



Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

Proposal Summary To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau. A full copy of the application including plans is provided on Councils website. Resource consent is required as the application is unable to comply with the relevant District Plan rules and performance standards, including:

To establish and operate 'retail activities' with 'drive through restaurant'.

To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).

To exceed the maximum number and size of signage within the Tirau Residential Zone.

To construct and use a new vehicle crossing from State Highway 1.

To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

To infringe the car parking space width and manoeuvring space requirements.

To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.

The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.

Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service
Service Address:
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter

NZ Transport Agency Waka Kotahi

Contact person for this submission

Amina Bhikoo

Contact phone number

021 223 2334

Email address

amina.bhikoo@nzta.govt.nz

Postal address

44 Bowen Street, Pipitea Wellington 6011 Private Bag 6995

NZ Transport Agency Waka Kotahi (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771154

Date/Time Submitted

Fri 26 July 2024 10:43:a.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

Please refer to the attached document

Reason for this submission

Please refer to the attached document

Seeking the following decision from South Waikato District Council

Please refer to the attached document

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on

<https://my.southwaikato.govt.nz>

[Submission to Council 69a Main Road, Tirau.pdf](#) (151 kb)

NZ Transport Agency Waka Kotahi Reference: 2023-1601

26 July 2024

Julie Cathie
South Waikato District Council: Torphin Crescent
Private Bag 7, Tokoroa 3444

Via email: Julie.Cathie@southwaikato.govt.nz

Dear Julie,

Submission on Land use consent to establish and operate two retail and drive through activities within the Tīrau Residential Zone – 69A Main Road, Tīrau (State Highway 01)

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on the Land use consent to establish and operate a retail Burger King and Starbucks with drive through activities within the Tīrau Residential Zone.

We welcome the opportunity to discuss the contents of our submission with relevant council officers and the applicant as required.

If you have any questions, please contact me.

Yours sincerely



Amina Bhikoo
Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Email: amina.bhikoo@nzta.govt.nz

Phone: 021 223 2334

FORM 13, SECTION [95B & 104B], RESOURCE MANAGEMENT ACT 1991

Submission on Land use consent to establish and operate two retail and drive through activities within the Tīrau Residential Zone – 69A Main Road Tīrau – Tahua Properties Limited

To: Attention: Julie Cathie, Resource Consent Officer
South Waikato District Council
Torphin Crescent, Private Bag 7
Tokoroa 3444

Via email: Julie.Cathie@southwaikato.govt.nz

From: NZ Transport Agency Waka Kotahi
44 Bowen Street
Pipitea Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand

1. This is a submission on an application from Tahua Properties Limited for:

Land Use Consent to construct and operate a Burger King and Starbucks with dual drive through activities within a Residential Zone, which has a discretionary activity status under the South Waikato District Plan.

2. NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.

3. Role of NZTA

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Rounding Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

NZTA has a mandate under the Land Transport Management Act 2003, the Government Rounding Powers Act 1989, and the Government Policy Statement on Land Transport to carry out its functions in a way that delivers the transport outcomes set by Government.

4. State highway environment and context

This site is located in the Tīrau town centre and will access the state highway network via a proposed vehicle crossing. The state highway environment in the Tīrau town centre is very busy with many services such as a school, church, service stations and small businesses. Tīrau is also a major stopping point for through traffic, with high through traffic flows occurring in weekend peak periods in particular.

The One Road Network Framework Classification (ONF) is a tool used to identify place function and movement function for roads and streets in New Zealand. Under the ONF this section of state highway 1 (SH1) is classified as National High Volume route. This section of SH1 has a speed limit of 50 km/h and an

Annual Average Daily Traffic of 13,851 (12% of these being heavy vehicles), as such, NZTA has an interest in ensuring that the proposal does not adversely affect road users.

There is a proposed change to the existing vehicle crossing to a new location and proposed changes to the state highway parking.

5. The specific parts of the application that this submission relates to are:

The proposed activity will significantly increase trips to this site and impact this section of state highway. This can result in adverse effects on the state highway network if not properly managed.

NZTA has safety concerns with the predicted turning movement volumes from the vehicle crossing. Increased turning movements will worsen the existing congestion in the town centre and turning movements will conflict with the BP service station access across from the site. There are also concerns with the loss of parking on SH1, as there is currently limited parking in the town centre, and the proposal will remove a parking area which is well utilised by trucks, which are not well provided for elsewhere in this area.

6. The submission of NZTA is:

- (i) NZTA opposes the Burger King and Starbucks application in its current form, unless a left in, left out (LILLO) access arrangement is provided, and the loss of parking equivalent is provided elsewhere or retained which is outlined in this submission.
- (ii) NZTA raises the following concerns that should be addressed by the applicant prior to the hearing.

Safety concerns:

- a. The proposal in its current form will result in right turn in and out movements at the proposed site. This will result in restricted sight distances for vehicles exiting the proposed site and the southern BP access. The sight distance restriction occurs due to right turning vehicles into either the site or the BP access. Any waiting right turn in vehicles significantly restricts sight distances for exiting vehicles at both accesses. Two foreseeable impacts include:
 - i. The flow of through traffic on the state highway is impeded.
 - ii. The risk of increased right turn out merge crashes at both accesses, as right turn out vehicles exiting the facility cannot see approaching through traffic.
- b. The proposal in its current form will result in a direct conflict on the flush median between queued right turn in traffic at the site and the BP accesses. The Integrated Transport Assessment (ITA) states the gap between the site access and the eastern BP access is approximately 20m which may be sufficient for three vehicles to queue before potentially extending back into the through lane. Therefore, any queuing greater than three vehicles will likely result in vehicles queuing into the through lane which will impede the flow of through traffic on the state highway and potentially lead to rear end or side impact crashes. Driver frustration can lead to risk taking manoeuvres and turning in the face of oncoming traffic. NZTA believes the ITA has not adequately modelled congestion for this development and expects there will be occasions where more than two vehicles queue at each access (the proposed site and BP).
- c. There are a number of additional entranceways which adjoin the subject site including the school and the church which could also lead to conflicting vehicular movements. This proposal will affect the entry and exit to those entranceways, this has the potential to result in crashes. This has not been assessed in the ITA.
- d. The proposal includes three signs visible from the state highway; a pole sign, a directional plinth sign as well as a Starbucks sign on the building facade. The installation and display of multiple

signs has the potential to distract drivers through visual clutter, this is a safety concern as it can potentially lead to poor lane keeping and rear end type crashes. NZTA requests that the directional plinth sign is removed to reduce visual impact and increase safety. More information is needed on the two remaining signs, the applicant will also need to confirm the remaining signs meet NZTA signage guidelines.

Congestion concerns:

- e. Traffic congestion occurs frequently within the Tīrau town centre, especially during the weekend and holidays. The town centre is already congested due to high traffic flows responding to side friction through Tīrau. High turning volumes at the proposed activity will exacerbate existing congestion. Removing the right turn movements from the access will result in significantly less effects to through traffic flows. If right turn movements are kept, congestion in Tīrau will worsen resulting in increased delays to through traffic and potentially increase queues in and out of town during the weekend peak periods. This is a concern because congestion affects the throughfare along SH1 and impacts the safe and efficient use of the highway. Current weekend congestion extends several kilometres either side of Tīrau township as traffic slows on the approach to the township, and travels slowly through the town. NZTA therefore strongly opposes any proposal that will increase delays to through traffic flows.
- f. This section of SH1 is at capacity during the weekends and holiday periods, and with the proposed development also being at capacity as it will be the only drive-thru facility in town, it will add to the congestion on the state highway in this location. This is a concern as the increase in all turning movements can only add further to the congestion and lower the level of service.

Parking concerns:

- g. Tīrau is a major stopping area, truck drivers also park in the Tīrau town centre to visit the local businesses. There are already limited appropriate spaces for heavy vehicles to park. The current proposed entranceway for this development is one of the few areas available for truck parking. The applicant has proposed to remove the parking area in the shoulder to improve sight distances but has not addressed the subsequent loss of parking. NZTA expects the parking to either be retained through recessed parking or an equivalent parking area provided elsewhere.
- h. In addition, NZTA will need to undertake consultation internally and externally about the change or removal of parking, the outcome of which cannot be predetermined.

(iii) Based on the above matters, NZTA believes the proposed Burger King and Starbucks in its current form does not appropriately address safety, congestion and parking concerns and will adversely affect the efficient functioning of SH1. To mitigate the adverse effects, NZTA requests:

- a. A LILLO access arrangement with the raised median extended past the sites access. This layout will minimise the sites impact on congestion on this section of SH1. It will also remove concerns regarding right turn in vehicles restricting sight distances for motorists turning right out of the BP, and direct conflict issues with queued BP traffic.

For a LILLO arrangement, the site will only be able to accept 8m trucks for servicing. The access width shall therefore reduce to the minimum width required for two-way flow. A wider access, such as that proposed, reduces pedestrian safety as it results in increased speed of vehicles entering and exiting the site, and therefore the speed at which vehicles cross the footpath.

The servicing of the site will need to be altered to truck units only, and not truck and trailer units to allow for slower entry and exit speeds and a safer environment for pedestrians.

- b. A speed hump over the accessway to control the speed of vehicles crossing the footpath and because pedestrians walk throughout the town centre.
- c. Retention of the parking area in the shoulder via recessed parking or similar or an equivalent provided elsewhere. This is required due to limited parking in the town centre and this parking area being used by heavy vehicles.

A LILO layout Servicing Plan and Detailed Design of the accessway will need to be submitted with the application and approved by NZTA. The Servicing Plan shall advise how servicing vehicles will access the site, avoid U-turn movements, and how truck drivers will be informed of the Servicing Plan.

7. NZTA seeks the following decision from the consent authority:

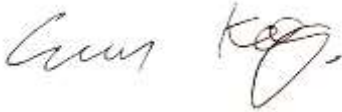
- (i) NZTA seeks that if the consent authority is of a mind to grant this proposed activity, it is sought that the proposal has no right turns (LILO access arrangement only with an extension of the median island past the access) and parking spaces are not removed (either recessed into the site or provided elsewhere) and matters discussed in section 6.iii are resolved. NZTA staff are available to assist the Council in the development of conditions.
- (ii) Any other relief that would provide for the adequate consideration of potential effects on the State Highway 1 road network and its users.

8. NZTA does wish to be heard in support of this submission.

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

10. NZTA is willing to work with the applicant in advance of a hearing.

Signature:



Evan Keating
Principle Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Date 25 July 2024

Address for service: NZ Transport Agency Waka Kotahi
44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand

Contact Person: Amina Bhikoo
Telephone Number: 021 223 2334
Email: EnvironmentalPlanning@nzta.govt.nz



Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

Proposal Summary To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau. A full copy of the application including plans is provided on Councils website. Resource consent is required as the application is unable to comply with the relevant District Plan rules and performance standards, including:

To establish and operate 'retail activities' with 'drive through restaurant'.

To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).

To exceed the maximum number and size of signage within the Tirau Residential Zone.

To construct and use a new vehicle crossing from State Highway 1.

To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

To infringe the car parking space width and manoeuvring space requirements.

To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.

The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.

Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service
Service Address:
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Deborah Louise wadge taylor

Contact person for this submission

Contact phone number 02102623575

Email address Mistywadge75@hotmail.com

Postal address 651 Overdale Road, RD 3, Putaruru 3483

Deborah Louise wadge taylor (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240770924

Date/Time Submitted

Fri 26 July 2024 09:59:a.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

I object to any for of burger king/starbucks in Tīrau.

Reason for this submission

It will cause more litter. More congestion problems, on a long weekend the traffic can get backed up to the overtaking lane from Cambridge, just out of Tīrau and not great going north bound either. It is bad for local businesses who are already struggling for staff and to pay bills. It is next to a primary school which is not good for the school for health of children, litter, rats/vermin, grease and pollutants and graffiti. Also many local children's will walk past the entrance/exit of cars from burger king. Also people hanging around the area between 10pm to 2 am is not good for local residents, again encourages vandalism. Danger to people crossing from bp to go to burger king/starbucks across SH1.

Seeking the following decision from South Waikato District Council

Oppose Burger King/starbucks..

If consent is granted. Retain as much of the plants and trees as possible or donate to locals and local groups or the school. Help replant them.

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on

<https://my.southwaikato.govt.nz>

Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

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Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service
Service Address:
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Kim Egerton
Contact person for this submission	Kim Egerton
Contact phone number	078860405
Email address	kegerton@xtra.co.nz
Postal address	64 Tasman Drive, Tokoroa 3420

Kim Egerton (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771478

Date/Time Submitted

Fri 26 July 2024 11:51:a.m.

Position on this application

I/we are NEUTRAL to this application

The part(s) of the application this submission is related to

drainage is proposed to be via 2 tanks with 50mm control orifices for the storm water runoff.

Reason for this submission

a 50 mm orifice is going to be prone to blockages

Seeking the following decision from South Waikato District Council

the applicant should investigate the use of a hydrobrake, this will be less prone to blockages.

Uploaded Files

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Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

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Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service **Service Address:**
 SLR Consulting New Zealand Limited
 201 Victoria Street West
 AUCKLAND 1010
 Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Juliette Ahbez
Contact person for this submission	
Contact phone number	02102382729
Email address	Juliette.ahbez@gmail.com
Postal address	11 Hillcrest Street, Tirau 3410

Juliette Ahbez (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771300

Date/Time Submitted

Fri 26 July 2024 11:15:a.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

The establishment and operation of a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tīrau.

The proposed operating hours from 5am – 2am, Monday to Sunday.

The construction of buildings within the 1.5m side yard setback.

The exceedance of the maximum number and size of signage within the Tīrau Residential Zone.

The construction and use of a new vehicle crossing from State Highway 1.

The generation of 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

The infringement of car parking space width and maneuvering space requirements.

The exceedance of the Tīrau Residential Zone nighttime noise limits by 2dB from cars during peak nighttime hours.

Reason for this submission

Impact on Local Businesses:

The introduction of multinational chains like Starbucks and Burger King will divert customers away from local cafes and boutique stores, leading to potential closures and job losses, thus harming the local economy.

Impact on Town Character:

Tīrau is known for its unique village atmosphere and charm, which is largely supported by small, locally-owned businesses. The presence of large chains will erode this distinct character, making Tīrau less attractive to visitors who seek a unique experience.

Increased Traffic and Safety Concerns:

The proposed drive-through facilities will generate a significant increase in traffic, especially during peak hours, which will not only cause congestion on State Highway 1 but also pose safety risks to children attending the nearby primary school.

The additional traffic and extended operating hours will lead to noise pollution and disturb the peace of the residential area, affecting the quality of life for residents.

Environmental and Aesthetic Impact:

The construction of large commercial buildings and extensive signage will alter the aesthetic appeal of the town, making it look more commercialized and less quaint.

The earthworks, demolition, and construction activities will disrupt the local environment, and the increase in rubbish collection and delivery trucks will contribute to noise and pollution.

Non-compliance with District Plan Rules:

The proposal likely does not comply with several District Plan rules and performance standards, including building setbacks, signage size, and noise limits, which are in place to maintain the town's character and residents' quality of life.

Lack of Community Benefit:

The primary motivation for the applicant to build a Burger King and Starbucks in Tīrau is to exploit the town's location on State Highway 1 and capture travelers passing through. This brings little to no benefit to the local community, other than providing an option to purchase fast food. It can be argued that the absence of such options would be more beneficial to our community's health and well-being.

Seeking the following decision from South Waikato District Council

Decline the Resource Consent Application:

Reject the application for the establishment and operation of Starbucks and Burger King at 69A Main Road, Tīrau, due to the significant negative impacts on the local community, businesses, and overall town character.

Encourage Sustainable Development:

Promote and support development projects that align with the town's unique character and support local businesses.

Encourage small, locally-owned establishments that will enhance Tīrau's charm and appeal.

Preserve Residential Zoning Integrity:

Maintain the integrity of the Tirau Residential Zone by enforcing compliance with building setbacks, signage limitations, and noise regulations to ensure a harmonious living environment for residents.

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on <https://my.southwaikato.govt.nz>



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Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service **Service Address:**
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201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

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Submitter Details

Full name of the Submitter

Anne Shannon

Contact person for this submission

Contact phone number

0272668503

Email address

annebill@windowslive.com

Postal address

56 Rawhiti Avenue, Matamata 3400

Anne Shannon (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771341

Date/Time Submitted

Fri 26 July 2024 11:27:a.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

The establishment and operation of a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tīrau.

The proposed operating hours from 5am – 2am, Monday to Sunday.

The construction of buildings within the 1.5m side yard setback.

The exceedance of the maximum number and size of signage within the Tīrau Residential Zone.

The construction and use of a new vehicle crossing from State Highway 1.

The generation of 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

The infringement of car parking space width and maneuvering space requirements.

The exceedance of the Tīrau Residential Zone nighttime noise limits by 2dB from cars during peak nighttime hours.

Reason for this submission

Impact on Local Businesses:

The introduction of multinational chains like Starbucks and Burger King will divert customers away from local cafes and boutique stores, leading to potential closures and job losses, thus harming the local economy.

Impact on Town Character:

Tīrau is known for its unique village atmosphere and charm, which is largely supported by small, locally-owned businesses. The presence of large chains will erode this distinct character, making Tīrau less attractive to visitors who seek a unique experience.

Increased Traffic and Safety Concerns:

The proposed drive-through facilities will generate a significant increase in traffic, especially during peak hours, which will not only cause congestion on State Highway 1 but also pose safety risks to children attending the nearby primary school.

The additional traffic and extended operating hours will lead to noise pollution and disturb the peace of the residential area, affecting the quality of life for residents.

Environmental and Aesthetic Impact:

The construction of large commercial buildings and extensive signage will alter the aesthetic appeal of the town, making it look more commercialized and less quaint.

The earthworks, demolition, and construction activities will disrupt the local environment, and the increase in rubbish collection and delivery trucks will contribute to noise and pollution.

Non-compliance with District Plan Rules:

The proposal likely does not comply with several District Plan rules and performance standards, including building setbacks, signage size, and noise limits, which are in place to maintain the town's character and residents' quality of life.

Lack of Community Benefit:

The primary motivation for the applicant to build a Burger King and Starbucks in Tīrau is to exploit the town's location on State Highway 1 and capture travelers passing through. This brings little to no benefit to the local community, other than providing an option to purchase fast food. It can be argued that the absence of such options would be more beneficial to our community's health and well-being.

Seeking the following decision from South Waikato District Council

Decline the Resource Consent Application:

Reject the application for the establishment and operation of Starbucks and Burger King at 69A Main Road, Tīrau, due to the significant negative impacts on the local community, businesses, and overall town character.

Encourage Sustainable Development:

Promote and support development projects that align with the town's unique character and support local businesses.

Encourage small, locally-owned establishments that will enhance Tīrau's charm and appeal.

Preserve Residential Zoning Integrity:

Maintain the integrity of the Tirau Residential Zone by enforcing compliance with building setbacks, signage limitations, and noise regulations to ensure a harmonious living environment for residents.

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on <https://my.southwaikato.govt.nz>

Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

Proposal Summary To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau. A full copy of the application including plans is provided on Councils website. Resource consent is required as the application is unable to comply with the relevant District Plan rules and performance standards, including:

To establish and operate 'retail activities' with 'drive through restaurant'.

To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).

To exceed the maximum number and size of signage within the Tirau Residential Zone.

To construct and use a new vehicle crossing from State Highway 1.

To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

To infringe the car parking space width and manoeuvring space requirements.

To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.

The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.

Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service **Service Address:**
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Alan Flashman
Contact person for this submission	
Contact phone number	0274383557
Email address	aflash@xtra.co.nz
Postal address	10 County Place, Tirau 3410

Alan Flashman (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771296

Date/Time Submitted

Fri 26 July 2024 11:24:a.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

All of it, non compliance

Reason for this submission

All of the reasons above that it wont comply and is not in an appropriate place, this will cause even more traffic problems that Tirau currently already experiences on Fridays and Sundays and holidays, having a drive through next to a school is a disaster waiting to happen. Safety of children is paramount.

Seeking the following decision from South Waikato District Council

The Council should decline the application instead of bowing to companies that supply junk food.

Uploaded Files

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Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

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Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service **Service Address:**
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Eric huang
Contact person for this submission	
Contact phone number	0212094520
Email address	Ericshuan@gmail.com
Postal address	17A Main Road, Tirau 3410

Eric huang (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771733

Date/Time Submitted

Fri 26 July 2024 12:41:p.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

Location

Reason for this submission

The proposal location is just beside the primary school. The traffic flow may cause a big risk of the kids and the pedestrian.

Seeking the following decision from South Waikato District Council

Change the location.

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on <https://my.southwaikato.govt.nz>



Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

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To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.

The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.

Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service
Service Address:
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Gareth Crozier Watkins
Contact person for this submission	
Contact phone number	0211791855
Email address	Garethwatkins201@gmail.com
Postal address	201 State Highway 1, RD 1, Tirau 3484

Gareth Crozier Watkins (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240771881

Date/Time Submitted

Fri 26 July 2024 13:30:p.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

Traffic flow
Exceeding Signage Size
Property entrances
Social effect

Reason for this submission

I find that the idea of establishing a coffeehouse amidst a town full of unique locally owned cafes and a burgerking to be placed next to a primary school to be a poor choice. Towns that are in need of a spruce up down the road would be much more suitable for this endeavor but to choose a town that is the bottle neck to the South Waikato in terms of traffic flow seems thoughtless.

Secondly, the request to have signage that exceeds size regulations comes as a concern for those who are turning out of the nextdoor propert of Tirau Community Church. I am a frequent attendee of the local church; visiting more than once a week I can find it hard to see past vehicles parked out the front on the road side as well as judging the indicating of traffic. Having an entrance adjacent to the Tirau Church driveway seems like it will cause all the more trouble with that especially with the median strip looking at being used as a turn in bay for the proposed business's.

Last but certainly not least, I feel that the effect these business's will have on our social welfare will be negative. Yes we may see an increase in jobs to the area but we will also see an increase in families that are vulnerable to the desire of frequent dinners sorted by foodchains. We know that the cost food and living has increased dramatically, yet we know that the effect of fast food on low socio-economic people groups and areas. You say this will create work for locals, I agree it will, but more so in the big picture having to deal with the effects of litter and preventing a community from having a negative effect many other city's and now small village's like Tirau.

Seeking the following decision from South Waikato District Council

That the consent is terminated and thought through more thouroughly in the future for wherever else Tahua Properties Limited may want to establish their business ideas.

Uploaded Files

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Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

Proposal Location 69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.

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Agent and Application Agent: SLR Consulting New Zealand Limited

Address for Service
Service Address:
SLR Consulting New Zealand Limited
201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Marise Vickers
Contact person for this submission	Marise Vickers
Contact phone number	0274924215
Email address	m.vickers@nhill.co.nz
Postal address	2 Rose Street, Tirau 3410

Marise Vickers (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

Submission

Online Reference Number

SUB240772580

Date/Time Submitted

Fri 26 July 2024 16:04:p.m.

Position on this application

I/we OPPOSE this application

The part(s) of the application this submission is related to

To establish and operate 'retail activities' with 'drive through restaurant'.

To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).

To exceed the maximum number and size of signage within the Tirau Residential Zone.

To construct and use a new vehicle crossing from State Highway 1.

To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

To infringe the car parking space width and maneuvering space requirements.

To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.

Reason for this submission

The Tirau District plan limits and regulations are in place to protect the environment, residents enjoyment, and overall land use and growth, this submission would allow new stakeholders to exceed sizes permissible of the premises, the operational hours, the disruption and enjoyment of residents, the further congestion of the entry and exits to Tirau, infringement of parking regulations, and the installation of Excessive signage.

I find it unreasonable that the Council would consider drive through retailers to set up in Tirau and be allowed to seek resource consent to override the current Resource consent Rules and performance standards. Tirau already has significant traffic congestion and is a lovely village untouched by the blight of multi national/international retail interests. We believed that the District plan was created as such for Tirau so that it would not endure the same fate as all other towns and cities that have become fast food stops for travelers, there are enough throughout New Zealand to satisfy travelers who desire such food. To allow conglomerates with no interest in the village or its residents to bypass or be granted consent outside of the current rules is an affront to the retailers who are invested in Tirau, but more so its residents. If this consent were granted Tirau will never be the same again, it is one of the last bastions of a village that people visit to get away from the multi national retail culture that is found in every City, Town and Mall in New Zealand.

Seeking the following decision from South Waikato District Council

To not allow the relevant District Plan Rules and performance standards to be comprised.

To not Exceed the Signage Size Allowance

To not exceed the building size allowance

To not install a further crossing on State Highway 1

To not generate further vehicle movements of traffic

To not exceed the noise limit allowance

If the Council is desirous of changing the resource consent requirements and the District Plan rules and performance standards to accommodate fast food/drive through retailers could it designate land not directly on state highway one but to create a specific service center in another location, fit for purpose.

Uploaded Files

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<https://my.southwaikato.govt.nz>

Submission Form

Form 13

Pursuant to Section 96 of the Resource Management Act 1991



Send to: **The Chief Executive**
South Waikato District Council
 Private Bag 7
 TOKOROA 3444
 ATTN: Planning Team
 Email: julie.cathie@southwaikato.govt.nz

OFFICE USE ONLY
 Date received:
 Consent No:

Submitter's details

Full name(s):	Sandra Moorehead		
Address:	Fonterra Tirau		
Phone:	Phone (day):	Mobile:	0276107766
Email:			

Application details

I wish to:	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	<input type="radio"/> Remain neutral to
The application of: <i>(name/organisation of applicant)</i>	Tahua Properties Limited		
To: <i>(briefly outline proposal)</i>	<p>To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau. A full copy of the application including plans is provided on Councils website. Resource consent is required as the application is unable to comply with the relevant District Plan rules and performance standards, including:</p> <ul style="list-style-type: none"> To establish and operate 'retail activities' with 'drive through restaurant'. To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1). To exceed the maximum number and size of signage within the Tirau Residential Zone. To construct and use a new vehicle crossing from State Highway 1. To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak. To infringe the car parking space width and manoeuvring space requirements. To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours. <p>The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.</p>		

<p>At: <i>(address/location of proposal)</i></p>	<p>69A Main Road (SH1), Tirau, being Lot 1 DP 306234. The site is located on the north-eastern side of Main Road (SH1) and is located between the Tirau Primary School and the Tirau Community Church properties.</p>
<p>IMPORTANT PLEASE NOTE</p>	<p>The Resource Management Act 1991 requires submissions to be made available to the public.</p> <p>Your contact details are collected:</p> <ul style="list-style-type: none"> ▪ To arrange a hearing date and time for you to speak (if you choose to); and ▪ To inform you of any decisions made on issues covered by your submission. <p>Your name and address will be publicly available. If you do not supply your name and address the Council will formally receive your submission, but will not be able to inform you of the outcome.</p>

The parts of the application I/We support/oppose are:
(Continue on a separate sheet if necessary)

The reasons for my/our submission are: *(Continue on a separate sheet if necessary)*

I/We wish Council to make the following decision:

Include any conditions that you would like to see imposed if consent was granted.
(Continue on a separate sheet if necessary)

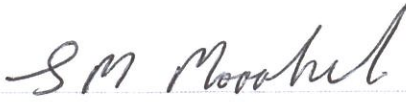
Hearing of submissions

I/We	<input type="checkbox"/>	Wish to speak in support of my/our submission at a hearing. (this means that you will speak at the hearing)
I/We	<input type="checkbox"/>	Do not wish to speak in support of my/our submission at a hearing. (this means that you will not be advised of the date of the hearing and will not speak at the hearing)
I/We	<input type="checkbox"/>	If others make a similar submission, I will consider presenting a joint case with them at a hearing

Note: You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

I/We	<input type="checkbox"/>	Have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991) Applicant's Address for Service: Applicant: Tahua Properties Limited Agent: SLR Consulting New Zealand Limited, C/- Samantha Redward Email: Samantha.Redward@slrconsulting.com Address for service: SLR Consulting New Zealand Limited 201 Victoria Street West Auckland 1010
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Signature

Signature of submitter(s)	
Date:	5/7/24
Further advice	It is recommended that you read the notes on page 4 before completing this form.

Important Notes

- Council must receive this submission before the closing date and time as indicated in the notice (**Friday 26 July 2024 at 5pm**). A copy of this submission must also be given to the applicant as soon as reasonably practicable.
- Please note that trade competitors may make a submission only if directly affected by an adverse environmental effect of the proposed activity. Matters of trade competition cannot be considered.
- If you change your mind and wish to withdraw your submission, please contact the Council as soon as reasonably practicable.
- If you have any queries, please contact Karla Putt, Consultant Planner, on 07 347 7840 ext 222 or karla.putt@stratum.nz who is processing the application in the first instance.
- If you make your submission in hard copy please deliver to South Waikato District Council, Torphin Crescent, Tokoroa or post to Private Bag 7, Tokoroa 3444
- Electronic submissions on this resource consent application must be directed to julie.cathie@southwaikato.govt.nz
- For more information on making a submission please refer to the Ministry for the Environment website at: www.mfe.govt.nz
- Privacy information

The information you have provided on this form is required so that your submission can be processed under the RMA. 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.

Submission Form

Form 13

Pursuant to Section 96 of the Resource Management Act 1991



Send to: **The Chief Executive**
South Waikato District Council
 Private Bag 7
 TOKOROA 3444
 ATTN: Planning Team
 Email: julie.cathie@southwaikato.govt.nz

OFFICE USE ONLY
 Date received:
 Consent No:

Submitter's details

Full name(s):	Ben & Kim de THIERRY		
Address:	13 DEXHILL TCE TIRAU		
Phone:	Phone (day):	Mobile:	027 207 2421
Email:	khndethierry@gmail.com		

Application details

I wish to:	<input type="checkbox"/>	<input checked="" type="checkbox"/> Support	<input type="checkbox"/>	<input type="checkbox"/> Oppose	<input type="checkbox"/> Remain neutral to
The application of: (name/organisation of applicant)	Tahua Properties Limited				
To: (briefly outline proposal)	<p>To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau. A full copy of the application including plans is provided on Councils website. Resource consent is required as the application is unable to comply with the relevant District Plan rules and performance standards, including:</p> <ul style="list-style-type: none"> To establish and operate 'retail activities' with 'drive through restaurant'. To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1). To exceed the maximum number and size of signage within the Tirau Residential Zone. To construct and use a new vehicle crossing from State Highway 1. To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak. To infringe the car parking space width and manoeuvring space requirements. To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours. <p>The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.</p>				

At:
(address/location of proposal)

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- To arrange a hearing date and time for you to speak (if you choose to); and
- To inform you of any decisions made on issues covered by your submission.

Your name and address will be publicly available. If you do not supply your name and address the Council will formally receive your submission, but will not be able to inform you of the outcome.

The parts of the application I/We support/oppose are:
(Continue on a separate sheet if necessary)

TALLIA PROPERTIES LIMITED
we support them to make a difference
in Tirau.

The reasons for my/our submission are: *(Continue on a separate sheet if necessary)*

I/We wish Council to make the following decision:

*Include any conditions that you would like to see imposed if consent was granted.
(Continue on a separate sheet if necessary)*

Put back the old Crossing outside the new Star Bucks & BP. Move it away from the Dog that causes congestion so people won't stop traffic crossing from BP to starbucks.

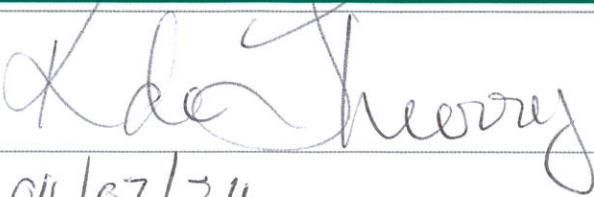
Hearing of submissions

I/We	<input checked="" type="checkbox"/>	Wish to speak in support of my/our submission at a hearing. (this means that you will speak at the hearing)
I/We	<input type="checkbox"/>	Do not wish to speak in support of my/our submission at a hearing. (this means that you will not be advised of the date of the hearing and will not speak at the hearing)
I/We	<input type="checkbox"/>	If others make a similar submission, I will consider presenting a joint case with them at a hearing

Note: You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

I/We		<p>Have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991)</p> <p>Applicant's Address for Service:</p> <p>Applicant: Tahua Properties Limited Agent: SLR Consulting New Zealand Limited, C/- Samantha Redward Email: Samantha.Redward@slrconsulting.com Address for service: SLR Consulting New Zealand Limited 201 Victoria Street West Auckland 1010</p>
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Signature

Signature of submitter(s)	
Date:	04/07/24
Further advice	<i>It is recommended that you read the notes on page 4 before completing this form.</i>

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