

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	Sebastian Vallespir
Contact person for this submission	
Contact phone number	0220487173
Email address	Vallespirsebastiab@gmail.com
Postal address	18 Frances Street, Tirau 3410

Sebastian Vallespir (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

SUB240729381

Date/Time Submitted

Thu 11 July 2024 12:29: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 express my support for the construction of the above mentioned establishments.

Reason for this submission

With the construction of these businesses many jobs will be created, more foot traffic around town meaning more business and money for local shops. The traffic is already bad in Tīrau so it won't really be making a difference to add those two more shops. It will also provide a new and exciting business to boost out little town.

Seeking the following decision from South Waikato District Council

I seek that the South Waikato District Council grant Tahua Properties Limited the necessary permissions to go ahead with this proposed project.

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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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 Kyzarck Cornwall

Contact person for this submission

Contact phone number 02108919632

Email address Kyzarck16@gmail.com

Postal address 6 Puriri Crescent, Hillcrest, Rotorua 3015

Kyzarck Cornwall (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

SUB240729396

Date/Time Submitted

Thu 11 July 2024 12:10:p.m.

Position on this application

I/we SUPPORT this application

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

I think Burger King would be good

Reason for this submission

Bring more people in & also good food other than cafes & bakerys

Seeking the following decision from South Waikato District Council

It's good

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	Kasey Moore
Contact person for this submission	
Contact phone number	02041388502
Email address	kaseycakes@live.com
Postal address	7 Ensor Place, Tirau 3410

Kasey Moore (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

SUB240730551

Date/Time Submitted

Thu 11 July 2024 16:21:p.m.

Position on this application

I/we OPPOSE this application

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

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.

Reason for this submission

The position of the proposed businesses is too close to Tirau primary school. Children walking to and from school and the Tirau School bus bay on the nearby state highway 27 (which includes children who use the Putaruru College bus and the Tirau-Matamata school bus will have to navigate crossing this 4 lane driveway during peak hours and this will create an unsafe, hazardous place to cross the proposed driveway.

Along with this previous point, the pedestrian crossing already creates a backlog of traffic on state highway 1 heading south, this placement of driveway in the residential zone, next to the primary school exit drive, will create a hazardous point to enter the proposed business property for all state highway 1 traffic.

The signage will also add to the confusion for the busy state highway 1 traffic to navigate entering and exiting the premises, all creating new hazards for our local school children to have to walk through to gain safe passage to their schools/buses.

The amount of vehicle movements estimated in this proposal also does not take into account the rubbish that will be thrown from some of these 285 (AM)+ 167 (PM)cars close to and even still in Tirau and the cleanup costs this will incur. Being right next to the school, this amount of traffic will undoubtedly result in some customers using the schools beautiful park and playground facilities to eat their BK and Starbucks and will also result in rubbish being left in the school grounds. I very strongly disagree that this residential area is a suitable place to allow these businesses to establish.

Seeking the following decision from South Waikato District Council

Deny the resource consent application as it is unable to comply with the relevant District Plan rules and performance standards.

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 064 - K Smith

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

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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	Kerri smith
Contact person for this submission	Tirau council
Contact phone number	0274594256
Email address	kerrib2008@hotmail.com
Postal address	4 Banks Street, Waihi 3610

Kerri smith (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

SUB240733701

Date/Time Submitted

Fri 12 July 2024 17:47:p.m.

Position on this application

I/we OPPOSE this application

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

Tirau burger king/star buck proposal

Reason for this submission

Concerned passer by/ visitor of Tirau.

Seeking the following decision from South Waikato District Council

Deny rights for burger king / starbucks to open in Tirau.

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

Joanne Marshall

Contact person for this submission

Contact phone number

09 922 5516 - NZ relay

Email address

joriginal67@gmail.com

Postal address

26A Lewis Road, Lynmore, Rotorua 3010

Joanne Marshall (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

SUB240734429

Date/Time Submitted

Sat 13 July 2024 13:45:p.m.

Position on this application

I/we OPPOSE this application

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

See Submission Document

Reason for this submission

See Submission Document

Seeking the following decision from South Waikato District Council

See Submission Document

Uploaded Files

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

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

[submission form form_13_marshall.pdf](#) (9 mb)

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):	Soame Marshall		
Address:	26a Lewis Road, Rotorua.		
Phone:	Phone (day):	09 9225516 ^{NZ Relay}	Mobile: 021 266 7161 ^{not only}
Email:			

Application details

I wish to:	Support	<input checked="" type="checkbox"/>	Oppose	<input type="checkbox"/>	Remain neutral to	<input type="checkbox"/>
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>					

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)

- The establishment of Starbucks and Burger King within the Tirau township.
- The establishment of 'retail activities' with 'drive through restaurant' right next to a primary school and an already busy part of the highway/main street of Tirau.
- The exceeding of Tirau Residential zone nighttime noise limits by 2db from cars during peak nighttime hours.
- To undertake an activity that will generate more vehicle movements in peak hours both AM and PM.
- To construct a new vehicle crossing from State Highway 1.

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

- Having been a local twice over, raised primary and secondary school age kids in Tirau the location next to a primary school where kids walk to and from residential properties raises a serious safety hazard both for children and drivers alike. - This includes point about increases traffic during AM and PM peak hours.
- There is a reserve not far from this location, families with young children so to allow to exceed the noise limits would cause harm and disruption. We all know Starbucks and Burger King serve a certain demographic with this and 1/2 car culture combined it's not a good option for Tirau township while Starbucks' target market is relatively affluent - middle to upper class with average age of 46 yrs earning an average of over \$90k per annum. These people are already patrons of existing local businesses. - No need to divide it further Burger King's demographic and primary target market is males aged 18-35 who frequent fast food outlets between 9-16 times per month. - They have no issues on the whole driving 15-30 mins for the food fix. - This again no need for Tirau.

P.T. 0 →

Tirau is a classic Country Township with already special features and historic hotel, Hot pools, x2 Golf courses, An Atmosphere and Vibe catering to business people young and old, families and have had the goal of providing a place for drivers to be rested and refreshed. - Not many places like this left on State Highways as Roads are developed further, making this even more so important to maintain and encourage stopping.

Doing a retail services with Drive through is in Direct opposition to this goal. I've seen the establishment of fast food outlets in small NZ towns and heard and witnessed the resulting impacts. - They have not been positive.

The removal of much needed housing is of great concern too. I only left to gain permanent housing due to lack of rentals in town otherwise I would still be living in Tirau township. - I still frequent the businesses there and I'm known as I am Deaf and user of NZSL - New Zealand Sign Language which supports my businesses and the Tirau community. - Not found in any other town in New Zealand.

I also note that I've seen townships such as Greytown go from being a "nothing town" to becoming what it is today - Grow to be a heart within the Waikato with no Corporate brands. - Same as Martinborough and I'm watching Carterton benefit from this too.

Tirau can do the same, and become a place for future Tourism both Domestic and international without Corporate brands. Destroying the character and further dividing the demographic it already services.

[Faint, mostly illegible handwriting at the bottom of the page, possibly bleed-through or a second page of notes.]

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 the consent application in full. Refocus on preserving Tivau as a Historic small Country Township. Develop it with the goal of encouraging people to stop, be rested and refreshed before continuing on w/ travels.

If consent granted to not include driveway on the grounds as stated above and safety of both drivers and children. Blend into existing character of the township as suburbs.

But do me like others - There's no need so I ask the council to stop being short sighted and refocus on the long term benefits of preserving Tivau.

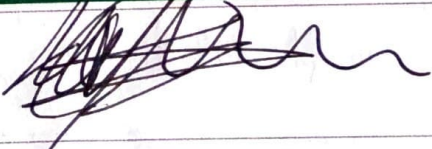
Hearing of submissions

I/We	<input checked="" type="checkbox"/>	Wish to speak in support of my/our submission at a hearing. (this means that you will speak at the hearing) - NZSL interpreter required to be present.
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 checked="" 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:	13 July 2024.
Further advice	It is recommended that you read the notes on page 4 before completing this form.

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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	Hunter
Contact person for this submission	
Contact phone number	0275169226
Email address	Huntermclean13@gmail.com
Postal address	55 Parapara Road, Tirau 3410

Hunter (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

SUB240739405

Date/Time Submitted

Mon 15 July 2024 20:53:p.m.

Position on this application

I/we SUPPORT this application

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

It will be good for tirau

Reason for this submission

I want it

Seeking the following decision from South Waikato District Council

It would be worth it

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	Fiona Van Lent
Contact person for this submission	Fiona Van Lent
Contact phone number	0211702373
Email address	van_lent@xtra.co.nz
Postal address	26 Bear Street, Tirau 3410

Fiona Van Lent (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

SUB240738719

Date/Time Submitted

Mon 15 July 2024 20:35:p.m.

Position on this application

I/we OPPOSE this application

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

I am opposing all aspects of the Resource Consent Application that the submission relates to i.e. I do not want any of this to go ahead in Tirau. I want to halt the proposed franchises in Tirau village.

Reason for this submission

The land is zoned residential and because of its' situation should NOT be changed because Tahua Properties Limited want it changed so that they can go ahead. This property is situated between Tirau Primary School and the Tirau Community Church. Changing the zoning from residential will impact the quiet and safe environment that both neighbours need and have been established with knowing the zoning is of this status. While being used these adjoining properties require a low level of noise. Dismissing this need is an injustice.

Having a fast-food outlet next to a school and where school buses drop children off at, is advertising and enticing children to make unhealthy food choices. Access to unhealthy foods through fast food outlets like this one proposed, within walking distance from an urban school is a substantial disadvantage for Tirau. This will not only impact their health but families of low incomes who live in Tirau will have conflict because of a lack of understanding from young children of what the family's income is and how buying fast food is detrimental to that budget. There are over 70 families of Tirau who obtain Kai bags from the Church's weekly Harpori O Tirau charity.

As with the nose to tail accident less than 50 meters on SH1 from the proposed site on Saturday 13 July 2024, accidents are becoming more likely. The traffic trying to turn into and out of BP (across the road from the proposed site) has caused numerous situations of frustration and near misses (from personal experience) as well as people trying to access the Church entrances ways. The church is used on Monday evenings, Wednesday's late afternoon and evening, (Youth Groups) Fridays from mid-day to approx 6.00pm, Sundays from 8.00am to 12 .30pm and once a month on a Saturday and Thursday evenings. This does not include the use for funerals and weddings, (also when noises from the franchises will be disruptive.) Many people travelling through Tirau wishing to use the Information Centre and public toilets will often park in the church grounds so the entrance-ways are constantly being used. The school traffic will also be impacted by the need for people to slow down, enter and exit the proposed site. Navigating traffic in Tirau on SH1, the first place where traffic needs to slow down to 50km from Auckland does not need the added obstacle at close proximity to the school exit. With the proposed franchises of Burger King and Starbucks being seen first by traffic travelling south and being a fast-food outlet with their proposed large signage, the local businesses will suffer again. I have spoken with some café owners and they feel troubled by this proposal but are afraid to speak their mind.

Since the COVID pandemic many businesses' have struggled to survive and now with the freedom to move about in New Zealand they can work on building up their clientele again. It is still hard for them with the current recession and the rising prices, plus delayed supply of products. Having competition from an American enterprise is not what locals want for our unique village. These outlets are for "fast food" eat quickly and get on your way – not what Tirau aims to promote. SWDC allocated a total of \$457,000 in 2022 to the rebranding of new signs, sign replacement and installation. The green for Tirau represents their strong farming roots, with the catchphrase for, "Refresh in Tirau". This means stop and rest, get out of the car and walk around. Visit Tirau and all it has to offer. The mayor at the time I was on the Tirau Community Board promised Tirau would retain its "village status".

Some businesses find it hard to find reliable employees so the idea of job opportunities for Tirau residents is not a valid reason for a benefit to Tirau.

Adjoining and close properties to this vicinity will, if this is allowed to go ahead, will suffer with the constant smell of vehicle fumes (fumes will aggravate respiratory ailments including asthma, COPD), the noise of intercoms and people/traffic using this outlet 5am – 2am, Monday to Sunday. The fact that deliveries will occur outside of operating hours approximately twice a week adds to disturbances twice a week between 2am – 5am. One resident who lives across SH1 has mentioned they can hear children's conversations in the school grounds. They will now have disturbed nights with this new noise.

Seeking the following decision from South Waikato District Council

I seek the decision from the South Waikato District Council to DECLINE the Notice of application concerning resource consent RM240001: Burger King and Starbucks establishment in Tirau

Uploaded Files

Note: to access any file links below, you will need to have an activated account (login) on <https://my.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	Pamela More
Contact person for this submission	
Contact phone number	0212348866
Email address	pammnz46@gmail.com
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Pamela More (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

SUB240743388

Date/Time Submitted

Wed 17 July 2024 00:09:a.m.

Position on this application

I/we OPPOSE this application

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

RM 240001

Reason for this submission

Traffic congestion is already horrendous at certain times every day.

It is also going to negatively affect the atmosphere of Tirau.

Lastly, the rezoning of a residential area to accommodate the building of fast food outlets is immoral.

Seeking the following decision from South Waikato District Council

I request South Waikato District Council reject this proposal.

Uploaded Files

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Resource Consent Submission Form 13

Proposal Information

Notified Consent Number RM240001

Applicant Name Tahua Properties Limited

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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	Laura Thresher
Contact person for this submission	
Contact phone number	0278486014
Email address	Laura.thresher@gmail.com
Postal address	20A Okoroire Street, Tirau 3410

Laura Thresher (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

SUB240746267

Date/Time Submitted

Wed 17 July 2024 19:52:p.m.

Position on this application

I/we OPPOSE this application

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

The location of the business

Reason for this submission

While I have no issue with the business existing within Tirau, as a resident of nearby Okoroire Street I find the proposed location ill-considered. The current traffic level at that location is already high due to the sole crossing in town being located meters away, as well as generally having high volume due to bottlenecking due to being the first town after the motorway. This makes the Okoroire/Church/Main street intersection dangerous, due to low crossing opportunity and motorists speeding up after the crossing. I, and many others, have had many near misses at this intersection. Having a high volume business next to the crossing will make the intersection more dangerous, as the motorists exiting the premises will cause more traffic flow issues.

Seeking the following decision from South Waikato District Council

Propose an alternative location for the business' within Tirau which will not cause more traffic flow issues. There are adjoining side streets and properties that would be more suited which can handle the high flow drive-through traffic.

Uploaded Files

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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.

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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

Tori Kate McRae

Contact person for this submission

Contact phone number

0220456354

Email address

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108 Hetherington Road, RD 2, Tirau 3485

Tori Kate McRae (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

SUB240746510

Date/Time Submitted

Wed 17 July 2024 21:46:p.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 Burger King and Starbucks.

Reason for this submission

The town of Tirau is a boutique town that is saturated with small café owners. The building and running of a Burger King and Starbucks would in my opinion completely devastate these small businesses as well as lose the small town NZ feel of Tirau.

If anything, these food chains would be better off in Putaruru as a worst case scenario.

What good would putting these food chains next to a country school do to the local kids? I myself would be second guessing putting my children through the primary school if there was a Burger King right next door.

Although it will generate jobs, it is the culture and heritage of Tirau that is so special that will become lost if franchises begin to inhibit it.

Seeking the following decision from South Waikato District Council

To decline the granting of the land use consent and subsequent resource consents for fast food chains of Burger King and Starbucks in Tirau.

Uploaded Files

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