

SUB 031 - I Stabler

South Waikato District Council  
3-5 Torphin Crescent, Tokoroa  
Private Bag 7, Tokoroa 3444  
New Zealand

Telephone 00 64 7 885 0340  
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Website [www.southwaikato.govt.nz](http://www.southwaikato.govt.nz)



# Resource Consent Submission Form 13

## Proposal Information

**Notified Consent Number** RM240001

**Applicant Name** Tahua Properties Limited

**Proposal Location** 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.

**Proposal Summary** 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.

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

**Agent and Application** Agent: SLR Consulting New Zealand Limited

**Address for Service** **Service Address:**  
SLR Consulting New Zealand Limited  
201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	Ian Stabler
<b>Contact person for this submission</b>	
<b>Contact phone number</b>	0272471635
<b>Email address</b>	ian.stabler@live.com
<b>Postal address</b>	44A Selwyn Road, Lynmore, Rotorua 3010

Ian Stabler (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

## Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240705468

**Date/Time Submitted**

Tue 02 July 2024 18:26:p.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

Establishment of Starbucks and Burger King in Tirau

## **Reason for this submission**

Tirau is one of the few places left in New Zealand that has its own character with very limited 'faceless' chain-type outlets. This fact is the town's true charm and the reason me and my wife and many others choose to visit. Please leave this charming place unfettered with trashy fast food and drink outlets.

## **Seeking the following decision from South Waikato District Council**

Reject the application for the development

## **Uploaded Files**

*Note: to access any file links below, you will need to have an activated account (login) on*

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201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	Arlene Ross
<b>Contact person for this submission</b>	
<b>Contact phone number</b>	0220759858
<b>Email address</b>	<a href="mailto:Arlene.ross2610@gmail.com">Arlene.ross2610@gmail.com</a>
<b>Postal address</b>	254 Paerata Road, Tirohanga, Artimuri 3078

**Arlene Ross (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240705443

**Date/Time Submitted**

Tue 02 July 2024 18:21:p.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

The land should remain residential, the township of Tirau is beautiful and does not need fast food chains taking over.

Hours of operation unacceptable

Increased traffic and effects on other traffic congestion especially in peak times will make it very difficult for residents, businesses and through traffic

## **Reason for this submission**

Hours of operation are too long and not acceptable

Traffic is bad at peak times and holidays, traffic is likely to be worse as vehicles will spill onto the highway.

Land is zoned residential, leave zoning as per long term plan, just agreed

## **Seeking the following decision from South Waikato District Council**

Decline the application, keep to the long term plan.

If council goes against the wishes of the community and grant consent, hours need to be restricted to normal cafe trading hours 8am to 5pm, heavy fines if vehicles block or spill out on the highway, \$10k minimum per event with no maximum penalty, ie if occurs 15 times in a hour \$150k fine

## **Uploaded Files**

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SUB 033 - K Haugh

South Waikato District Council  
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New Zealand

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**Address for Service**  
**Service Address:**  
SLR Consulting New Zealand Limited  
201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	Kelsey Haugh
<b>Contact person for this submission</b>	Kelsey Haugh
<b>Contact phone number</b>	07 885 0799
<b>Email address</b>	<a href="mailto:kelsey.haugh@southwaikato.govt.nz">kelsey.haugh@southwaikato.govt.nz</a>
<b>Postal address</b>	1 East Grampian Street, Tokoroa 3420

**Kelsey Haugh (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing



# Submission

**Online Reference Number**

SUB240707131

**Date/Time Submitted**

Wed 03 July 2024 10:12:a.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

The building of a Starbucks and Burger King in Tirau

## **Reason for this submission**

Tirau does not need another cafe or restaurant. Keep the character of the town as it is. Tokoroa has enough fast food outlets in the district

## **Seeking the following decision from South Waikato District Council**

Oppose it. Support the local cafes

## **Uploaded Files**

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SUB 034 - C Phillips

South Waikato District Council  
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New Zealand

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SLR Consulting New Zealand Limited  
201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	christina phillips
<b>Contact person for this submission</b>	christina phillips
<b>Contact phone number</b>	0212939555
<b>Email address</b>	christina.phillips@fonterra.com
<b>Postal address</b>	21A Bexhill Terrace, Tirau 3410

christina phillips (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

## Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

# Submission

Online Reference Number

SUB240707162

Date/Time Submitted

Wed 03 July 2024 10:28:a.m.

Position on this application

I/we SUPPORT this application

## The part(s) of the application this submission is related to

as a Tirau Resident i fully support this venture with BK and Starbucks being established in Tirau

## Reason for this submission

they are a welcomed food service for outside hours when our other cafes close (3pm for most) - a fantastic opportunity for local employment opportunities - keeping the 'corrugated' theme is fabulous - will be so easy and convenient for travelers to call into Tirau to have the eating/drinks option as would have to do a long detour if needing to stop at Cambridge, matamata or Hamilton - more people enjoying the retail stores in Tirau - I live in one of the closest residential houses to the proposed build, and i have every confidence it will be another fabulous addition to our town - Il the best to them, very exciting!

## Seeking the following decision from South Waikato District Council

just limited noise after 10pm would be great (although i cant imagine that will pose a problem at all)

## Uploaded Files

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201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

**Full name of the Submitter**

Dawn Watkins

**Contact person for this submission**

Dawn Watkins

**Contact phone number**

0272838248

**Email address**

dawnandmike48@gmail.com

**Postal address**

Unit 14, Gulf Rise, 89 Symes Drive, Red Beach 0932

**Dawn Watkins (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240707784

**Date/Time Submitted**

Wed 03 July 2024 12:21:p.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

The commercial building of a Starbucks and Burger King restaurants

## **Reason for this submission**

As a property owner of 56 Main Rd Tirau we are opposed to the resource consent on the grounds of Tirau is a unique little village and commercial development of this type is not wanted there.

## **Seeking the following decision from South Waikato District Council**

To oppose the resource consent for the development on these grounds

## **Uploaded Files**

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201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	Claire Simpson
<b>Contact person for this submission</b>	
<b>Contact phone number</b>	0278580360
<b>Email address</b>	<a href="mailto:clairesimp@windowslive.com">clairesimp@windowslive.com</a>
<b>Postal address</b>	18 Rose Street, Tirau 3410



Claire Simpson (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

## Hearing Information

Hearing Option Selected

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240709153

**Date/Time Submitted**

Wed 03 July 2024 15:53:p.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

Constructing two new fast food buildings in Tirau.

## **Reason for this submission**

I don't think this should go ahead as it will put stress onto existing food retailers. It should also not be positioned beside a school as it is promoting unhealthy food options. It should also not be beside a church as it will disturb church services. It's not appropriate for the town.

## **Seeking the following decision from South Waikato District Council**

Deny the application or move them out of the town itself.

## **Uploaded Files**

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201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

<b>Full name of the Submitter</b>	Sheree Putt
<b>Contact person for this submission</b>	Sheree Putt
<b>Contact phone number</b>	0273459726
<b>Email address</b>	Putts62@hotmail.com
<b>Postal address</b>	43B Pohutukawa Drive, Tokoroa 3420

**Sheree Putt (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240709555

**Date/Time Submitted**

Wed 03 July 2024 17:29:p.m.

**Position on this application**

I/we SUPPORT this application

## **The part(s) of the application this submission is related to**

Get customers coming from out of town especially to buy fast food its a great idea to welcome new people

## **Reason for this submission**

To bring burger king to tirau so we can get new customers everyd

## **Seeking the following decision from South Waikato District Council**

Yes

## **Uploaded Files**

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SUB 038 - P A Bakker

South Waikato District Council  
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AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

**Full name of the Submitter**

Paul Allan Bakker

**Contact person for this submission**

**Contact phone number**

0273914707

**Email address**

Pbakkernz@gmail.com

**Postal address**

450 Harwoods Road, RD 2, Tirau 3485

**Paul Allan Bakker (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

Online Reference Number

SUB240709784

Date/Time Submitted

Wed 03 July 2024 19:25:p.m.

Position on this application

I/we OPPOSE this application

## The part(s) of the application this submission is related to

All of it

## Reason for this submission

Having these drive thru businesses on the Main state highway 1 and near the intersection with state highway 27 is dangerous not only to foot traffic but southbound traffic, it is well known that drive thru traffic is slow moving and during peak hours can back out onto main roads, ( I cite KFC in Tokoroa as an example of this) however with 2 drive thru premises it will make for chaotic traffic situations. Having seen the plans for this site it is obvious to me it is poorly designed.

Close proximity to school, next door is the school, there is strong opposition in the community for such places as vape shops being near schools, fast food is not a healthy option for children and the smell of the food is not something children should be exposed to.

It is also common knowledge that these venues often end up being hangout spaces for less than ideal people such as boy racers, criminals and undesirables.

There doesn't appear to be any traffic management plan, security plan or ways to mitigate and reduce food smell.

Therefore I object to the location of these premises.

Thankyou

## Seeking the following decision from South Waikato District Council

Cancel the plans to build here and find a more suitable site or just have one business on the site preferred of the 2 would be Starbucks as it's more suitable being next to a school.

Consider relocation of the burger King to a spot perhaps at the south eastern end of town away from school.

Thanks.

## Uploaded Files

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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.

**Agent and Application** Agent: SLR Consulting New Zealand Limited

**Address for Service**  
**Service Address:**  
SLR Consulting New Zealand Limited  
201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

**Full name of the Submitter**

Bernie Boonzaaier

**Contact person for this submission**

**Contact phone number**

02102564306

**Email address**

[bertan@hotmail.co.nz](mailto:bertan@hotmail.co.nz)

**Postal address**

Unit 1, 317 Luck At Last Road, RD 2, Cambridge 3494

**Bernie Boonzaier (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)**

## Hearing Information

**Hearing Option Selected**

I/we will NOT BE SPEAKING in support of my/our submission at a hearing

# Submission

**Online Reference Number**

SUB240709875

**Date/Time Submitted**

Wed 03 July 2024 20:09:p.m.

**Position on this application**

I/we OPPOSE this application

## **The part(s) of the application this submission is related to**

Traffic and noise

Competition to small local businesses

## **Reason for this submission**

Traffic is already a nightmare in tirau. Having these outlets in a residential zoned area with 21hrs a day operation,will disturb residents

## **Seeking the following decision from South Waikato District Council**

We would rather not have these outlets in tirau, having it outside of town on the highway could be a better option

## **Uploaded Files**

*Note: to access any file links below, you will need to have an activated account (login) on*

<https://my.southwaikato.govt.nz>

SUB 040 - R Hendrick

South Waikato District Council  
3-5 Torphin Crescent, Tokoroa  
Private Bag 7, Tokoroa 3444  
New Zealand

Telephone 00 64 7 885 0340  
Fax 00 64 7 885 0718  
Email [info@southwaikato.govt.nz](mailto:info@southwaikato.govt.nz)  
Website [www.southwaikato.govt.nz](http://www.southwaikato.govt.nz)



# Resource Consent Submission Form 13

## Proposal Information

**Notified Consent Number** RM240001

**Applicant Name** Tahua Properties Limited

**Proposal Location** 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.

**Proposal Summary** 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.

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

**Agent and Application** Agent: SLR Consulting New Zealand Limited

**Address for Service** **Service Address:**  
SLR Consulting New Zealand Limited  
201 Victoria Street West  
AUCKLAND 1010  
Attention: Samantha Redward

[samantha.redward@slrconsulting.com](mailto:samantha.redward@slrconsulting.com)

## Submitter Details

**Full name of the Submitter** Rebekah Hendrick

**Contact person for this submission**

**Contact phone number** 027 8404556

**Email address** [Beke.hendrick@plunket.org.nz](mailto:Beke.hendrick@plunket.org.nz)

**Postal address** 32A Main Road, Tirau 3410

Rebekah Hendrick (the person or persons who are making this submission), have ticked the box to confirm that they have served a copy of this submission on the Applicant, as required by Section 96(6)(b) of the Resource Management Act 1991)

## Hearing Information

Hearing Option Selected

I/we wish to SPEAK in support of my/our submission at a hearing

# Submission

Online Reference Number

SUB240710193

Date/Time Submitted

Thu 04 July 2024 00:22:a.m.

Position on this application

I/we OPPOSE this application

## The part(s) of the application this submission is related to

Building un needed fast food (Burger king and Starbucks) in Tirau.

## Reason for this submission

How can you say it's good for the community building these damaging businesses in our community. New Zealand has high rates of Child obesity and you want to support this by building one of the largest food chains next to our school! All for what a couple of jobs and more traffic that affects Tirau! Shame on you South Waikato District Council for even thinking about this and wanting to Commercialize a Unique town and adding to more health issues we already facing in New Zealand! You are the problem not the answer.

## Seeking the following decision from South Waikato District Council

I do not seek this to be granted at all. Leave our town and children alone.

## Uploaded Files

*Note: to access any file links below, you will need to have an activated account (login) on <https://my.southwaikato.govt.nz>*