokeno Community has expanded by thousands since then and we would expect our Anzac Service to grow as well.

Increased Traffic

The vehicle data is outdated, our Pokeno Community is now over 5000 residents, this was not factored in, also wider travelling vehicles were not accounted for. Since the opening of Countdown in Pokeno the traffic generated has increased substantially, not accounted for in your application. . The location of this proposal, ON A BEND, is incredulous. I know because I work on the Great South Rd, at Pokeno and every day I witness .truck and vehicle maneuvers which “Beggars Belief”

Market Square

Attached are the plans for our proposed Market Square, the proposed location, entrance and exit does not fit with our Community Plans. Also , the trees planted to Beautify Pokeno are there for our Community to enjoy, they are not to be chopped down

Pokeno Village

Market Square Options

(DRAFT MAY 2014)

Richard Knott Limited

| Urban Design | Masterplanning | Built Heritage | Town Planning |

The Goodfellow Group Ltd.
Landscape Architects

AECOM

1. Introduction and Overview



Figure 1: Pokeno Masterplan

Following a previous masterplanning exercise and study of the village centre, Pokeno is experiencing significant growth with the Franklin District Growth Strategy (2007) anticipating a 9-fold population increase by 2050. New business developments are proceeding and recent subdivisions have all sold as the village being seen as an affordable place to live for Auckland commuters. There remains demand for further sections due to be released in

later 2014.

The current village centre will undergo change to meet the demands of the new increased population. Investment is needed to provide improved community facilities and various improvements to meet the needs of this increased population. This includes potential upgrades to the main street area. At the centre of the village is the Council owned land at the Market Square, located at the intersection of Great South Road with Market Road. It is anticipated that Great South Road will remain as a significant traffic route; it has been determined that a bypass is not a viable option.

There is strong community sentiment to protect the 'village feel' of the main street area.

The existing square is currently formed by four areas of land separated by the roads with no common use or theme extending across them. Visitors to the village do not read them as a single space.

Boffa Miskell prepared a high level concept for the land as part of the Pokeno Town Centre Strategy (2008).

This report studies the context of the Market Square within the wider village, identifies opportunities for its upgrade and provides an assessment of the Boffa Miskell option and a newly developed option for consideration and comparison.

It is intended that the report and options be presented to Councillors prior to public consultation taking place.



Figure 2: Market Square is located in the centre of the village

2. Council Workshop 28 May 2013

At the Council Workshop on the 28th May 2013 a number of 'Drawcards' were identified. For the Market Square these were:

Reinstate Market Square as the civic focus:

- ✓ *Potential to reclaim part of the wide road for the square*
- ✓ *Consider whether feasible to create concourse by excluding traffic from that part of Great South Road which presently dissects this public asset*
- ✓ *Accentuate historic significance of cenotaph*
- ✓ *Create recreation space and amenity in town heart with playground/rest area/trees*
- ✓ *Make available for community events/farmers' markets*
- ✓ *Consider relocation/refurbishment of existing public conveniences*

An earlier option for the redevelopment of the Market Square which had been produced as part of the Pokeno Town Centre Strategy had received significant local support.

This study seeks to identify the most appropriate means to achieve these aspirations.



Figure 3: Illustration of earlier option for redevelopment of Market Square

Richard Knott Limited

| Urban Design | Masterplanning | Built Heritage | Town Planning |

The Goodfellow Group Ltd.
Landscape Architects

AECOM

3. Context Appraisal



Top Left: Heavy vehicles use Great South Road. Many use existing facilities including the truck stop, motel, shops and cafes.

Top Right: Significant additional commercial development is taking place in the village. This is likely may lead to additonal traffic using Great South Road. It is also likely to increase the number of workers and residents wishing to use the facilities in the village centre.

Bottom Left: Entrance to village from the South; wide streets with spaced out development.



Top Left: The Market Square (centre of top photograph) has direct road linkage to the site of the potential passenger train station and park/ride site. This is a short walk.

Top Right: There are a number of existing businesses on the Great South Road, including the Truck Stop, Motel, Liquor Store and Country Cafe (as shown). There is also a superette, petrol filling station and takeaways.

Bottom: The existing market (each Sunday) is held on open land adjacent to the Motel. This potentially has development value and the market may be forced to relocate.



Context Appraisal, Key Matters:

- The village is undergoing significant change
- New business developments are taking place in the south of the railway line
- The village adjoins the main North Island Trunk Line; the potential train station would provide easy access to Auckland for Commuters
- Users of SH1 can easily use village facilities as there are entrance ramps at the northern and southern extent of the village; the route along Great South Road between these is only 1500m
- There is a significant network of Paper Roads; these must be retained
- The formed roads and paper roads together form a very well connected and legible grid network
- Great South Road passes through the centre of the village. It is of significant heritage interest being the key route from Auckland to the Waikato. Construction began in 1861 during the New Zealand Wars to secure the flow of supplies to troops. Following the war it became the main social and commercial link to Auckland.
- Existing Commercial uses are centred around Great South Road and form the heart of the village. These are very close to Market Square.
- The existing commercial uses shape residents/visitors image of the area; Pokeno Bacon and Pokeno Ice Cream Shops. It is important that these uses are maintained.
- The existing Market site has potential development value; the market may therefore need to relocate
- Market Street, which joins Great South Road in the Square is a key access to the potential train station

4. Site Appraisal



Top: View northwards along Great South Road to Market Square

Middle: Panoramic view of Market Square from North-East.

Bottom: View southwards along Great South Road to Market Square; note heritage cottage alongside square



Top: View north west towards hall and car park (car park and hall extension both within Market Square). Note sloping land.

Bottom: Residential building sited along south western boundary of Market Square



Top Left: Historic Cottage and Scheduled Trees

Top Right: War Memorial in island between Great South Road and left-turn lane

Bottom Left: War Memorial against backdrop of scheduled trees

Bottom Left: Septic tank adjoining public toilets in southern quadrant of Square



Site Appraisal Key Matters:

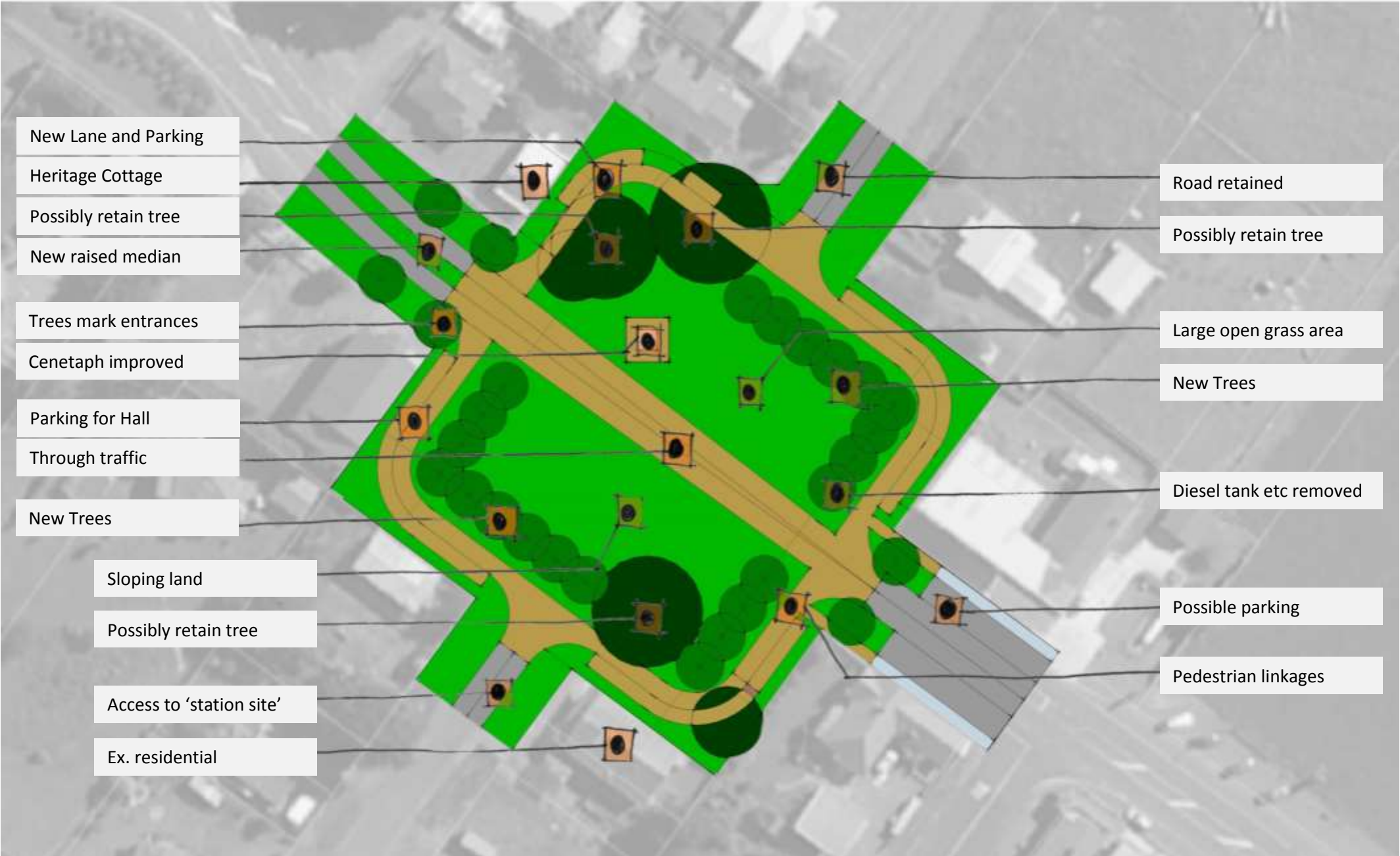
- Site is subdivided into four quadrants by roads
- Great South Road is well used by vehicles; use may increase with additional development
- Scheduled trees in northern quadrant are very important local landmark. Appear to require some husbandry.
- Cenotaph is an important local landmark; currently on island between roads. Setting could be improved.
- Potential for reuse of adjacent historic cottage to extend onto space under trees; eg outside seating etc if it was used as a cafe
- Slope of land to the west creates opportunities and constraints that design must consider
- Good existing pedestrian links from Square to shops
- Existing diesel pump and tank is a significant constraint with potential costs to remove and reinstate (although cost may be responsibility of leaseholder)
- Installation of reticulated sewage in the village will allow the removal of the septic tanks

6. Options

Option 1; 'Village Green'

Key Matters:

- New lane around outside of square impacts on potential ability to retain existing trees
- Improves setting of Cenotaph
- Still necessary to retain Great South Road access/through route for traffic; however this respects historic alignment of the road
- Must remove diesel tank and pump
- Reduces parking available for hall
- Creates good focus for village
- Could relocate market to the space however would not be an ideal all year venue that could compete with other markets sited in permanent structures on hard surfaced land (eg Clevedon)
- Does not address current sloping land
- Unless modified would require removal of hall extension; modified design could have greater impact on existing trees
- Does not create area that could be used in conjunction with historic cottage if this changes use.
- Does not create area that could be used in conjunction with residential building adjoining south eastern boundary if this changes use
- Could be taken ahead of other main street improvements (but does require alterations to toilets, hall and diesel tanks/pump)
- Maintains north and south routes out of square; however route to potential train station not as clear/easy as existing



Richard Knott Limited

| Urban Design | Masterplanning | Built Heritage | Town Planning |

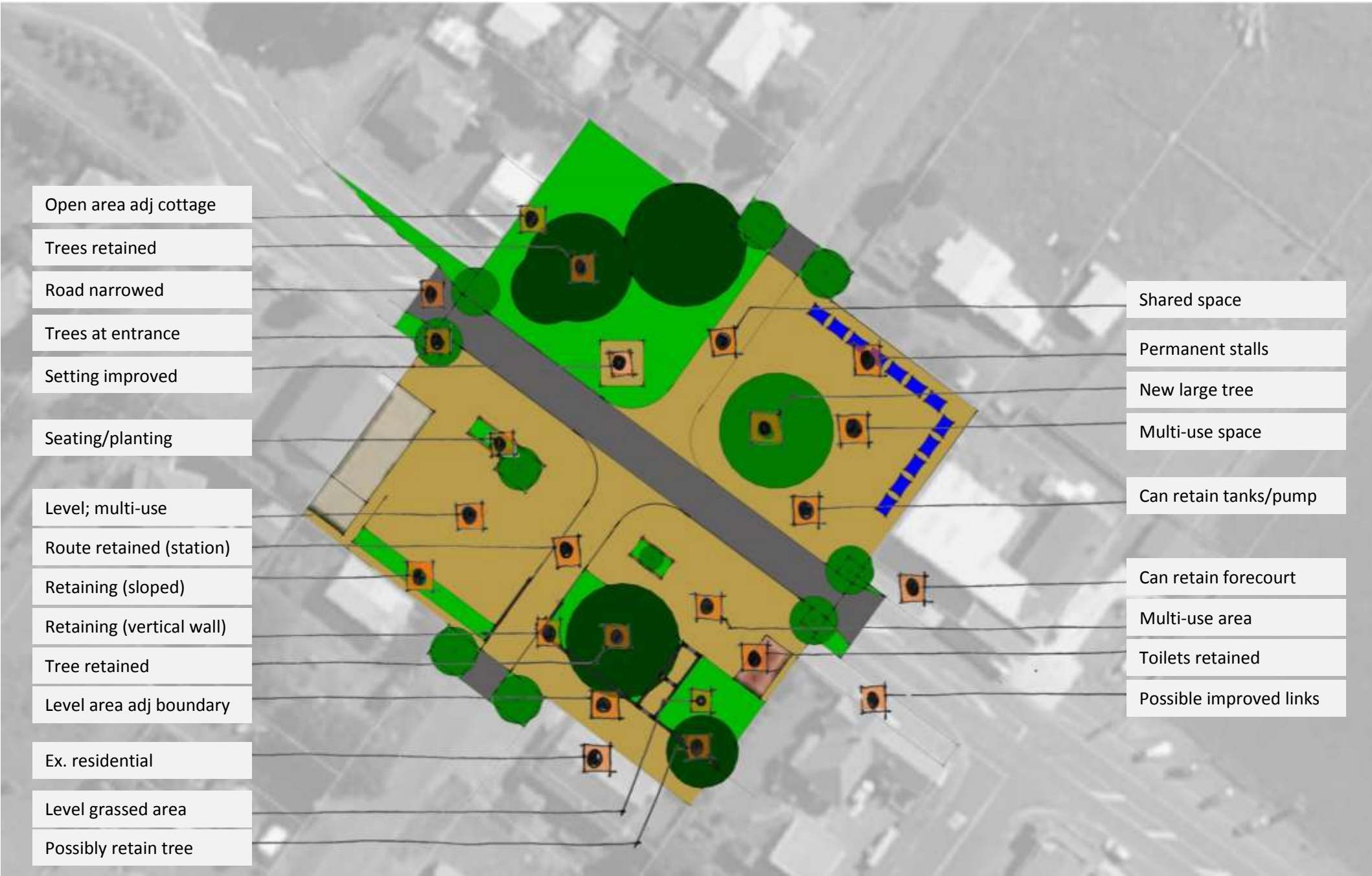
The Goodfellow Group Ltd.
Landscape Architects

AECOM

Option 2; Preferred Staged Development ‘Multi-Use Square’

Key Matters:

- Can be brought forward in stages; opportunity to upgrade setting of Cenotaph prior to 2015 100th Anniversary of ANZAC Day.
- Provides all year venue for the market should this relocate by providing hard surfaced area and some permanent stalls (which shield views of boundaries of the square)
- Addresses sloping land by introducing retaining slopes and walls and creates lower level areas
- Creates an area that could be used in conjunction with historic cottage should this undergo a change of use
- Creates an area that could be used in conjunction with residential building adjoining south eastern boundary if this undergoes change of use
- Allows retention of existng toilets and open up views of these (CPTED benefits)
- Improves setting of Cenotaph
- Community Hall does not require modification
- Area adjacent to community hall can still be used for parking, but is also capable of other uses, including temporary market stalls
- Area adjoining toilets could also be used for market stalls
- Historic alignment of Great South Road and original Pokeno grid street network still clear to see
- Could be taken forward independent of other ‘main street’ improvements
- Maintains easy access to potential train station with dedicated route through the square.
- Recognises lower traffic flows to north and allows this to be part of shared space
- Can utilise affordable materials



7. Recommendations

- That 3D images be produced of the preferred option
- That local stakeholders and the public be given the opportunity to comment on the preferred option
- Responses be reported back to Councillors before the concept is finalised
- Consideration be given to allocating staged funding in the 2015-2025 LTP

Jessica Thomas

From: Helen Clotworthy <helen@pokenobacon.co.nz>
Sent: Monday, 1 March 2021 11:26 am
To: Jessica Thomas
Subject: Re: John and Clotworthy Submission

Yes please Jessica, we wish to be heard in support of our submission, i.e. any Pokeno residents who wish to be heard, I am happy to be part of it or Pokeno Community's submission or on our own, whatever works best for you
Regards Helen

On Fri, 26 Feb 2021 at 16:25, Jessica Thomas <Jessica.Thomas@waidc.govt.nz> wrote:

Thank you Helen. Just received 📧

Just one more questions - Can you please confirm if you wish to be heard in support of your submission or not?

From: Helen Clotworthy <helen@pokenobacon.co.nz>
Sent: Friday, 26 February 2021 4:24 pm
To: grace@haysonknell.co.nz; Consent Submissions <consent.submissions@waidc.govt.nz>
Subject: Re: John and Clotworthy Submission

Have done so Jessica, sorry I left it off in my attachments

Regards

Helen

On Fri, 26 Feb 2021 at 16:22, Helen Clotworthy <helen@pokenobacon.co.nz> wrote:

This is our WDC Submission Form which is to accompany my email send at 16.13 Friday 28 February

Regards

Helen Clotworthy

On Fri, 26 Feb 2021 at 16:13, Helen Clotworthy <helen@pokenobacon.co.nz> wrote:

Attached is the Submission for John and Helen Clotworthy, Pok

Submission form

(Form 13)

Submission on an application concerning resource consent that is subject to public notification by consent authority Sections 95A and 96 of the Resource Management Act 1991

SUBMISSIONS MUST BE RECEIVED BY WAIKATO DISTRICT COUNCIL NO LATER THAN 5PM ON FRIDAY 26TH FEBRUARY 2021

To: Waikato District Council

Name of submitter (full name) ALLEN RAYMOND CRAINGER

This is a submission on an application from Gull New Zealand Ltd for the Proposed 24hr unmanned service station at 68 Great South Road POKENO

*I am ☐ am not ☒ a trade competitor for the purpose of Section 308B of the Resource Management Act 1991

* Select one

† I am ☐ am not ☒ # directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

†Delete this paragraph if you are not a trade competitor

Select one

The specific parts of the application that my submission relates to are:

Give details (attach separate sheets if necessary):

THE PROPOSED PLACEMENT OF THE SERVICE STATION
THE TRAFFIC CONGESTION
URBAN DESIGN REPORT

I ☐ support ☒ oppose ☐ am neutral to the part/s named above.

Give details:

The reasons for my views are...

THE PROPERTY FOR GULL SERVO 68-72
GREAT SOUTH ROAD SITS ON THE BUSIEST CORNER OF ROADS
WITHIN POKENO. DEAN ROAD FLOWING FROM SOUTHERN
MOTORWAY TO JOIN GREAT SOUTH ROAD, HAS A LARGE
AMOUNT OF 40 TONNE VEHICLE TRAFFIC, WHICH IF NOT
ADHERING TO SPEED LIMITS COULD NOT SAFELY STOP TO
ALLOW A VEHICLE TO TURN INTO DISEGNATED SERVO
THE TRAFFIC VOLUME ON CORNER OF DEAN-GREAT
SOUTH-POKENO ROAD IS INCREASING DAILY AND THE
CONTINUED 1

CONTINUED 1

PROPOSED CLOSURE OF FORD ROAD TO RESIDENTS ONLY WILL CREATE A MUCH LARGER TRAFFIC VOLUME OPPOSITE THE PROPOSED SITE MANY SCHOOL CHILDREN DAILY CATCH BUS SERVICES AND THIS PART OF POKENO HAS NOT YET BEEN DEVELOPED WITH FOOTPATHS OR CROSSINGS.

THE PROPOSED SITE IS ALSO IN CLOSE PROXIMITY TO RESIDENTIAL HOUSING, PLUS BORDERS THE MARKET SQUARE HOME OF THE POKENO CENOTAPH.

SUGGESTED REMOVAL OF THE CENOTAPH AND SURROUNDING TREES IS NOT ACCEPTABLE AS IS PART OF THE ORIGINAL POKENO PLAN, WITH HISTORY DATING BACK TO THE 1900'S FOR LOCAL FAMILIES AND THEIR DESCENDANTS

IT WOULD NOT I BELIEVE FIT THE PROPOSED BLUEPRINT WRITTEN BY THE WAIKATO DISTRICT COUNCIL FOR THE FUTURE OF POKENO

GREAT SOUTH ROAD TO POKENO ROAD WILL ALSO HAVE INCREASED VOLUMES OF USE WITH THE POKENO SCHOOL ROLL INCREASING FROM APPROX 300 TO 600 CHILDREN.

READING THE TRAFFIC IMPACT ASSESSMENT IN THE GULL SUBMISSION, LEADS ME TO BELIEVE THAT THE FIGURES USED ARE GROSSLY UNDER ESTIMATED BY THE TRAFFIC ENGINEER USED. MUCH MORE TRAFFIC HAS BEEN CREATED JUST BY THE FACT OF A COUNTDOWN SUPERMARKET OPENING IN PAST MONTH.

IF ON A PROMOTION DAY BY GULL FOR CHEAPER FUEL

CONTINUED 2

CONTINUED 2

I CAN SEE PORENO BECOMING GRIDLOCKED AS TRAFFIC BANKS IN ALL DIRECTIONS, MAKING IT MORE LIABLE THAT AN ACCIDENT WILL HAPPEN. THE LIGHT FACTOR OF A SERVO PLACED ON THE PROPOSED SITE WILL HAVE DETERMENTIAL HEALTH PROBLEMS FOR RESIDENTS WHO LIVE WITHIN LESS THAN ONE HUNDRED METRES OF THE SITE, AND ADDING A 27x7 NOISE AND POLLUTION FACTOR THEY DO NOT CURRENTLY HAVE. IMAGINE FORTY BOY RACERS FURLING UP AT 2.00am IN MORNING, THE NOISE WHILST THERE, PLUS THE SKRETTCHING OF TYRES - REVING WHEN THEY LEAVE. THE PORENO VILLAGE HALL ALSO SITS WITHIN 100metres OF THE PROPOSED SITE AND THIS IS USED NEARLY EVERY DAY FOR FUNCTIONS WHICH ON A NUMBER OF OCCASSIONS REQUIRES ON THE ROAD PARKING. MANY OF THE PARTICIPANTS FALL INTO THE SUPER GOLD CARD ERA, SO TRYING TO CROSS ROADS WILL BE NEARLY IMPOSSIBLE. ALSO THE TRANQUILITY OF HOLDING SPECIAL EVENTS AT THE CENOTAPH SUCH AS ANZAC DAY OR BASTILLE DAY WILL BE GONE AS VEHICLES TRY AND ENTER SITE, PARTICULARLY OF THE HEAVY TRANSPORT TYPE. AS I COME FROM AN INDUSTRY THAT HAS STRONG COMPETITION FOR SITES TO BUILD OUTLETS, I ASK, YES GULL, COME TO PORENO, BUT NOT ON THIS SITE.

I seek the following decision from Waikato District Council:

☐

Approve

☒

Decline

Give precise details, including any parts of the application you wish to have amended and the general nature of any conditions sought.

.....

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Number of additional sheets attached

2

I wish to be heard in support of my submission

Yes

☒

No

☐

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes

☐

No

☒

Pursuant to section 100A of the Resource Management Act I request that you delegate your functions, powers and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority

Yes

☒

No

☐

If you make a request under section 100A of the Resource Management Act, you must do so no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

Signature of submitter or person authorized to sign on behalf of the submitter

A. R. Grainger

Date

26/02/2021

A signature is not required if you make your submission by electronic means

Address

11 MCINTOSH DRIVE, KOWHAI DOWNS

Postcode

2471

Email

allen-grainger@outlook.com

Phone

021 858133

Contact person's name (name and designation if applicable)

ALLEN GRAINGER

This is the person and the address to which all communications from the Council about the submission will be sent

Note to Submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons

You must serve a copy of your submission on the applicant whose address for service is Hayson Knell Limited PO Box 381, Tauranga 3140 Att: Grace Burman or email grace@haysonknell.co.nz as soon as reasonably practicable after you have served your submission to Waikato District Council

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991

Written Submission

Postal Address Waikato District Council, Private Bag 544, Ngaruawahia 3742

Telephone 0800 492 452

Email Submission

Consent.submissions@waikato.govt.nz

The information you have provided on this form is required so that your submission can be processed under the RMA, and your name and address will be publicly available. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission. If you would like to request access to, or correction of your details, please contact the Council.