

# 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): ROBERT DAVY  
 Address: 1/9 STATION ST TIRAU 3411  
 Phone: Phone (day): Mobile: 027 605 8105  
 Email:

### Application details

I wish to: Support  Oppose  Remain neutral to

The application of:  
 (name/organisation of applicant)

Tahua Properties Limited

To:  
 (briefly outline proposal)

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.

**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)

All ASPECTS of IT

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

We have enough congestion at Rosdy dont need any more.  
We have already 11 coffee and cafes  
THE Noise will just be unnecessary

**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)*

To decline all aspects of the  
APPLICATION

**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 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 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.

**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)

*Dung*

Date:

*17/07/2024.*

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](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):

Gweryth Joy Syme

Address:

100 SH 5  
RD 2, Tirau 3485

Phone:

Phone  
(day):

0788 31733

Mobile:

0211783580

Email:

gsyme@tra.co.nz

### 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)

oppose.

- traffic congestion.
- after hours noise disturbance
- opposition to local businesses.

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

- State Highway 1 already heavily congested through Tirau
- Do not agree with Council changing rules for noise.
- local businesses already struggling especially cafe's & restaurants.

## 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)

another location such as Patarae  
or Tokoroa

## Hearing of submissions

- |      |                                     |  |
|------|-------------------------------------|--|
| I/We | <input checked="" type="checkbox"/> | Wish to speak in support of my/our submission at a hearing.<br>(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.<br>(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.

### 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)

*Geoffrey J. Byrne*

Date:

*17/7/24*

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.