

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	Lucy Coker
Contact person for this submission	Lucy Coker
Contact phone number	02102933165
Email address	lucy.coker@live.com
Postal address	10 Kittow Street, Tirau 3410

Lucy Coker (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

SUB240766823

Date/Time Submitted

Thu 25 July 2024 09:28:a.m.

Position on this application

I/we OPPOSE this application

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

Burger king

Reason for this submission

It will ruin Tirau

Seeking the following decision from South Waikato District Council

To oppose this

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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201 Victoria Street West
AUCKLAND 1010
Attention: Samantha Redward

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter	John Allen
Contact person for this submission	John Allen
Contact phone number	0276030372
Email address	jlbuilder@xtra.co.nz
Postal address	274 State Highway 5, RD 2, Tirau 3485

John 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

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

Submission

Online Reference Number

SUB240767831

Date/Time Submitted

Thu 25 July 2024 12:51:p.m.

Position on this application

I/we OPPOSE this application

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

Location to where it is the town.

Reason for this submission

The main road of Tirau has enough trouble with traffic at the best of times let alone the weekends or holidays and allowing two more business to open shop on such an area next to a school and a church and where two main state highways meet about 100 metres north of proposed site is not wise.

Seeking the following decision from South Waikato District Council

If the council decides to grant this submission there should be traffic lights installed at the pedestrians crossing and the road should be widened for better flow from where the two state highways meet and make safer entrances and exits for the school and church.

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	Jaideep Bajaj
Contact person for this submission	
Contact phone number	+64210304378
Email address	117cambridge@gmail.com
Postal address	31 Main Road, Tirau 3410

Jaideep Bajaj (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

SUB240769163

Date/Time Submitted

Thu 25 July 2024 17:33:p.m.

Position on this application

I/we OPPOSE this application

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

Focus on the adverse effects on small businesses, the proximity to Tirau Primary School and Church, and the potential impacts on the residential area (traffic, noise, visual).

Reason for this submission

Oppose due to potential negative impacts on small businesses in Tirau, unnecessary development of large chain businesses in a small-town setting with low population density, increased traffic congestion, noise pollution, and detrimental visual impact on the residential character.

Seeking the following decision from South Waikato District Council

Request Council to decline the resource consent to protect local small businesses, preserve the unique small-town character of Tirau, and maintain the quality of life for residents.

Uploaded Files

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SUB 094 - A Bajaj

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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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	Aditi Bajaj
Contact person for this submission	
Contact phone number	+64212696789
Email address	getaditibajaj@gmail.com
Postal address	31 Main Road, Tirau 3410

Aditi Bajaj (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

SUB240769077

Date/Time Submitted

Thu 25 July 2024 17:29:p.m.

Position on this application

I/we OPPOSE this application

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

Focus on the adverse effects on small businesses, the proximity to Tirau Primary School and Church, and the potential impacts on the residential area (traffic, noise, visual).

Reason for this submission

Oppose due to potential negative impacts on small businesses in Tirau, unnecessary development of large chain businesses in a small-town setting with low population density, increased traffic congestion, noise pollution, and detrimental visual impact on the residential character.

Seeking the following decision from South Waikato District Council

Request Council to decline the resource consent to protect local small businesses, preserve the unique small-town character of Tirau, and maintain the quality of life for residents.

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	Ganga Bhandari
Contact person for this submission	
Contact phone number	0221308147
Email address	bhandariganga343@gmail.com
Postal address	12 Station Street, Tirau 3410

Ganga Bhandari (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

SUB240769175

Date/Time Submitted

Thu 25 July 2024 17:38:p.m.

Position on this application

I/we OPPOSE this application

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

Focus on the adverse effects on small businesses, the proximity to Tirau Primary School and Church

Reason for this submission

Oppose due to the unnecessary development of large chain businesses in Tirau, a small town with a low population where such establishments are not needed. Concerned about the negative impact on local small businesses, increased traffic congestion, noise pollution, and adverse visual impact on the residential character.

Seeking the following decision from South Waikato District Council

Request Council to decline the resource consent to protect the viability of local small businesses, preserve Tirau's unique small-town charm, and safeguard the quality of life for residents.

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 Ramchandra Basnet

Contact person for this submission

Contact phone number 0204935327

Email address aarshibasnet@gmail.com

Postal address 12 Station Street, Tirau 3410

Ramchandra Basnet (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

SUB240769189

Date/Time Submitted

Thu 25 July 2024 17:40:p.m.

Position on this application

I/we OPPOSE this application

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

Focus on the proposal's impact on small businesses, its proximity to Tirau Primary School and Church, and potential effects on the residential area (traffic, noise, visual).

Reason for this submission

Oppose due to the unnecessary development of large chain businesses in Tirau, a small town with a low population where such establishments are not needed. Concerned about the negative impact on local small businesses, increased traffic congestion, noise pollution, and adverse visual impact on the residential character.

Seeking the following decision from South Waikato District Council

Request Council to decline the resource consent to protect the viability of local small businesses, preserve Tirau's unique small-town charm, and safeguard the quality of life for residents.

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

samantha.redward@slrconsulting.com

Submitter Details

Full name of the Submitter Anouk Gertrude Loijen

Contact person for this submission

Contact phone number 078838202

Email address loijen@xtra.co.nz

Postal address 238 Taumangi Road, RD 3, Putaruru 3483

Anouk Gertrude Loijen (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

SUB240769332

Date/Time Submitted

Thu 25 July 2024 19:02:p.m.

Position on this application

I/we OPPOSE this application

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

Opening of a BK and Starbucks next to the school

Reason for this submission

These sort of businesses don't belong in Tirau especially not next to the school. The smell, traffic and the very unhealthy food is something children should not be exposed to. There are to many places which sell food in Tirau anyway. bk and Starbucks don't fit in with the quirky image of Tirau

Seeking the following decision from South Waikato District Council

Please don't allow these chains to open up in Tirau. We have subway already, that is plenty enough for the little town

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	Bernadette Farrell
Contact person for this submission	Bernadette Farrell
Contact phone number	0212973595
Email address	jandbfarrell@gmail.com
Postal address	50 Webster Road, RD 2, Tirau 3485

Bernadette Farrell (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

SUB240769662

Date/Time Submitted

Thu 25 July 2024 21:34: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 a Starbucks coffeehouse and Burger King restaurant with dual drive-through facilities at 69A Main Road, Tirau.

Reason for this submission

I am opposing this proposal on various points

*The disruption to state Highway 1 both ways entering and leaving the proposed site, in an already congested town. On weekends and public holidays traffic is already at a standstill and this would only add to the problem. My concern is that the safety of both motorists and pedestrians would be breached - I feel it is a huge health and safety concern.

* The proposed site is zoned residential so this does not fit the criteria as it is not a residential development. And would be disruptive to the residential properties nearby.

*It is also right next door to a primary school. We in New Zealand already have a huge health crisis with child obesity on the rise so we need to protect out children from easy access to unhealthy foods.

*Tirau is a small arty town with boutique shops and cafes with its own ambience. A big fast food restaurant and coffee shop is going to take away business from the other small businesses who have moved here to support themselves and their families and staff. It will change the lovely destination village relaxed vibe that already exists.

* The litter to our surrounding districts that are a direct result of fast food outlets

Seeking the following decision from South Waikato District Council

That counsel oppose the decision to allow Starbucks and Burger King to set up in Tirau

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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	Grace Qi
Contact person for this submission	
Contact phone number	02108548026
Email address	graceqi2001@163.com
Postal address	17A Main Road, Tirau 3410

Grace Qi (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

SUB240769838

Date/Time Submitted

Fri 26 July 2024 01:57:a.m.

Position on this application

I/we OPPOSE this application

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

Location , transportation congestion

Reason for this submission

The location is between the primary school and the church which will make traffic issues in the peak time.

Seeking the following decision from South Waikato District Council

Choose another place outside the town

Uploaded Files

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