

From: Analeigh Pye <Analeigh.Pye@4sight.co.nz>
Sent on: Tuesday, November 7, 2023 1:14:07 AM
To: EnvironmentalPlanning@nzta.govt.nz
CC: Samantha Redward <Samantha.Redward@4sight.co.nz>
Subject: Consultation Request - Proposed Development in Tirau, South Waikato
Attachments: 69a Main Road Tirau Development Overview.pdf (2.73 MB)

Kia ora

I am writing on behalf of Tahua Partners Limited who are currently in the process of preparing to lodge a resource consent application with the South Waikato District Council for a proposed development at 69a Main Road, Tirau (*the Site*).

Early engagement with Waka Kotahi is being prioritised as we recognise the importance of engagement and the strategic importance of the location. Moreover, consultation with Waka Kotahi is a necessary step under the Operative South Waikato District Plan (DP) where the proposed activity might interact with a state highway. In this case, the Site's only entry-exit points are proposed to be from and onto State Highway 1 (SH1).

Proposed Development

The proposal seeks to establish both a Starbucks and Burger King Drive-thru at the Site. Please see the plans **attached** for details regarding the Site's proposed layout.

As shown in the plans **attached**, one vehicle crossing in and out of the Site onto SH1 is proposed. Tahua Partners have been working with traffic engineers at CKL, and would like to discuss the proposal with Waka Kotahi, prior to advancing any further.

Site location in the context of its surrounds can be seen below:



Source: South Waikato District Council IntraMaps.

Please note that all parking, loading, and manoeuvring within the Site boundary has been designed in accordance with relevant DP standards.

Early Engagement

We would appreciate the opportunity to meet and discuss this proposal insofar as it interacts with SH1.

Please do not hesitate to get in touch to clarify or discuss any part of this email. Otherwise, I look forward to hearing from you in regard to arranging a meeting with yourselves, the client and CKL.

Ngā mihi,

Analeigh Pye

Graduate Planning and Policy Consultant
Mobile: 021 277 1356

From: [Amina Bhikoo](#)
To: [Samantha Redward](#); [Analeigh Pye](#)
Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:0100000080
Date: Wednesday, 6 December 2023 10:35:38 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Kia ora both,

It was nice to meet everyone who is working on this proposed development yesterday.

I had a chat with our safety and network engineers and they have highlighted they only want to meet after the **full Integrated Transport Assessment** has been provided. Apologies I did refer to this document as a TIA- but they both need an ITA to make an assessment.

Some high level comments I have received from the safety and network engineers is:

- Need an ITA to make an assessment.
- The area has numerous entranceways with conflicting turning movements and congested parking, with heavy vehicles parking where they can “fit” and blocking entranceways on a regular basis.
- Concern with the school in close proximity, there’s a risk of school children using the pathways to get to and from school. Some consultation with the school should be carried out. A left-in, left-out may be a good option.

Please send the ITA when it becomes available and we can move forward from there.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Samantha Redward <samantha.redward@slrconsulting.com>
Sent: Wednesday, 29 November 2023 3:19 PM
To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>; Analeigh Pye <analeigh.pye@slrconsulting.com>
Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:0100000080

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Thanks Amina,
We’ll be in touch,

Samantha Redward

Principal Planner - Planning

O [+64 9 303 0311](tel:+6493030311)

M [+64 277 766 115](tel:+64277766115)

E samantha.redward@slrconsulting.com

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>
Sent: Wednesday, November 29, 2023 3:02 PM
To: Samantha Redward <samantha.redward@slrconsulting.com>; Analeigh Pye <analeigh.pye@slrconsulting.com>
Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

Hi Samantha,

This sounds good, my availability:

- Monday 11am to 4pm available
- Tuesday 9:30am to 4pm available

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Samantha Redward <samantha.redward@slrconsulting.com>
Sent: Wednesday, 29 November 2023 2:57 PM
To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>; Analeigh Pye <analeigh.pye@slrconsulting.com>
Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Hi Amina,

No problem, can we schedule a meeting to discuss with our traffic engineer (Judith Makinson) at CKL and we will go from there. If you can let me know some times and dates that suit you in the next week, I'm happy to set something up via MS Teams.

Thanks for your insight,

Samantha Redward

Principal Planner - Planning

O [+64 9 303 0311](tel:+6493030311)

M [+64 277 766 115](tel:+64277766115)

E samantha.redward@slrconsulting.com

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>
Sent: Wednesday, November 29, 2023 2:53 PM
To: Samantha Redward <samantha.redward@slrconsulting.com>; Analeigh Pye <analeigh.pye@slrconsulting.com>
Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

Kia ora Samantha,

I am happy to meet with you to get some insight.

But as mentioned the safety engineer will not attend the meeting before he receives the TIA- he is happy to meet afterwards, this is the process carried out by the safety team. I can let them know the points you raise in the meeting.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Samantha Redward <samantha.redward@slrconsulting.com>

Sent: Wednesday, 29 November 2023 2:20 PM

To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>; Analeigh Pye <analeigh.pye@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Hi Amina,

Further to my earlier email, I am working with my client and traffic engineers at CKL and we would like to arrange a meeting with yourself and any other relevant party at Waka Kotahi in relation to the proposal at 69a Mian Rd, Tirau.

We have begun discussion with South Waikato District Council (SWDC) and we will have an ITA for your review, however, we would like to meet with you to discuss the proposal and ITA prior to sharing those details.

Please can you make some time for us to meet and we can share all relevant detail with you then,

Samantha Redward

Principal Planner - Planning

O +64 9 303 0311

M +64 277 766 115

E samantha.redward@slrconsulting.com

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Sent: Tuesday, November 21, 2023 9:42 AM

To: Samantha Redward <samantha.redward@slrconsulting.com>; Analeigh Pye <analeigh.pye@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

Kia ora Samantha,

The Waka Kotahi safety engineer has highlighted to me again he only wants to have a meeting after he reviews the TIA. Please send it when it becomes available.

I have been in contact with Alan Moss last week, he mentioned Council have not received an application.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Samantha Redward <samantha.redward@slrconsulting.com>

Sent: Tuesday, 21 November 2023 8:47 AM

To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>; Analeigh Pye <analeigh.pye@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Kia Ora Amina,

Thanks for your comments, we are working with Judith Makinson and Andrew Noh at CKL for traffic input. CKL are preparing the ITA and would prefer to circulate and discuss this at the meeting.

I will pass on the concerns you have noted.

We are beginning pre-application meeting discussions with Council and have been liaising with Alan Moss,

Samantha Redward

Principal Planner - Planning

O [+64 9 303 0311](tel:+6493030311)

M [+64 277 766 115](tel:+64277766115)

E samantha.redward@slrconsulting.com

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Sent: Friday, November 17, 2023 11:30 AM

To: Samantha Redward <samantha.redward@slrconsulting.com>; Analeigh Pye <analeigh.pye@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

Some people who received this message don't often get email from amina.bhikoo@nzta.govt.nz. [Learn why this is important](#)

Kia ora both,

The engineers have highlighted that they are happy to meet after the ITA has been prepared and they have assessed it.

They also highlighted your applicant needs to engage a suitably qualified engineer to assess the proposal, all risks and impacts on the surrounding environments, and present this to them.

Their initial concerns are:

- there are numerous entranceways with conflicting turning movements and congested parking, with heavy vehicles parking where they can "fit" and blocking entranceways on a regular basis.
- close proximity of the school, and the risk this development could have on school children

Please send the ITA when it becomes available. Have you sent this application to Council?

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Samantha Redward <samantha.redward@slrconsulting.com>

Sent: Thursday, 16 November 2023 4:17 PM

To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>; Analeigh Pye <analeigh.pye@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Hi Amina,

Are we able to arrange a meeting prior to sharing the ITA? We would like to discuss the proposal and potential issues (like the safety of school children) and we think we can have a useful discussion prior to the ITA being finalised and the client would like some understanding of issues and risks to the proposal before committing to a resource consent process,

Do you think we could meet to discuss the proposal with our traffic engineers at CKL and yourselves?

Samantha Redward

Principal Planner - Planning

O [+64 9 303 0311](tel:+6493030311)

M [+64 277 766 115](tel:+64277766115)

E samantha.redward@slrconsulting.com

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Sent: Thursday, November 16, 2023 3:32 PM

To: Analeigh Pye <Analeigh.Pye@4sight.co.nz>

Cc: Samantha Redward <samantha.redward@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Kia ora Analeigh,

Thanks for this information.

The network engineer has highlighted that a full ITA is required to make a comment.

This is a complex site due to the close proximity of the school, and the risk this development could have on school children.

Please send through the ITA when it becomes available and I will be in contact when I receive comments from the safety engineers.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Analeigh Pye <Analeigh.Pye@4sight.co.nz>

Sent: Thursday, 16 November 2023 3:12 PM

To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Cc: Samantha Redward <samantha.redward@slrconsulting.com>

Subject: RE: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Good Afternoon Amina

Thank you for getting in touch.

As requested, please see our planning assessment against the South Waikato District Plan **attached**.

Do not hesitate to get in touch should you require any further information. Otherwise, I look forward to hearing back from you once you receive word from the safety and network engineers.

Kind regards,

Ana

Analeigh Pye

Graduate Planner - Planning

O +64 9 303 0311

M +64 212 771 356

E analeigh.pye@slrconsulting.com

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201 Victoria Street West, Auckland New Zealand 1010



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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Sent: Monday, November 13, 2023 11:25 AM

To: Analeigh Pye <Analeigh.Pye@4sight.co.nz>

Subject: 69a Main Road, Tirau - Application 2023-1601 CRM:010000080

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Kia ora Analeigh,

I am the planner assigned to the case for a development of a Burger King and Starbucks at 69a Main Road, Tirau.

I will need to discuss this case with Waka Kotahi safety and network engineers for comments. I will be in contact when I receive comments from them.

To speed up the process, has a planning assessment been carried out against the district plan rules? If so are you able to send that to me please.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

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