

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):	SHARON JAYNE CHURCHILL		
Address:	27 PROSPECT AVE, TIRAU 3410 WAIKATO.		
Phone:	Phone (day):	Mobile:	
	027 580 8333	027 580 8333	
Email:			

Application details

I wish to:	<input checked="" type="checkbox"/>	Support	<input type="checkbox"/>	Oppose	<input type="checkbox"/>	Remain neutral to
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The application of: <i>(name/organisation of applicant)</i>	Tahua Properties Limited
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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>
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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.

IMPORTANT PLEASE NOTE

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

Your contact details are collected:

- 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)

I support all of the proposals of Tanua Properties Limited, to establish & operate a Starbucks coffeehouse & Burger King Restaurant with dual drive-through facilities at 69A Main Road, Tirau.

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

To create more affordability & diversity of food availability in Tirau.
Currently Tirau cafes are expensive and for two children & two adults it could cost approx \$1000 to eat in any of these establishments, hence people who cannot afford this, would probably not stop in Tirau to eat.
Basically this project could create more foot traffic in the tirau township & "other" businesses here may benefit from this.

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)

That the council grant consent to Tahuna Properties Limited, to progress with the establishment & operation of a Starbucks Coffeehouse & burger king restaurant, at 69A Main Road, Tirau and everything that is involved to do so.


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 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 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:	25 th July 2024
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
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OFFICE USE ONLY
 Date received:
 Consent No:

Submitter's details

Full name(s): Lionel Phillips
 Address: 74 MAIN ROAD, TIRAU.
 Phone: Phone (day): 0211467022 Mobile: 0211467022
 Email: african61@hotmail.com / salesphilsmcc@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.

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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)

- " To ESTABLISH AND OPERATE "RETAIL ACTIVITIES WITH "DRIVE THROUGH RESTAURANT."
- " To EXCEED THE MAXIMUM NUMBER AND SIZE OF SIGNAGE WITHIN THE TIRAU RESIDENTIAL ZONE."
- " To EXCEED THE TIRAU RESIDENTIAL ZONE NIGHTTIME NOISE LIMITS (FROM NORTHERN & SOUTHERN ADJACENT PROPERTIES) BY 2DB FROM CARS DURING PEAK NIGHTTIME HOURS."
- I oppose THE RE-ZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE
- I oppose THE "OPERATIONAL HOURS FROM 5AM - 2AM MONDAY TO SUNDAY"
- I oppose THE RUBBISH COLLECTION & DELIVERIES OF GOODS OUTSIDE NORMAL HOURS I.E. 8A - 5PM

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

THE LAND IS ZONED TIRAU RESIDENTIAL:
I RESIDE IN THE TIRAU RESIDENTIAL ZONE AT NO 74 MAIN ROAD TIRAU. THIS IS A FEW METERS ACROSS FROM THE PROPOSED SITE.
THIS WILL HAVE A BIG IMPACT ON MY STANDARD OF LIVING, MY HEALTH & WELLBEING, QUALITY OF LIFE, MUCH NEEDED REST AND SLEEP. I WORK FULLTIME.
I HAVE THE RIGHT TO AN ADEQUATE STANDARD OF LIVING, INCLUDING SOME PEACE & QUIETNESS.
THIS PROPOSAL WILL HAVE A MASSIVE IMPACT ON THE TRAFFIC COMING & GOING THROUGH TIRAU. I HAVE VIDEOS OF THE GRIDLOCK THAT IS A DAILY OCCURRENCE IN MAIN ROAD TIRAU, EXACTLY AT THE PROPOSED SITE. WE HAVE AN ABUNDANCE OF COFFEE SHOPS AND EATERIES IN TIRAU - WE DO NOT NEED MORE.

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

My dwelling is NOT SOUND PROOF, AN INCREASE IN VEHICLE TRAFFIC AND DRIVE THROUGH AUDIBLE ORDERING LATE AT NIGHT AND EARLY HOURS OF THE MORNING WILL HAVE AN IMPACT ON MY QUALITY OF SLEEP, WHICH WILL HAVE AN IMPACT ON MY PERFORMANCE AT WORK.

HIGH RISE SIGNAGE THAT WILL LIT UP THE NIGHT SKY ACROSS FROM MY DWELLING IS AN INTRUSION TO MY PRIVACY.

AN INCREASE IN NIGHT TIME NOISE BY 2 DB WILL HAVE AN EFFECT ON MY SLEEP AND HEALTH AND WELL BEING.

I/We wish Council to make the following decision:

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

To STOP this proposal AND TAKE ACCOUNT of WHAT THE RATEPAYERS OF TIRAU ARE SAYING, PLEASE.

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:

24 July 2024

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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OFFICE USE ONLY
 Date received:
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Submitter's details

Full name(s): Mason Carl LaTrobe

Address: 5 Depot Street Tirau

Phone: Phone (day):

Mobile: 0225100387

Email: masonlatrobe@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.
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To:
 (briefly outline proposal)

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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 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)

I object to this venture being approved. I am a chef of over 30 years experience and both proposed businesses I find sell fast food that is unhealthy, chemical laden and smells atrocious. plus, putting it next to a school is just not on. My child goes to that school and I dont want him to have to smell that so called food

Hearing of submissions

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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

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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: 22/07/2024

Further advice *It is recommended that you read the notes on page 4 before completing this form.*

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OFFICE USE ONLY
 Date received:
 Consent No:

Submitter's details

Full name(s): Charles Hogan

Address:

67 Arapuni St

Phone: 072126600 Phone (day): 072120600 Mobile:

Email:

Application details

I wish to:

~~Support~~

~~Oppose~~

Remain neutral to

The application of:
 (name/organisation of applicant)

Tahua Properties Limited

(OPPOSE)
 (C Hogan)

To:
 (briefly outline proposal)

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

I oppose this application because of the following points
1.

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

Congestion of traffic - safety issues.
Too near the school - young children being influenced by this burgerking and starbucks.

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)
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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: 17-7-2024

Further advice

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