



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:

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

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

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

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

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

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

Agent and Application Agent: SLR Consulting New Zealand Limited

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

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Magdalena Dudzinska

Contact person for this submission

Contact phone number 0276905141

Email address Magda.dudzinska1@gmail.com

Postal address 39 State Highway 27, Tirau 3410

Magdalena Dudzinska (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

SUB240755986

Date/Time Submitted

Mon 22 July 2024 10:52:a.m.

Position on this application

I/we OPPOSE this application

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

Location and type of business.

Reason for this submission

Fast food chain restaurants located right next to primary school programs children to unhealthy eating habits and lifestyle choices . Lot of foreigners passing through might be potential endangerment for school children. Burger King and Starbucks don't fit towns image either. Overall it's good to welcome new business and opportunities of expansion, new job spaces and increasing traffic in town but this is not the balanced and suitable option for Tirau and puts too much imbalance into towns image. We hope to see more healthy or mindful choices rather than worst sort of fast food right next to church and primary.

Seeking the following decision from South Waikato District Council

Type of business: I eg. Sushi / burger fuel or Asia food/ chicken if fast food

Location: i eg. 36 Main Road in Tirau is better and safer location. Would also visually improve towns main road as that building is much run down and right in the centre (half of the building is out for sale and there's great convince store further in town anyway, would be easier to put drive trough there, plus it's the sunny side of the road) would have to visually fit into towns image.

Uploaded Files

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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	Ethan batley
Contact person for this submission	
Contact phone number	0273586985
Email address	ethanbatley@icloud.com
Postal address	1218 Main Road, Tirau 3410

Ethan batley (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

SUB240757681

Date/Time Submitted

Mon 22 July 2024 14:30:p.m.

Position on this application

I/we SUPPORT this application

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

I think it's a good idea , tirau needs something , we have been going backwards for years with nothing new , tirau needs to grow

Reason for this submission

I support , will create jobs , give people reason to stop , easy options for locals

Seeking the following decision from South Waikato District Council

Got through with it

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	Barbara England
Contact person for this submission	Barbara England
Contact phone number	0274784970
Email address	rexandbarb@gmail.com
Postal address	2 Parapara Road, Tirau 3410

Barbara England (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

SUB240760782

Date/Time Submitted

Tue 23 July 2024 13:41:p.m.

Position on this application

I/we OPPOSE this application

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

Burger King and Starbucks coming to Tirau

Reason for this submission

I like to keep Tirau unique and support all the local cafes who will be affected if this goes ahead

Seeking the following decision from South Waikato District Council

I don't want the consent to be approved

Uploaded Files

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SUB 084 - D M Harris

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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AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter

Dianne Margaret Harris

Contact person for this submission

Dianne Margaret Harris

Contact phone number

0277725534

Email address

dmharris@hotmail.co.nz

Postal address

5 Bridge Street, Tirau 3410

Dianne Margaret Harris (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

SUB240761487

Date/Time Submitted

Tue 23 July 2024 15:47:p.m.

Position on this application

I/we OPPOSE this application

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

Burger King and Star Bucks in Tirau

Reason for this submission

Whilst I do not oppose Burger King or Star Bucks coming to Tirau, I strongly oppose to where it will be situated. Next to a primary school is an accident waiting to happen. It is quite congested at drop off and pick up times. With a drive through right next door, this will make the congestion much worse. Also, with a take away next door to the school, children may use unhealthy choses for lunch times etc.

The main concern though is the impending accident that will occur, to a child in Tirau.

Seeking the following decision from South Waikato District Council

To move the drive through to another area

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201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Sachiko Hardaker

Contact person for this submission

Contact phone number 027 2943 146

Email address suchco.nz@gmail.com

Postal address 4 Oxford Street, Tirau 3410

Sachiko Hardaker (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

SUB240761839

Date/Time Submitted

Tue 23 July 2024 17:09:p.m.

Position on this application

I/we OPPOSE this application

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

The establishment and operation of a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tīrau.

The proposed operating hours from 5am – 2am, Monday to Sunday.

The construction of buildings within the 1.5m side yard setback.

The exceedance of the maximum number and size of signage within the Tīrau Residential Zone.

The construction and use of a new vehicle crossing from State Highway 1.

The generation of 285 vehicle movements during the AM peak and 167 vehicle movements during the PM peak.

The infringement of car parking space width and maneuvering space requirements.

The exceedance of the Tīrau Residential Zone nighttime noise limits by 2dB from cars during peak nighttime hours.

Reason for this submission

Impact on Local Businesses:

The introduction of multinational chains like Starbucks and Burger King will divert customers away from local cafes and boutique stores, leading to potential closures and job losses, thus harming the local economy.

Impact on Town Character:

Tīrau is known for its unique village atmosphere and charm, which is largely supported by small, locally-owned businesses. The presence of large chains will erode this distinct character, making Tīrau less attractive to visitors who seek a unique experience.

Increased Traffic and Safety Concerns:

The proposed drive-through facilities will generate a significant increase in traffic, especially during peak hours, which will not only cause congestion on State Highway 1 but also pose safety risks to children attending the nearby primary school.

The additional traffic and extended operating hours will lead to noise pollution and disturb the peace of the residential area, affecting the quality of life for residents.

Environmental and Aesthetic Impact:

The construction of large commercial buildings and extensive signage will alter the aesthetic appeal of the town, making it look more commercialized and less quaint.

The earthworks, demolition, and construction activities will disrupt the local environment, and the increase in rubbish collection and delivery trucks will contribute to noise and pollution.

Non-compliance with District Plan Rules:

The proposal likely does not comply with several District Plan rules and performance standards, including building setbacks, signage size, and noise limits, which are in place to maintain the town's character and residents' quality of life.

Lack of Community Benefit:

The primary motivation for the applicant to build a Burger King and Starbucks in Tīrau is to exploit the town's location on State Highway 1 and capture travelers passing through. This brings little to no benefit to the local community, other than providing an option to purchase fast food. It can be argued that the absence of such options would be more beneficial to our community's health and well-being.

Seeking the following decision from South Waikato District Council

Decline the Resource Consent Application:

Reject the application for the establishment and operation of Starbucks and Burger King at 69A Main Road, Tīrau, due to the significant negative impacts on the local community, businesses, and overall town character.

Encourage Sustainable Development:

Promote and support development projects that align with the town's unique character and support local businesses.

Encourage small, locally-owned establishments that will enhance Tīrau's charm and appeal.

Preserve Residential Zoning Integrity:

Maintain the integrity of the Tirau Residential Zone by enforcing compliance with building setbacks, signage limitations, and noise regulations to ensure a harmonious living environment for residents.

Uploaded Files

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Address for Service **Service Address:**
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201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Calman Mcclenaghan

Contact person for this submission

Contact phone number 027 310 1114

Email address calman922@gmail.com

Postal address 14 Oxford Street, Tirau 3410

Calman Mcclenaghan (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

SUB240762858

Date/Time Submitted

Wed 24 July 2024 08:48:a.m.

Position on this application

I/we OPPOSE this application

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

The construction of Starbucks & Burger king in Tirau.

Reason for this submission

We are one of the last small rural towns in NZ with its character and charm intact. We don't need corporations setting up here especially ones that will go into direct competition with our local eateries & Cafe's. The amount of rubbish that will be left on our main roads/footpaths exiting & arriving the district from North & south will be disgusting. Not only the rubbish but the traffic congestion this will cause is will have a bigger effect on drivers passing through and locals that cant move around their own town causing up set drivers and ones that will make silly mistakes driving, passing in the next "i can make it" spot.

The car park will turn into a "Hang out " after hours for all the hoons doing skids and drunks fighting at all hours of the nite.

Also it is extremely un healthy food that if goes ahead will be put next to a PRIMARY SCHOOL!!!... and the smell that greasy cooking creates is not a smart thing to have young children near by.

There is Burger king 25min North & South (on the same stretch of road) from its proposed location & seems silly to have such unhealthy food so close to each other.

Seeking the following decision from South Waikato District Council

Please Do not let this happen, it will absolutely cause more harm then anything for TIRAU.

Uploaded Files

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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	Scott Koene
Contact person for this submission	
Contact phone number	0220496128
Email address	Charged_4@hotmail.com
Postal address	24A High Street, Tirau 3410

Scott Koene (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

SUB240765455

Date/Time Submitted

Wed 24 July 2024 17:09:p.m.

Position on this application

I/we OPPOSE this application

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

To oppose the establishment and operation of the retail businesses being applied for.
And the opposition of the proposed location for the business entities to establish.

Reason for this submission

It will put a significant strain on the small businesses potentially closing many down.

The location is not fit for purpose being right next to the local primary school, for one it poses a safety risk to the children walking to and from school. Also will be disruptive to the school environment itself.

Seeking the following decision from South Waikato District Council

To reject the proposal to allow the applied business to establish.

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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	Raewyn Stockley
Contact person for this submission	Raewyn Stockley
Contact phone number	0211107441
Email address	raewynandjohn56@gmail.com
Postal address	24 Hillcrest Street, Tirau 3410

Raewyn Stockley (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

SUB240765503

Date/Time Submitted

Wed 24 July 2024 17:16:p.m.

Position on this application

I/we OPPOSE this application

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

oppose of food giants Burger King or Starbucks

Reason for this submission

Tirau is a close knit town of 800 plus who support each other through family and business and we fare well our local cafes do us proud we feed our children from home and we protect them we do not want the influence of loads of people cramming into food giants and causing undue havoc we do not need excessive traffic needlessly to congest our beauty Tirau.

Seeking the following decision from South Waikato District Council

I seek the protection of South Waikato District Council with due respect to maintaining our beauty Tirau. I would like the council to appreciate we want you to work for us and care for us as your people and we in return keep our Beauty clean green and serene.

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Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Margaret Anne Jordan

Contact person for this submission

Contact phone number 0211420192

Email address jamesandmargie@xtra.co.nz

Postal address 4 Kittow Street, Tirau 3410

Margaret Anne Jordan (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

SUB240765769

Date/Time Submitted

Wed 24 July 2024 18:46:p.m.

Position on this application

I/we OPPOSE this application

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

The construction and operation of Starbucks and Burger King in Tirau

Reason for this submission

Burger King and Starbucks do not fit in with the character of Tirau and the site is too close to Tirau Primary School for safe exit and entry at school pick up and drop off times. Local cafes will be adversely affected. The operating hours with associated noise are not suitable for a residential area.

Seeking the following decision from South Waikato District Council

To deny consent for the construction of a Burger King and/or a Starbucks 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	Geoff van Beek
Contact person for this submission	Geoff van Beek
Contact phone number	0273214681
Email address	geoff.vanbeek@hotmail.com
Postal address	21 Fairview Street, Tirau 3410

Geoff van Beek (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

SUB240765866

Date/Time Submitted

Wed 24 July 2024 19:16:p.m.

Position on this application

I/we OPPOSE this application

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

all parts i object too

Reason for this submission

traffic build up. no parking and it will force the closure of existing businesses

Seeking the following decision from South Waikato District Council

to stop this proposal ,

Uploaded Files

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