

SUB 051 - A Worrell

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
Website 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.

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

Submitter Details

Full name of the Submitter	Adrienne Worrell
Contact person for this submission	
Contact phone number	279556040
Email address	adriennedorrell11015@gmail.com
Postal address	16 Frances Street, Tirau 3410

Adrienne Worrell (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

If others make a similar submission, I/we will consider presenting a JOINT CASE with them at a hearing

Submission

Online Reference Number

SUB240717007

Date/Time Submitted

Sun 07 July 2024 10:54:a.m.

Position on this application

I/we OPPOSE this application

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

A stop to the Burger King and startbucks in tirau

Reason for this submission

Tirau is a small peaceful Community. There are small businesses that are run by locals and struggle from time to time. I believe introducing a Burger King and Starbucks will take business away from those who need it. Don't get me wrong Burger King is my favourite fast food takeaway but I enjoy the small town feel and a big franchise will take away from what Tirau is. I think it would better suited in Matamata where there would be more foot traffic.

Seeking the following decision from South Waikato District Council

To relocate the Burger King and startbucks proposal to Matamata

Uploaded Files

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



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

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Tisha Rata
Contact person for this submission	
Contact phone number	02102643961
Email address	Tisha.rata@gmail.com
Postal address	18 Frances Street, Tirau 3410

Tisha Rata (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

If others make a similar submission, I/we will consider presenting a JOINT CASE with them at a hearing

Submission

Online Reference Number

SUB240718306

Date/Time Submitted

Mon 08 July 2024 09:43:a.m.

Position on this application

I/we OPPOSE this application

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

All parts.

Reason for this submission

The congested traffic is already bad and with fast food consumers it will just slow down more. The vehicles coming in and out right next to a school where young children will be crossing is not the smartest decision. The rubbish that will be left around the town. The money that our small town businesses and cafes will be losing out because of a chain store Starbucks? Doesn't make sense to bring a Starbucks in knowing that we have many cafes who rely on travellers to stop in and grab a coffee and meal. Having the 1 store (Burger King) would make a little more sense than trying to fit two in between that space and allowing our small town to be more congested.

Seeking the following decision from South Waikato District Council

Consider relocating to Putaruru. If the application is successful, please consider a traffic light pedestrian crossing as people tend to cross in small groups/individuals which usually starts the traffic..

Uploaded Files

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201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter

Clare Ellen Dickinson

Contact person for this submission

Clare Ellen Dickinson

Contact phone number

0212033209

Email address

claredickinson@hotmail.com

Postal address

641 State Highway 5, RD 2, Tirau 3485

Clare Ellen Dickinson (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

If others make a similar submission, I/we will consider presenting a JOINT CASE with them at a hearing

Submission

Online Reference Number

SUB240718369

Date/Time Submitted

Mon 08 July 2024 09:51:a.m.

Position on this application

I/we OPPOSE this application

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

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.

Reason for this submission

Tirau township is already a bottleneck during holiday periods. Tourists are often attracted to the familiarity of chain restaurants and would be more inclined to stop here rather than continuing to Tokoroa which has the capacity to allow more vehicle movements. They will also detract from the aesthetic of Tirau which is predominantly independent eateries and boutique shops. It would also be very inappropriate if the church parking area was abused by non church goers looking for somewhere easy to park and eat their food. Tirau would expect their own community to be prioritised

Seeking the following decision from South Waikato District Council

That the application for a Burger King and Starbucks is rejected. If consented a condition should be that Tahua Properties Limited fully funds a pedestrian underpass under SH1 so that the zebra crossing can be removed. This would need to be completed before the establishments are opened.

Uploaded Files

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

SUB 054 - J Pope

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

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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

Submitter Details

Full name of the Submitter	Jocelyn Pope
Contact person for this submission	Jocelyn Pope
Contact phone number	0211095774
Email address	jocelynpope@slingshot.co.nz
Postal address	73 Sovereign Isle Lane, Rototuna, Hamilton 3210

Jocelyn Pope (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

SUB240721314

Date/Time Submitted

Mon 08 July 2024 20:44:p.m.

Position on this application

I/we OPPOSE this application

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

To establish and operate a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau

Reason for this submission

Tirau is a town that has made it's mark as a quaint little town that is unique in that it isn't been affected by fast food outlets looking for a quick buck. There are plenty of established eateries in Tirau where those passing through can stop and get a bite to eat and a good coffee. The ambience of Tirau is special - it is known for its corrugated buildings and old buildings. Looking at the plans on what is proposed are buildings that will stand out like a sore thumb and won't fit in. Coupled with this is the mayhem caused by traffic turning into these establishments off a state highway. It is already a busy busy road and this will affect the flow of traffic. Then on top of this, is the impact that fast food outlets already have on our tamariki, and its just down the road from the school! Lets start thinking of our tamariki and get rid of these bad foods. If you agree to this, the next application will be for a McDonalds, then the next application will be for a Wendy's and the list goes on.

Please don't destroy this gorgeous little town by allowing these big conglomerates to take over. They will take money away from the established businesses already there, who are probably already doing it hard trying to make a buck.

Do something for the small man rather than a conglomerate just wanting to make a heap of money, and don't care -
PLEASE SAY NO TO THIS APPLICATION

Seeking the following decision from South Waikato District Council

Do not allow this resource consent application to go through. Do not allow Starbucks and Burger King destroy this small town!

Uploaded Files

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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

Submitter Details

Full name of the Submitter	Gabrielle hoskin
Contact person for this submission	Gabrielle
Contact phone number	0279162918
Email address	Princessgab.hoskin887@gmail.com
Postal address	19 Rose street, Tirau, Waikato 3410

Gabrielle hoskin (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

SUB240723709

Date/Time Submitted

Tue 09 July 2024 14:53:p.m.

Position on this application

I/we SUPPORT this application

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

The bk and Starbucks

Reason for this submission

I think it will be good to have more food options in Tirau in general.

Seeking the following decision from South Waikato District Council

To allow the bk and Starbucks to come to tirau

Uploaded Files

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SUB 056 - I J Rankine

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
Website www.southwaikato.govt.nz



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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

Submitter Details

Full name of the Submitter Irene Jan Rankine

Contact person for this submission

Contact phone number 078831561

Email address Irene-r@xtra.co.nz

Postal address 234 Waimakariri Road, RD 2, Tirau 3485

Irene Jan Rankine (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

SUB240726718

Date/Time Submitted

Wed 10 July 2024 13:30:p.m.

Position on this application

I/we OPPOSE this application

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

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

Reason for this submission

The traffic situation going through Tirau is already horrendous with continual queues backing up at either end of the town, especially at peak traffic times with holidays being by and far the worst. The risks regarding foot traffic far less moving traffic are already too high in terms of potential accidents and nothing more should be added to make this even worse, especially given there are already so many eating and drinking establishments in the town and the nearby area.

Seeking the following decision from South Waikato District Council

I would like to see this application for consent to be declined in full.

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 057 - C Mcy

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
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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

Submitter Details

Full name of the Submitter	Colin Mcy
Contact person for this submission	
Contact phone number	02275730330
Email address	mymac@xtra.co.nz
Postal address	13 Church Street, Tirau 3410

Colin Mcy (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

SUB240726622

Date/Time Submitted

Wed 10 July 2024 13:04:p.m.

Position on this application

I/we SUPPORT this application

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

be good for the town nothing open after 5pm

Reason for this submission

if you don't have your say keep your mouth shut when the decision is out

Seeking the following decision from South Waikato District Council

do what they said they would do

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 058 - L Spooner

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
Website www.southwaikato.govt.nz



Resource Consent Submission Form 13

Proposal Information

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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

Submitter Details

Full name of the Submitter	Lynda Spooner
Contact person for this submission	As above
Contact phone number	0272961883
Email address	billybear81@hotmail.com
Postal address	28 Hillcrest Street, Tirau 3410

Lynda Spooner (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

SUB240726850

Date/Time Submitted

Wed 10 July 2024 14:06:p.m.

Position on this application

I/we SUPPORT this application

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

I would like to see these businesses go ahead.

Reason for this submission

I am for this going ahead.

Seeking the following decision from South Waikato District Council

Safety going in & out of the area.

Uploaded Files

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

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	Zaena Marino
Contact person for this submission	
Contact phone number	0284139233
Email address	Jazate.xo@gmail.com
Postal address	8 Goodwin Street, Tirau 3410

Zaena Marino (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

SUB240727654

Date/Time Submitted

Wed 10 July 2024 16:56:p.m.

Position on this application

I/we SUPPORT this application

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

Support application

Reason for this submission

Job opportunity

Seeking the following decision from South Waikato District Council

Not by school

Uploaded Files

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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

Submitter Details

Full name of the Submitter	Max clothier
Contact person for this submission	
Contact phone number	0278407185
Email address	max.clothier@hotmail.com
Postal address	10A Station Street, Tirau 3410

Max clothier (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

SUB240728968

Date/Time Submitted

Thu 11 July 2024 10:44:a.m.

Position on this application

I/we SUPPORT this application

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

Burger King and Starbucks

Reason for this submission

They would be great for the town. It's good for the growth. Tirau needs to keep growing otherwise it will start to slowly die. Getting more businesses here will help with the growth

Seeking the following decision from South Waikato District Council

I'd like to see it include some sort of corrugated iron to keep in with the town theme

Uploaded Files

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