

Enquiries to: Karla Putt
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Email: karla.putt@stratum.nz
Reference: RM240001

7 October 2024

Tahua Properties Limited
C/- SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010

Attn: Samantha Redward

Email: samantha.redward@slrconsulting.com

Dear Samantha

Resource Consent Application RM240001, Tahua Properties Limited – Request for Further Information (s92 RMA)

Following a review of submissions to your application for the proposed restaurant activities at 69A Main Road, Tirau, we request the further information as outlined below to assist in assessing the potential environmental effects of the activity:

1. Urban Design and Landscape Effects

Please provide Urban Design Assessment and Landscape and Visual Amenity Assessment reports that are prepared by a suitably qualified landscape architect and/or urban design professional. These reports should follow *Te Tangi a te Mau - Aotearoa New Zealand Landscape Assessment Guidelines* and current best practice for Urban Design Assessments.

The following comments although not exhaustive, should assist with the assessments.

Urban Design

Issue 1 Urban Character: How does the development integrate with the existing character of the natural and manmade elements that comprise the existing town character?

Issue 2 Visual Dominance and Interest: How does the development contribute visual interest and sensory experience at close range and in consideration of the existing architectural character of buildings within Tirau?

Issue 3 Urban Form: How does the intensity of the development complement adjacent activity, (the primary school and Community Church)?

Issue 4 Access: How does the development address active travel modes (cycling and walking) wider connectivity and pedestrian connectivity along the Main Road Tirau?

Issue 5 Legibility and Orientation: How does the proposed development enhance the visual hierarchy and urban structure of the town?

Issue 5 Community Safety/CPTED: How does the development enhance the safety of existing users within the town, enhance the attractiveness of the urban environment and support local community facilities? Is there any potential affect on the incidence of graffiti or other antisocial behaviour?

Landscape and Visual

Issue 6 Landscape Character and Amenity: What is the landscape character of the existing site and how does the change in use by the proposed development affect this character? What is the existing character of the site including vegetation and how does the proposed development affect this character?

Issue 7 Visual Amenity: How will the development affect the existing visual amenity of the site and surroundings?

2. Odour Effects

Please provide an odour assessment prepared by a suitably qualified experienced practitioner to determine the extent of potential odour effects, particularly from Burger King. The assessment should outline the potential sources of odour, and management and treatment of odour. Consideration of (but not limited to) frequency, duration, exposure nature, intensity and, potential sensitivity effects should be provided in the assessment.

3. Traffic Effects

Please provide the following information:

- a) Provide updated microsimulation modelling that includes the existing zebra crossing on SH1 so that the impact of queuing and delays from this facility on the existing and proposed transport environment are understood.
- b) Provide traffic volumes for school, weekend (Friday pm and Sunday pm), and public holiday peak periods and updated microsimulation modelling for these peak periods (including the existing zebra crossing on SH1).
- c) Provide an assessment of effects arising from the removal of on-street parking outside the site. This should include the impact of parking be displaced to other streets within Tirau and parking for heavy vehicles.
- d) Provide further assessment of the potential safety effects for users of the Tirau Community Church as it maybe unclear whether southbound drivers are indicating to enter the site or the church which could lead to driver confusion and crashes.
- e) Provide further assessment of the potential safety effects for users of the BP as sight distances could be restricted and queuing conflicts could result which could lead to driver confusion and crashes.
- f) Update the Proposed Site Plan (GMC Architects Sheets RC102) as follows:
 - i) Provide 7.3m wide aisles adjacent to the 2.6m wide parking spaces to comply with Transport Rule 5(1) and Figure 3.
 - ii) Raise the footpath above the carpark to clearly identify this area as footpath and avoid cars parking in this area.
 - iii) Include wheelstops at car park spaces adjacent to footpaths.

- iv) A raised island be formed at the southern end of the carpark to better delineate the one-way circulation and allow signs to be provided on the island (not to the south of the driveway).
- g) Provide updated vehicle tracking as follows:
 - i) Revise the vehicle tracking to avoid the semi-trailer vehicle tracking over the footpath by Starbucks.
 - ii) Provide vehicle tracking for an 11m rigid truck manoeuvring through the site.
 - iii) Provide vehicle tracking for a 85%ile car making a left-in manoeuvres into the 2.5m wide parking spaces near the site access.

Once we have received all information necessary to assess the effects of your proposal on the receiving environment, we will continue to process your application.

Please feel free to contact the processing planner regarding the requirements of this letter, on 07 347 7840 ext 222 or via karla.putt@stratum.nz.

When and how should I respond?

In accordance with section 92A(1) of the Resource Management Act 1991 (RMA), you must respond to this request within 15 working days. You may either:

- (a) provide the required information;
- (b) write to us stating that you will supply the required information, but require a longer period in which to do so; or
- (c) write to us stating that you refuse to provide the required information.

What happens if I do not respond or refuse to provide the information?

If you do not respond within 15 working days, or respond indicating your refusal to provide the requested information, then under section 92B(2) of the RMA, we must continue to process your application but your application is likely to be declined.

Yours faithfully



Karla Putt
Consultant Planner

for South Waikato District Council