

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): Bryan Dickinson

Address: 60 Hetherington Rd TIRAU 3485

Phone: / Phone (day): / Mobile: 027 386 7839

Email: bdickinson400@gmail.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.
- 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
Address for service: SLR Consulting New Zealand Limited
201 Victoria Street West
Auckland 1010

Signature

Signature of submitter(s)



Date: 22.7.24

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.
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ATTN: Planning Team
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OFFICE USE ONLY
Date received:
Consent No:

Submitter's details

Full name(s): ALLAN DICKINSON

Address: 22A BEAR ST, TIRAU.

Phone: Phone (day): Mobile: 027 4796331

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:

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(address/location of proposal)

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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
Address for service: SLR Consulting New Zealand Limited
201 Victoria Street West
Auckland 1010

Signature

Signature of submitter(s)



Date:

21/7/24

Further advice

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Important Notes

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OFFICE USE ONLY
Date received:
Consent No:

Submitter's details

Full name(s): Adam Russell Dickinson
Address: 60 Hetherington rd RD2 Tirau

Phone: Phone (day): Mobile: 027 394 4531

Email: adamgilbert007@gmail.com

Application details

I wish to:

Support

Oppose

Remain neutral to

The application of:
(name/organisation of applicant)

Tahua Properties Limited

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(briefly outline proposal)

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I/We

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

Signature

Signature of submitter(s)



Date: 24-07-24

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OFFICE USE ONLY
Date received:
Consent No:

Submitter's details

Full name(s):

GARY DAWE PETERSEN

Address:

737 Tokoroa rd

Phone:

Phone
(day):

Mobile:

02145741

Email:

gary.petersen274@gmail.com

Application details

I wish to:

Support

Oppose

Remain
neutral
to

The application of:
(name/organisation of
applicant)

Tahua Properties Limited

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(briefly outline proposal)

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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.
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- I/We Wish to speak in support of my/our submission at a hearing.
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Have served a copy of my submission on the applicant.

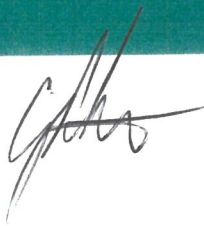
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Applicant's Address for Service:

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

Signature

Signature of submitter(s)



Date: 26/7/2024

Further advice

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OFFICE USE ONLY
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 Consent No:

Submitter's details

Full name(s):	VALERIE MAVIS MOSEN		
Address:	23 MARCHANT ST, PUTARURU.		
Phone:	Phone (day):	_____	Mobile: 021-438-545
Email:	_____		

Application details

I wish to:	<input type="checkbox"/>	<input checked="" type="checkbox"/> Support	<input type="checkbox"/>	<input type="checkbox"/> Oppose	<input checked="" 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: <i>(address/location of proposal)</i>	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.
IMPORTANT PLEASE NOTE	<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 WHOLE APPLICATION

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

I OPPOSE THIS APPLICATION BECAUSE I FEEL THE EXISTING HOSPITALITY OUTLETS WILL BE AT A DISADVANTAGE IF THIS PROPOSAL GOES THROUGH. MANY CAFE'S IN TIRAU ARE RUN BY PEOPLE WHO HAVE TO COME A LONG WAY, THEY WORK HARD AND WILL LOSE CUSTOM IF THIS IS ALLOWED TO HAPPEN. THERE ARE FAST-FOOD OUTLETS IN TOKOROA. LET THOSE THAT WANT THIS FOOD GO THERE. TIRAU WILL LOSE IT'S SPECIAL VILLAGE QUALITY AND PEOPLE THEIR LIVELIHOODS. IT IS A SHORT SIGHTED PROPOSAL. TIRAU WILL BE THE ULTIMATE LOSER LONG TERM.

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)*

IF YOU PERSIST IN ALLOWING THIS PROPOSAL TO HAPPEN PLEASE NOT BEFORE 5 PM AND NO LATER THAN 7 AM.
THANK-YOU.


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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<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)	 (V M MOSEN)
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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