



## Form 13

### Submission on a publicly notified application concerning a resource consent under Section 96, Resource Management Act 1991

To: South Waikato District Council

**Name of submitter:** **Te Tāhuhu o te Mātauranga | Ministry of Education ('the Ministry')**

Address for service: Beca Ltd  
Waitomo House 6 Garden Place  
Hamilton 3204

Attention: Jessica Ensing

Phone: (07) 960 7246

Email: jessica.ensing@beca.com

**This is a submission on the proposed land use consent to establish and operate two retail and drive through activities at 69A Main Road within the Tirau Residential Zone**

#### **Background:**

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry also reviews and considers the impacts of consent applications, plan changes and notices of requirement on schools.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the South Waikato District and the Waikato Region.

#### **The Ministry's submission is:**

South Waikato District Council ('SWDC') have notified an application for a land use consent from Tahua Properties Limited (the 'Applicant') to establish and operate a Starbucks and Burger King and drive through activities within the Tirau Residential Zone 69A Main Road, Tirau. The proposed activity and site borders the southern boundary of Tirau Primary School (approx. 120-130 students).

The proposed site and school are shown in **Figure 1** below.



Figure 1: Application site (outlined in red) in relation to Tirau Primary School (yellow and purple hatch)

The Ministry has reviewed the Resource Consent Application’s (‘the application’) Assessment of Effects on the Environment (AEE) and associated supporting material. Following this review, the issues that the Ministry has identified are:

- The actual and potential effects associated with the construction and operation of the retail facilities on the nearby school has not been adequately assessed.
- Traffic safety effects and vehicle movements next to Tirau Primary School, during construction and operational periods, as well as noise effects, odour effects, earthworks and dust disturbance and after-hours security effects.
- Whilst mitigation measures have been proposed by the Applicant, and the Ministry acknowledges that these measures have the potential to mitigate the effects identified.

These matters are discussed further below.

## Actual and Potential Effects on Tirau Primary School

### Traffic Effects

The Ministry notes the potential traffic effects associated with the increase in vehicle movements as a result of construction and operational traffic utilising the drive throughs via the new vehicle crossing off State Highway 1. The Ministry considers that pedestrian safety from vehicle movements and turning manoeuvres into and out of site, particularly pedestrian safety in relation to the school has not adequately been addressed.

The application states that students are school children aged between years 1 to 6 (5 – 11 year-olds), who tend to be accompanied when they walk to school (school procedure is for students to be accompanied by an adult during pick-ups), and that the ITA considers that there is a negligible likelihood of a child wishing to cross the vehicle crossing at the same time as a car. Regardless of assumptions that parents/adults will be present, we can anticipate that with having a school so close to a construction site and frequently flowing traffic associated with the drive-throughs, there is potential for pedestrian/vehicle conflicts to occur.

In relation to traffic effects the Ministry requests the following:

- To minimise adverse effects on student safety, the Ministry requests that all construction traffic vehicle movements avoid the school at peak start and finish/ Pick-up/Drop-off (“PUDO”) times to maintain a safe road environment for students commuting to and from school. The Ministry proposes that this be managed via a condition of consent.
- Clarity on any use of the Right of Way on the school property during construction, as referred to in section 2.1 of the AEE.
- The Ministry also wishes to highlight the effects of the influx of customers in vehicles entering and exiting the site during operation of the retail activities, and the potential safety risk it poses to students and school children. We request a more targeted assessment of effects on traffic safety via a peer reviewed transport assessment, particularly given that the effects of one vehicle movement every 40 seconds during PUDO times is considered in the assessment to be negligible.
- The mitigation measures to be applied during operation of the facilities is retained as proposed, subject to clarification of delivery truck turning restrictions, including:
  - Delivery trucks will occur outside of operating hours and will be restricted to right turns into and out of the site.
  - Affording pedestrians right of way at the vehicle crossing.
  - Providing a speed bump across the access 2m inside the site boundary, to allow vehicles exit the site at a low speed.

### Noise effects

The application provides an assessment of the acoustic effects relating to the operation of the facilities. It identified that the operational noise levels are predicted to be consistent with the permitted standards for daytime noise limits at the school location but will exceed nighttime noise levels of 40 dBA (by up to 2 dBA) at the Tirau school site. However, noting the school is not typically used at night, there are no concerns with this minor exceedance, provided that the final form of the proposed permanent acoustic screening shown in **Figure 2** is agreed by the School and the Ministry.

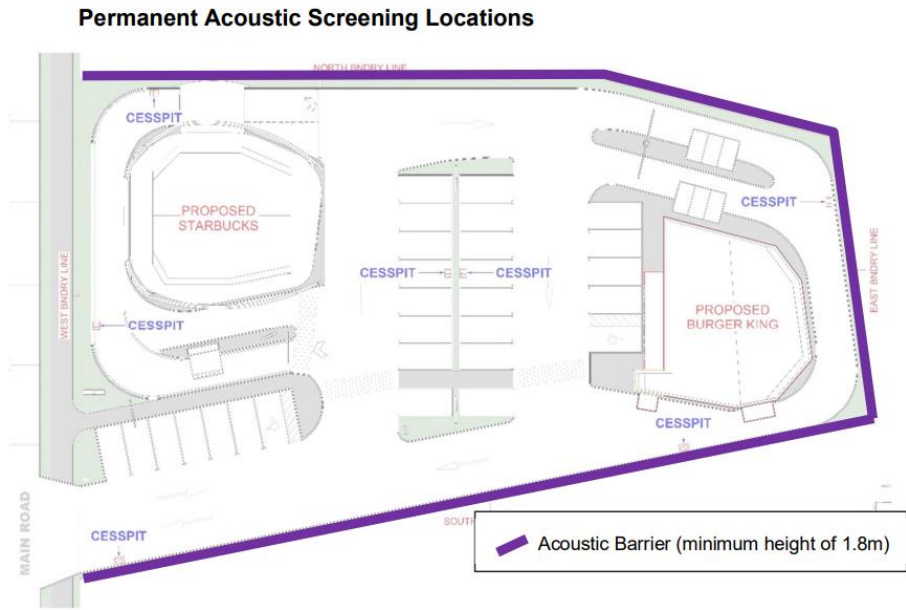


Figure 2: Proposed permanent acoustic screening

As for the construction noise effects, the application states that the construction noise levels will be in line with the NZS 6802:2008 acoustic standards, achieving the construction noise limits of 70 dB LAeq at the surrounding receivers, although the assessment of environmental effects considers the majority of noise levels during the construction period to be lower than the permitted noise limit. Noting that the permitted noise level during weekdays from 7:30am to 6pm (school hours) is 75 dB LAeq and 90 dB Lmax.

Although temporary in nature, this is a considerably high noise level, especially when in close proximity to a noise sensitive receiving environment such as a teaching space for 5 – 11-year-old children. Temporary construction noise screens are proposed in certain locations around the site (see **Figure 3**), but none on the boundary of the site facing the school (northwestern boundary). The Ministry considers that these noise levels during construction may interrupt the indoor and outdoor learning environments, particular with the nearest teaching spaces being only 15m from the subject site.

For this reason, the Ministry request that the temporary construction screening fence be extended to the northwestern boundary of the site (the boundary shared by the school) to mitigate and block noise effects from the school receiving site and will aid in preventing the disruption of the school learning environment.



Figure 3: Proposed temporary construction acoustic screening

**Operational Odour effects**

The application’s assessment of the effects on the environment in regard to operational odours is provided in a broad sense, stating that “odour emissions will be neither obnoxious nor objectionable ... in the unlikely event that a genuine concern about odour is raised, there remains the ability under the RMA to address the matter. Accordingly, any adverse effects of odour will be less than minor.”

However, a specialist report has not been undertaken to determine the extent of effects, particularly concerns about the odours coming from burger king has not been assessed in the form of an air quality report and the effects of odour on the surrounding environment. And there is no information on the treatment of odour emanating from the site.

The Ministry requests that the actual and potential effects of odour on the school is clearly stated through the form of a specialist assessment of odorous effects including recommendations on appropriate treatment from potential sources of odour.

**Earthworks – Dust Disturbance**

The application states that ‘earth will not be exposed for a lengthy period of time; therefore, the works will not give rise to potential for dust or sediment tracking.’ It is noted that the application has volunteered a condition stating that a construction management plan (CMP) will be prepared.

The Ministry requests that this CMP is required as part of the conditions of consent and is provided prior to Councils decision to ascertain how effects are proposed be to be mitigated. The Ministry wishes to review a draft of the CMP prior to its acceptance by Council to ensure that potential construction effects on the school are taken into account.

### **Security effects**

It is noted that the facilities will be operational between the hours of 5am and 2am. The nature of this activity being open until late could result in potential security effects on the adjacent school not only during but, in particular, after normal school operating hours.

The Ministry requests that these effects are adequately mitigated through the installation of a suitable fence agreed upon by the school and the Ministry, and external lighting.

### **Waste management effects**

It is noted that a Burger King and Starbucks being established in proximity to the school will likely result in litter migrating to the school premises. The Ministry requests this be addressed through mitigation in the form of on-site waste management facilities, such as rubbish bins, and appropriate signage on the site advising customers of rubbish bin location.

### **Relief sought by the Ministry:**

Overall, the Ministry is **neutral** in respect to the application if the following relief and any consequential amendments required to give effect to the matters outlined in this submission can be accepted.

The relief sought includes:

- Construction traffic to be managed in a way that restricts heavy vehicle movements during peak school travel times to maintain a safe road environment for students commuting to and from school.
- Clarity on any use of the Right of Way on the school property during construction, as referred to in section 2.1 of the AEE.
- The preparation of a draft Construction Management Plan for discussion with the School and the Ministry to ensure that the potential for adverse construction effects on the school are mitigated before the CMP is accepted by Council. The CMP should include appropriate traffic, dust and noise mitigation measures as a minimum.
- Extension of temporary construction screening fence along the boundary of the site with the school
- A peer review is undertaken of the traffic/transport assessment that identifies the actual and potential effects on the school and students/pedestrians during both construction and operational traffic and appropriate mitigation of those effects is identified.
- The preparation of an odour effects assessment prepared by a suitably qualified and experienced person to identify the potential for adverse effects of odour discharging to air and the mitigation of those odorous effects.
- As part of the permanent screening fence, the fence should include security features to prevent access onto the school grounds, and external lighting to be agreed upon in discussion with the school and the Ministry.
- On-site waste management to prevent litter from entering school site from the proposed facilities
- Where appropriate these relief measures should be incorporated into the conditions of consent if consent is to be granted.

The Ministry welcomes the opportunity to discuss the above matters with the Applicant and Council.

### **The Ministry wishes to be heard in support of its submission.**

Should you wish to discuss any aspect of this feedback, please do not hesitate to contact the undersigned as a consultant to the Ministry.



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Jessica Ensing

Planner – Beca Ltd

(Consultant to the Ministry of Education)

[Jessica.Ensing@beca.com](mailto:Jessica.Ensing@beca.com)

# 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](mailto:julie.cathie@southwaikato.govt.nz)

OFFICE USE ONLY  
Date received:  
Consent No:

## Submitter's details

Full name(s): *Louise van Campfort*  
Address: *2166 Riverside Rd, Orewa 0931, Auckland*  
Phone: Phone (day): Mobile: *027 2300498*  
Email:

## Application details

I wish to:

Support

Oppose

Remain neutral to

The application of:  
*(name/organisation of applicant)*

Tahua Properties Limited

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.

To:  
*(briefly outline proposal)*

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



**At:**  
*(address/location of proposal)*

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.

The Resource Management Act 1991 requires submissions to be made available to the public.

Your contact details are collected:

**IMPORTANT  
PLEASE NOTE**

- 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)*

**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  Wish to speak in support of my/our submission at a hearing.  
(this means that you will speak at the hearing)

I/We  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  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.

**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:

I/We  Applicant: Tahua Properties Limited  
Agent: SLR Consulting New Zealand Limited, C/- Samantha Redward  
Email: [Samantha.Redward@slrconsulting.com](mailto:Samantha.Redward@slrconsulting.com)  
Address for service: SLR Consulting New Zealand Limited  
201 Victoria Street West  
Auckland 1010

## Signature

Signature of submitter(s)

Date:

26 / 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](mailto: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](mailto: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](http://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  
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ATTN: Planning Team  
Email: [julie.cathie@southwaikato.govt.nz](mailto:julie.cathie@southwaikato.govt.nz)

**OFFICE USE ONLY**  
Date received:  
Consent No:

### Submitter's details

Full name(s):	Linda Galbraith		
Address:	10 Marchant St Putaruru		
Phone:	Phone (day):	Mobile:	027 2366558
Email:			

### Application details

I wish to:	Support	<input checked="" type="checkbox"/> <b>Oppose</b>	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"> <li>To establish and operate 'retail activities' with 'drive through restaurant'.</li> <li>To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).</li> <li>To exceed the maximum number and size of signage within the Tirau Residential Zone.</li> <li>To construct and use a new vehicle crossing from State Highway 1.</li> <li>To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.</li> <li>To infringe the car parking space width and manoeuvring space requirements.</li> <li>To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.</li> </ul> <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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**The parts of the application I/We support/oppose are:**

(Continue on a separate sheet if necessary)

The establishment of a Starbucks + Burger King in Tirau.

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

There are already 17 cafe/food outlets in Tirau. The addition of two more will be detrimental to the ~~the~~ survival of some of these. The addition of 'fast food' outlets spoils the character of Tirau. The entry + exit onto an already busy road will add to ~~not help~~ the congestion.

## I/We wish Council to make the following decision:

Include any conditions that you would like to see imposed if consent was granted.  
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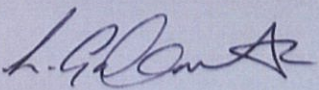
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I/We	<input type="checkbox"/>	If others make a similar submission, I will consider presenting a joint case with them at a hearing

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I/We	<input checked="" type="checkbox"/>	<b>Have served a copy of my submission on the applicant.</b> (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: <a href="mailto:Samantha.Redward@slrconsulting.com">Samantha.Redward@slrconsulting.com</a> Address for service: SLR Consulting New Zealand Limited 201 Victoria Street West Auckland 1010
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## Signature

Signature of submitter(s)	
Date:	26/7/24
Further advice	<i>It is recommended that you read the notes on page 4 before completing this form.</i>

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# Submission Form

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Pursuant to Section 96 of the Resource Management Act 1991



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TOKOROA 3444  
ATTN: Planning Team  
Email: [julie.cathie@southwaikato.govt.nz](mailto:julie.cathie@southwaikato.govt.nz)

**OFFICE USE ONLY**  
Date received:  
Consent No:

### Submitter's details

Full name(s):	MANDY SEWELL		
Address:	42 ROBINSON ROAD UHITIANGA 3510		
Phone:	Phone (day):	Mobile:	027451 0332
Email:	lylemandcalextra.co.nz		

### Application details

I wish to:	<input type="checkbox"/> Support	<input checked="" 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"> <li>To establish and operate 'retail activities' with 'drive through restaurant'.</li> <li>To construct a building within the 1.5m side yard setback (Starbucks canopy over drive-through window 1).</li> <li>To exceed the maximum number and size of signage within the Tirau Residential Zone.</li> <li>To construct and use a new vehicle crossing from State Highway 1.</li> <li>To undertake an activity which will generate 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.</li> <li>To infringe the car parking space width and manoeuvring space requirements.</li> <li>To exceed the Tirau Residential Zone nighttime noise limits (from northern and southern adjacent properties) by 2dB from cars during peak nighttime hours.</li> </ul> <p>The subject land is zoned Tirau Residential and the proposed activity is provided overall as a Discretionary activity within the District Plan.</p>		



<b>At:</b> (address/location of proposal)	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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**The parts of the application I/We support, oppose are:**  
 (Continue on a separate sheet if necessary)

✗ The establishment of this restaurant & drivethrough  
 ✗ Signage.  
 ✗ The new vehicle crossing State Highway 1  
 ✗ Car parks & vehicle movements.  
 ✗ Noise limits and its location next to a primary school and a church.  
 ✗ Dispersal of rubbish throughout the village.

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

I don't feel that this proposal suits the small village of ~~Tirau~~ Tirau. There are many other food and drink outlets that don't create an eyesore on the community. The position of this proposal is all wrong. I am worried about the dispersal of rubbish and the movement of traffic on this quiet short piece of road. Noise and light pollution are inevitable. This little village is a nice quiet place to stop and get food & drink from already established outlets. It is not the place for a fast food, big business eyesore, these types of outlets are best for cities.

**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)*

Do not grant consent for this application. This application is not suitable for this residential area and this small town.

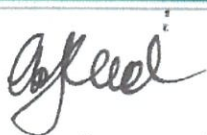
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I/We	<input checked="" type="checkbox"/>	Wish to speak in support of my/our submission at a hearing. (this means that you will speak at the hearing)
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I/We	<input checked="" type="checkbox"/>	<b>Have served a copy of my submission on the applicant.</b> (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: <a href="mailto:Samantha.Redward@slrconsulting.com">Samantha.Redward@slrconsulting.com</a> Address for service: SLR Consulting New Zealand Limited 201 Victoria Street West Auckland 1010
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**Signature**

Signature of submitter(s)	
Date:	21 / 07 / 2024
Further advice	<i>It is recommended that you read the notes on page 4 before completing this form.</i>

# Submission Form

## Form 13

Pursuant to Section 96 of the Resource Management Act 1991



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ATTN: Planning Team  
Email: [julie.cathie@southwaikato.govt.nz](mailto:julie.cathie@southwaikato.govt.nz)

OFFICE USE ONLY  
Date received:  
Consent No:

### Submitter's details

Full name(s): GRANT Russell Dickinson

Address: 60 Hetherington rd Tirau

Phone: Phone (day):

Mobile: 027 2431065

Email: grdn21962 @ gmail

### Application details

I wish to:

Support

Oppose

Remain neutral to

The application of:  
(name/organisation of applicant)

Tahua Properties Limited

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To:  
(briefly outline proposal)

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

**At:**

*(address/location of proposal)*

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.

The Resource Management Act 1991 requires submissions to be made available to the public.

Your contact details are collected:

**IMPORTANT PLEASE NOTE**

- 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)*

**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

Wish to speak in support of my/our submission at a hearing.  
(this means that you will speak at the hearing)

I/We

Do not wish to speak in support of my/our submission at a hearing.  
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I/We

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.

### **Have served a copy of my submission on the applicant.**

(this is required by section 96(6) (b) of the Resource Management Act 1991)

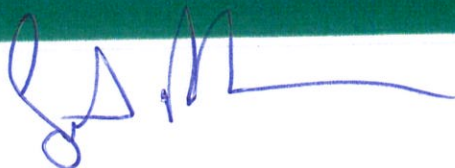
Applicant's Address for Service:

I/We

Applicant: Tahua Properties Limited  
Agent: SLR Consulting New Zealand Limited, C/- Samantha Redward  
Email: [Samantha.Redward@slrconsulting.com](mailto:Samantha.Redward@slrconsulting.com)  
Address for service: SLR Consulting New Zealand Limited  
201 Victoria Street West  
Auckland 1010

## Signature

Signature of submitter(s)



Date:

22/07/24

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](mailto: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](mailto: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](http://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](mailto:julie.cathie@southwaikato.govt.nz)

OFFICE USE ONLY  
Date received:  
Consent No:

## Submitter's details

Full name(s): Deborah Lynn  
Address: 60 Hetherton Road, Tirau, 3485  
Phone: 0275895 098 Phone (day):  Mobile:   
Email: db199-99@yahoo.com

## Application details

I wish to:

Support

Oppose

Remain neutral to

The application of:  
(name/organisation of applicant)

Tahua Properties Limited

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

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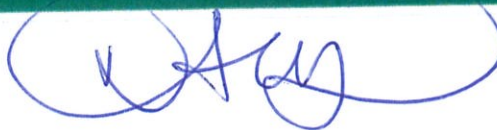
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Applicant's Address for Service:

I/We  Applicant: Tahua Properties Limited  
Agent: SLR Consulting New Zealand Limited, C/- Samantha Redward  
Email: [Samantha.Redward@slrconsulting.com](mailto:Samantha.Redward@slrconsulting.com)  
Address for service: SLR Consulting New Zealand Limited  
201 Victoria Street West  
Auckland 1010

## Signature

Signature of submitter(s)



Date:

21-7-24.

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