

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	Jorden Allen
Contact person for this submission	
Contact phone number	0273494212
Email address	jwallen94@hotmail.com
Postal address	11 Bridge Street, Tirau 3410

Jorden Allen (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

SUB240746879

Date/Time Submitted

Thu 18 July 2024 08:41:a.m.

Position on this application

I/we OPPOSE this application

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

Location of said venture

Reason for this submission

Stupid location next to a school. Traffic will be backed up and make kids walking dangerous

Seeking the following decision from South Waikato District Council

Wrong location. Should be in bulk lines yard with entrance off state highway 27. No kids walk that way.

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	Chloe Watkins
Contact person for this submission	Chloe
Contact phone number	027 583 1182
Email address	cokeywatkins@hotmail.com
Postal address	40 Paparamu Road, RD 1, Tirau 3484

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

Submission

Online Reference Number

SUB240746918

Date/Time Submitted

Thu 18 July 2024 08:54:a.m.

Position on this application

I/we OPPOSE this application

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

Starbucks and burger king

Reason for this submission

I believe it will be damaging for our small businesses in Tirau and cause more traffic congestion. I also don't believe it's a good example for our tamariki to have a fast food establishment right next to our primary school.

Seeking the following decision from South Waikato District Council

That there will be no Burger King or Starbucks allowed 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

Tristan Wrenn

Contact person for this submission

Contact phone number

0212370449

Email address

tristanwrenn89@gmail.com

Postal address

250 State Highway 27, RD 1, Tirau 3484

Tristan Wrenn (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

SUB240747190

Date/Time Submitted

Thu 18 July 2024 10:14:a.m.

Position on this application

I/we are NEUTRAL to this application

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

Traffic & location

Reason for this submission

The traffic flow is already appalling on State Highway 1 through Tirau. I can't see how developing a commercial site in close proximity to the 27/29 intersection and the school will not result in negative effects.

Need to purchase another lot like the Oxford hotel or ex freight yards next to Balance. Get these multi corporations to help tidy up some of the existing sites if they want to operate out of Tirau.

Seeking the following decision from South Waikato District Council

A no for the location proposed.

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	Harley Moore
Contact person for this submission	
Contact phone number	02040641075
Email address	harleymoore79@hotmail.com
Postal address	7 Ensor Place, Tirau 3410

Harley 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

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

Submission

Online Reference Number

SUB240748727

Date/Time Submitted

Thu 18 July 2024 15:22: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 'retail activities' with 'drive through restaurant'.

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

Drive through retail would encourage a "drive through" consumer culture which will negatively impact our shops, as customers will be driving through Tirau instead of stopping to peruse the shops available currently.

The use of larger signage will make the town look tacky and over commercialized.

The proposed businesses construction of a new crossing from state highway 1 will create intensification of traffic movement in an already traffic-jam prone area, and is inappropriately close to a school where local families are attempting to pick up and drop off their kids twice daily.

The proposed amount of vehicle movements which will be generated by this application will cause more traffic issues in the area north of town which is already problematic and adds to the danger of children and other pedestrians accessing the school, the school buses which stop on state highway 27, the information centre, the church and the bus stop on state highway 1.

Seeking the following decision from South Waikato District Council

I would like the South Waikato District Council to decline this application.

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	Lynn Pacey
Contact person for this submission	
Contact phone number	0275570294
Email address	lynnpacey@icloud.com
Postal address	1476 State Highway 1, RD 2, Tirau 3485

Lynn Pacey (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

SUB240749288

Date/Time Submitted

Thu 18 July 2024 17:26:p.m.

Position on this application

I/we OPPOSE this application

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

Noise and signage

Reason for this submission

I object to installation of these businesses as being derogatory for our town, and don't support them being allowed break established rules round signage size, nighttime noise and other exemptions.

Seeking the following decision from South Waikato District Council

I do not want them allowed at all

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	Carl Shane Hall
Contact person for this submission	Carl Shane Hall
Contact phone number	02102682988
Email address	holdenvkv8@hotmail.com
Postal address	16 Church Street, Tirau 3410

Carl Shane Hall (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

SUB240749479

Date/Time Submitted

Thu 18 July 2024 18:44:p.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

That I believe this will be good for Tirau, more families will stop rather than passing through as we don't have any family restaurants suitable for families along with the after hours workers in the area. Bk isn't much different to subway and we have that and they hire many people and bk and Starbucks will also, employment is lacking in Tirau

Seeking the following decision from South Waikato District Council

That permission is granted for this to go ahead

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	Andrew Swaney
Contact person for this submission	Andrew Swaney
Contact phone number	027 2484293
Email address	andyworx.mcl@xtra.co.nz
Postal address	3 Parapara Road, Tirau 3410

Andrew Swaney (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

SUB240749480

Date/Time Submitted

Thu 18 July 2024 20:03: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 retail activities with drive through restaurant.

To exceed the maximum number and size of signage within the Tirau Residential Zone.

Reason for this submission

The proposal to allow large fast food restaurants within the Tirau Residential Zone will forever change the village appeal that currently exists. Small cafe\restaurant businesses who managed to get through the Covid period, will struggle to survive. The location of the establishment will create more traffic congestion in an area where this is already an issue. Being positioned adjacent to Tirau Primary doesn't I believe, promote healthy eating habits for young learners and potentially could create obesity issues.

Seeking the following decision from South Waikato District Council

I ask the council to deny this application because it will bring little benefit to the Tirau community and change the landscape of our town.

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	Suzanne Curphey
Contact person for this submission	Suzanne Curphey
Contact phone number	0273022479
Email address	suzanne.keir@gmail.com
Postal address	109 Main Road, Tirau 3410

Suzanne Curphey (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

SUB240751726

Date/Time Submitted

Fri 19 July 2024 14:09:p.m.

Position on this application

I/we OPPOSE this application

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

The parts of this application I am most concerned about are the location of this proposed business and the impact it will have on the traffic moving through Tirau township.

Reason for this submission

I live 300m approx from the proposed site towards Cambridge on SH1. Traffic already regularly crawls past my home due to the level of congestion on SH1 and the new location of the pedestrian crossing (which now has greater use). The impact of this traffic is that my driveway becomes increasingly more hazardous to enter and leave. There are 6 homes off my shared accessway, though there is title for 9. To introduce a facility that has a private carpark and drive-thru attached in close proximity to the pedestrian crossing and accessing SH1 is likely to further increase traffic congestion and increase the danger my neighbours and my family face when entering and exiting our homes. The congestion that impacts Tirau on most weekends, public holidays and school holiday periods negatively effects the public's perception of our town and community. To consent to allow a business which will obviously increase the pressures already being felt is non-sensical. Secondly, there is multiple research and precedants opposing the installation of fast food restaurants next to or in close proximity to schools. Given the location is directly next to the township's primary school, this would suggest that the South Waikato District Council has no commitment to the health and welfare of its community's young people, not to mention the poor reputational outcomes such a location would have for both the Council and the two business brands involved in this submission.

Seeking the following decision from South Waikato District Council

My expectation would be that the SWDC would reject this consent as the nature of the businesses involved is not suitable for the location chosen.

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	Aaron
Contact person for this submission	Andrews
Contact phone number	021 461 929
Email address	Petfox01@gmail.com
Postal address	20 Okoroire Street, Tirau 3410

Aaron (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

SUB240752948

Date/Time Submitted

Sat 20 July 2024 04:05:a.m.

Position on this application

I/we SUPPORT this application

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

Bring that wopper

Reason for this submission

Van have family dinners with Burger King

Seeking the following decision from South Waikato District Council

it will be the best for 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	Erik Bates
Contact person for this submission	Erik Bates
Contact phone number	0212540795
Email address	bates.erik@gmail.com
Postal address	641 State Highway 5, RD 2, Tirau 3485

Erik Bates (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

SUB240753469

Date/Time Submitted

Sat 20 July 2024 13:36:p.m.

Position on this application

I/we OPPOSE this application

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

Proposed location. Potential opening hours.

Reason for this submission

State Highway 1 runs through Tirau and there are already traffic problems in Tirau from people travelling through, especially during long weekends. Customers for Starbucks and Burger King will need to turn into and out of the premises from both sides of the road. This will interfere with traffic passing through, and going to/from the school, the BP service station and the church. The road infrastructure has not been put in place to handle this and it is a significant hazard to road users and pedestrians including elderly and children. That the consent allows opening hours until 2am will make this a stopping point for overnight traffic including criminal activity of any level, which we do not need to encourage.

Seeking the following decision from South Waikato District Council

1. Deny the consent. 2. Plan properly for such traffic activity so as not to put a burden on existing infrastructure that is barely adequate for existing activities.

Uploaded Files

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