

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):	PATRICIA ANNE NIKAND-POOLE		
Address:	7 GOODWIN STREET TIRAU		
Phone:	Phone (day):	Mobile:	022 511 2897
Email:	poole5party@outlook.com		

Application details

I wish to:	Support	<input checked="" type="checkbox"/> Oppose	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. The 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: (address/location of proposal)</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)

To establish and operate retail activities with drive through restaurant. I oppose. ①

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

To exceed the maximum number and signage within the Tirau Residential Zone. I oppose.

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

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

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

I have resided in Tirau for over twenty years. ②

I have always loved this rural village and have seen lots of changes over my time here. Most of these changes have been good for our village and in keeping with quintessential New Zealand vibe. Our CBD district is short with shops on either side. Most of them are independent and have good varieties of choice. We have excellent retail shops of good quality which adds to the boutique style of our village. It is a destination village where you can spend a leisurely relaxed time

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)*

Locate to a different location
Safety issues

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"/>	<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)	Patricia Noland-Poole
Date:	18/7/2024
Further advice	<i>It is recommended that you read the notes on page 4 before completing this form.</i>

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.

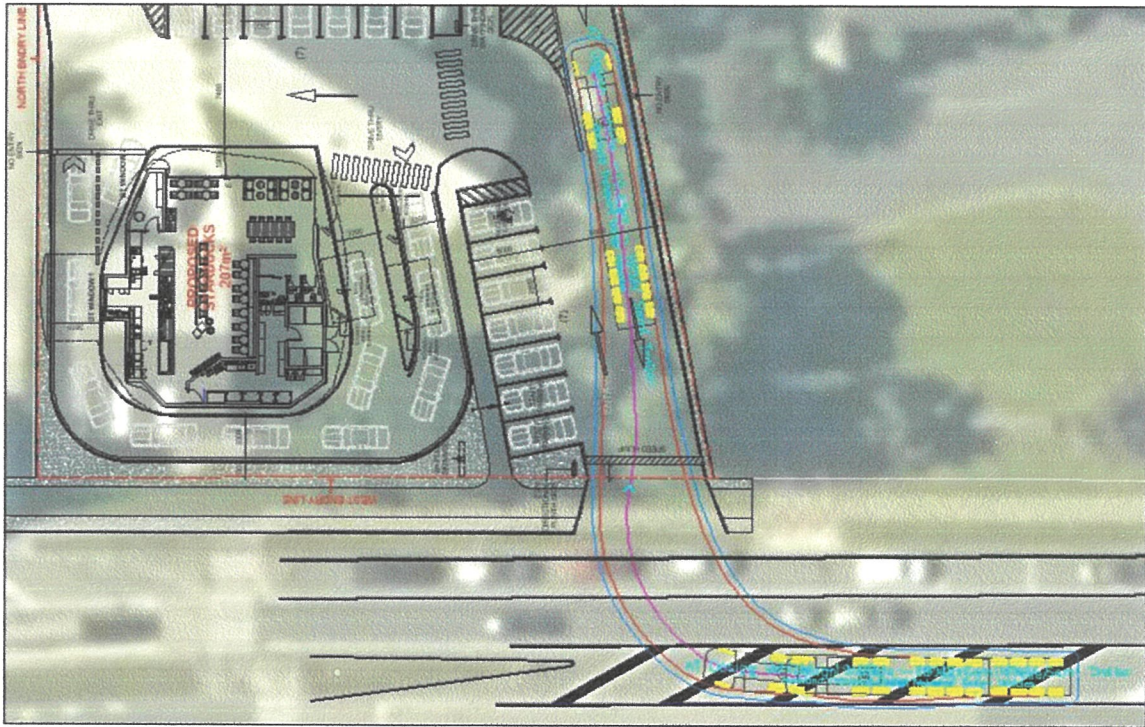


Figure 12: 19.45m Right Into Site

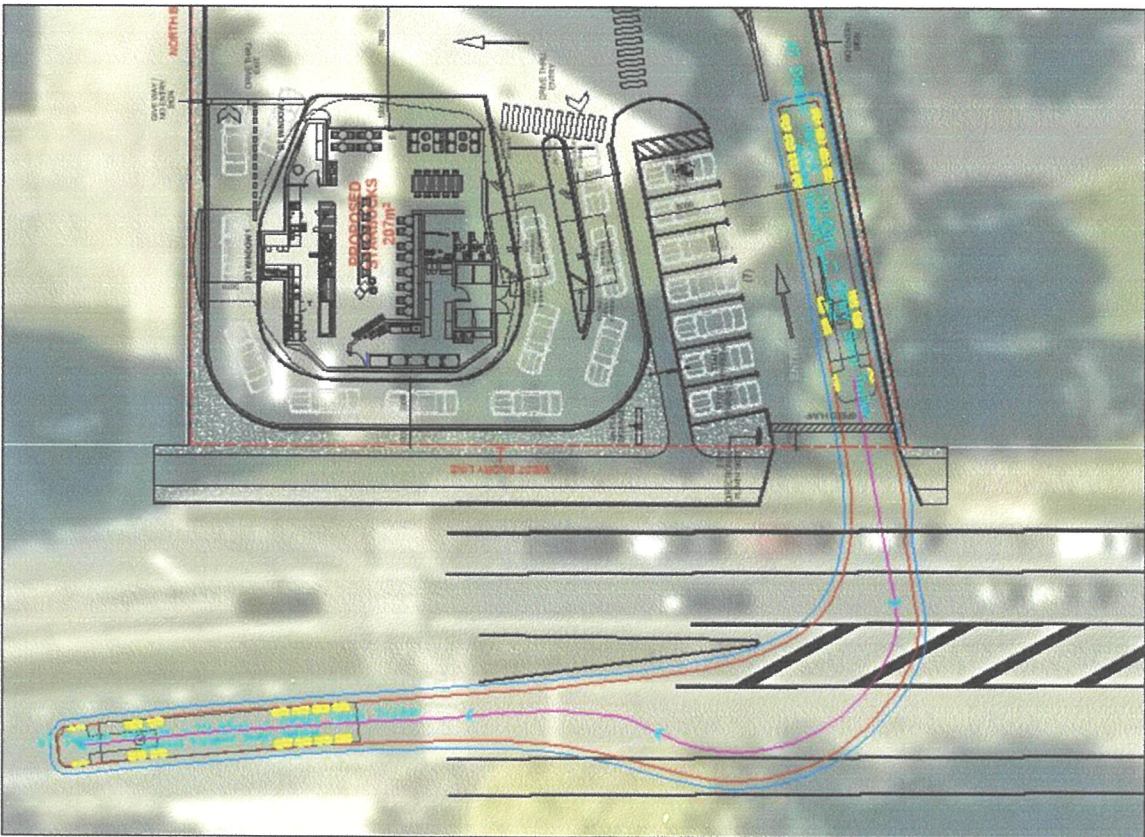


Figure 13: 19.45m Right Out of Site

BIG TRUCKS ACTUALLY USE THIS MEDIAN FOR QUICK STOPS

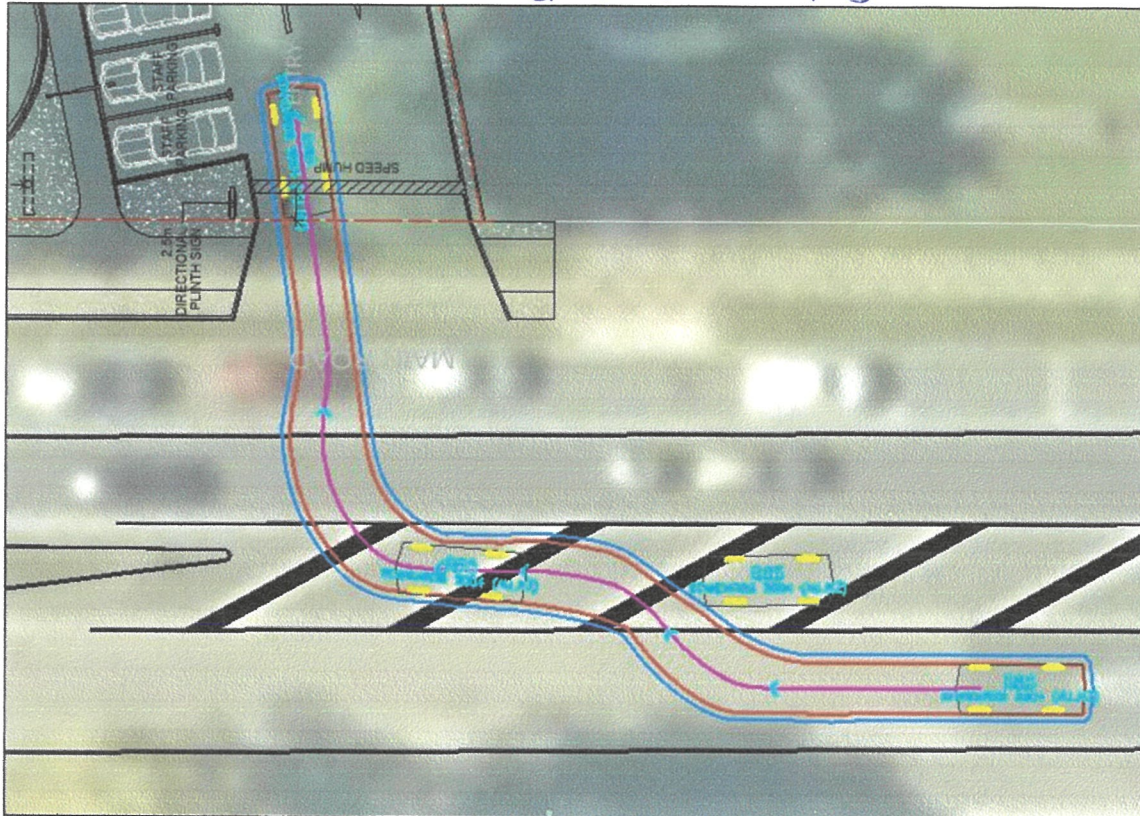


Figure 19: Vehicle Waiting to Turn into BP With tracking for Vehicle Turning Right into Site

- 7.8.3 From the modelling undertaken in the vicinity of the site, analysis has been undertaken for each one-minute time interval within each scenario to identify the number of occasions when at least three vehicles are within the median space, either queuing for the site, BP or a combination of both. There were no modelled instances where at least three vehicles were queued simultaneously. This is expected given the relatively low delays for right turning vehicles.
- 7.8.4 In the very rare event that there are multiple vehicles waiting to turn right, the median would not be available for right turns into the other driveway. However, in this situation, an arriving vehicle would have sufficient visibility that the median is full and be able to make an appropriate decision to not turn right. It is reiterated that this is an extremely rare event and is unlikely to occur.
- 7.8.5 Through consultation, NZTA asked for additional information in relation to whether queuing in the median would affect sight distance. The concern was that vehicles turning right either

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

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

shopping and dining out. I understand that change happens and if it is good for Tivau I am all for it but this said proposal I disagree with and truly believe it will have a lot of negatives for our village. ②

To establish and operate retail activities with drive through restaurant.

Tirau School is over a hundred years old. Its a lovely rural school with a rich history in Tirau.

Decades ago the then headmaster with the school planted native trees and native fauna and this was the conception of MACLENNAGUANS BUSH reserve. This reserve is thriving with native birds, native trees, native bushes.

It is part of the school grounds and is on the boundary with 69a Main Road Tirau. I fear the construction of burger king which is at the back could be detrimental to this area, I also believe that the garden/orchard area that the school has with vegetable planters, fruit trees and chickens right next to this garden is totally detrimental and is sending a different message to young children.

This garden/healthy eating programme is a great way to show healthy eating and where our food comes from.

I'm sure most youngsters tending this garden would see burger king and starbucks and want what they had to offer not knowing the long term effects this could have on them. So many studies show that the quicker your hooked into fast food it can carry on into adulthood with many detrimental outcomes.

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

I have seen the plans for their buildings. The land at the moment has a natural bowl effect, it slopes to the middle and this carries on through the native bush into the playcentre and levels out at the residential property on Goodwin Street. The ground has a natural soaking effect when it rains as this area is a flood zone.

The proposed buildings are 407 metres between them.

The rest of the grounds will be either concrete or turf.

The section is 2,700 metres and the loss of natural water seepage will be gone. They are also wanting to make the ~~big~~ site level, so lots of landfill, this will drastically

change the lay of the land and I am very concerned as we live at the back and this could be detrimental to our property and Goodwin Street as a whole.

There are plans to put a stormwater in to connect to the one already there but this is excess water that cannot naturally drain away going into a storm water system that already sometimes struggles with volume.

I don't believe what they are changing and putting in its place would be good enough.

This site will be impervious and the water will have nowhere to go but down.

The canopy over the drive-through is another infringement.

To exceed the maximum number and size of signage within the Tirau residential zone.

The proposed signs are not in keeping with Tirau Concept plan.

Other business's in Tirau have had to remove signs.

Too many signs will cause visual clutter. There are too many and they are not compliant with size.

One is too near to a 50km sign also.

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

I oppose any sort of new vehicle crossing in this area. This area coming into Tirau and leaving has convergence of SH1 and SH27. The traffic is horrendous, I have myself seen gridlock, cars pulling out, pulling in, taking chances and having an extra entry/exit in this vicinity is ludicrous. Massive Safety Issue on many levels.

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

These amount of vehicle movements are outside the compliance regulations. This is vehicle movement turning in and exiting the site at all times of the day and night. It will cause added congestion to an already congested road area.

A microsimulation has been done of traffic flow and differing timings for vehicles. I believe this is not an accurate depiction of traffic, trucks, pedestrians in this area hence the "micro" simulation.

There are roadworks, traffic delays which cause bottleneck traffic on a regular basis.

They want to take away 5 car park spaces in front of 69a to accommodate the entry/exit.

These parks are used a lot, I see people drive into Tirau and quickly nip into one of these parking spaces and walk across the road to the nearest eateries, shops, very good place for them.

We believe that people will park at BP and cross, navigate a busy road to go to Starbucks/Burgerking. This is not the opinion of CLK.

People are always crossing from one side to the other in this area, many use the crossing, many don't. It can be quite precarious at times.

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

The parking areas are quite compact and to be able to deliver their goods to both these fast food outlets means the large truck will have to use the B.P. hard shoulder on the opposite side of the road to manoeuvre and cross both STATE HIGHWAY ONE lanes to get into 69a Main Road. This is a real safety issue on so many levels. Also the times for these deliveries could be between 2am and 5am. This is there only closing to customers time and with such a big delivery truck the less vehicles in there car park the better. This could have a detrimental effect on the residents around this area.

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

Its not just northern and southern adjacent properties that will be affected. There are residential properties to the side and at the back of proposed site.

I hear noise traffic now, if you add in BP noise, SH1 traffic noise, fast food joints, people noise, intercom noise, big truck delivery noise plus garbage truck noise, it all mounts up. It is adding to the noise pollution we already have and part of that is during unsociable hours.

I have concerns about antisocial behaviour. Tirau does shut down early and some late night opening eateries can attract unwanted behaviour. We do not have a police presence in Tirau, our nearest towns police station is unmanned at night, this is a big concern for me and our village.

Also there could be confusion with too many entryways. Tirau church entry 3 metres from fast food entry/exit. Tirau School children have a clear view of these fast food outlets from there play area.

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OFFICE USE ONLY
Date received:
Consent No:

Submitter's details

Full name(s):

JAMES GEORGE

Address:

2 SIMPSON LANE
MATAMATA.

Phone:

07 5887333
~~07846~~

Phone
(day):

Mobile:

///

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 Council's 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.
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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**

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The parts of the application I/We support/oppose are:

(Continue on a separate sheet if necessary)

Traffic Congestion
No Police station for night activities
Noise Pollution
Safety for school children with
access into burger King.

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)

Another location

Hearing of submissions

I/We

Wish to speak in support of my/our submission at a hearing.
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I/We



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I/We

If others make a similar submission, I will consider presenting a joint case with them at a hearing

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I/We

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

Signature

Signature of submitter(s)



Date: 17-7-24

Further advice

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