
I hereby give notice that a hearing by commissioners will be held on:

Date: Monday 5th, Tuesday 6th, Wednesday 7th
(and Thursday 8th Overflow) May 2025
Time: 9.30am
Meeting Room: Council chamber
Venue: Ground floor, Auckland town hall, 301-303 Queen
Street, Auckland

HEARING REPORT VOLUME 3

152 KEPA ROAD, ORAKEI

MCDONALD'S RESTAURANTS (NEW ZEALAND)
LIMITED

COMMISSIONERS

Chairperson	Karyn Sinclair (Chairperson)
Commissioners	Andrew Wilkinson
	Rebecca Skidmore

CHAYLA WALKER
KAITOHUTOHU WHAKAWĀTANGA
HEARINGS ADVISOR

Telephone: 098902009 or 0272315937
Email: chayla.walker@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **the chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- The **applicant** will be called upon to present their case. They may be represented by legal counsel or consultants and call witnesses in support of the application. The hearing panel may ask questions of the speakers.
- The **local board** may wish to present comments. These comments do not constitute a submission however the Local Government Act allows the local board to make the interests and preferences of the people in its area known to the hearing panel.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The **applicant** or their representative then has the right to summarise the application and reply to matters raised. Hearing panel members may further question the applicant. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chairperson** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.
- Decisions are usually available within 15 working days of the hearing closing.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

A NOTIFIED ACTIVITY RESOURCE CONSENT APPLICATION BY MCDONALD'S RESTAURANTS (NEW ZEALAND) LIMITED

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Perry Ng, Planner

Reporting on an application To construct and operate a 24/7 drive-thru restaurant at 152 Kapa Road, Orakei. The reporting officer is recommending, subject to contrary or additional information being received at the hearing, that the application be **REFUSED**

APPLICANT: MCDONALD'S RESTAURANTS (NEW ZEALAND) LIMITED

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Page 38	Josephine Downs - Pourewa Native Nursery
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Page 338	Alastair Crombie
Page 340	Fleur Nixon
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Page 343	Sharon Sweeney Lauder
Page 346	Martin Stuart Lauder
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Page 388	Danielle Shortt

Page 389	Katarina Scrimshaw
Page 391	Cynthia Morris
Page 393	Sue Peploe
Page 395	Elena Arduini

LATE SUBMITTERS:

Page 398	Suraya Esau
Page 403	Jill and David Tyler
Page 405	Del Robie and David Robie

ATTACHMENT 13: Copies of submission received (continued)

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Sunday, January 19, 2025 11:45:41 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24155] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Rick Wood

Organisation name:

Contact phone number: 021654462

Email address: justcruising@xtra.co.nz

Postal address:

35a Kurahaupo St, Orakei
Auckland
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Stop the construction of a McDonalds outlet on 152 Kepa Rd

What are the reasons for your submission?

Health considerations against fast food, especially in an area with a growing density of the Maori ethnicity, traffic impact on an already extremely busy road.

What decisions and amendments would you like the council to make?

Cancel the development of McDonalds. The suburb of Orakei doesn't want or need this established here

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 12:45:40 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24156] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Shelley Liefing

Organisation name:

Contact phone number: 0274851226

Email address: shelly.liefing@gmail.com

Postal address:

2 Titai Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Reject the placement of McDonalds on Kepa Road, Orakei

What are the reasons for your submission?

There is a constant strain on the traffic on Kepa road currently, this is only going to cause further problems. Ngati Whatua is working to provide their community with better food and health options through their gardens and their sporting programs that it is appalling that a large corporate can come and get approval from council to put a fast food outlet here in this area that is working to provide better outcomes for their people. The council has taken away rubbish bins and our community is already in a mess on the verges and in okahu bay, and on paratai drive, by having a Mcdonalds here you will bring mess and rubbish to our area.

What decisions and amendments would you like the council to make?

Decline application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 2:15:41 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24158] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Frederick Pollock

Organisation name:

Contact phone number: 0212434802

Email address: fredpollock21@gmail.com

Postal address:
3/139 Paritai Drive
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
Traffic Management plan

What are the reasons for your submission?

Kepa Road already suffers from traffic congestion especially at the intersection of Coates Ave. This has been exacerbated recently by the raised crossing. Having traffic enter and depart from McDonalds immediately after the crossing will compound an already difficult intersection.

What decisions and amendments would you like the council to make?
Decline the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 2:45:44 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24159] Submission
Attachments: Submission.docx (17.05 KB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Julia Ogden

Organisation name:

Contact phone number: 0273160012

Email address: julia@ogdenbox.com

Postal address:

80 Reihana St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Opposition to a McDonald's because of traffic congestion, noise, youths loitering after dark and access to unhealthy food and lifestyle all of which are detailed in my supporting document.

What are the reasons for your submission?

In supporting document

What decisions and amendments would you like the council to make?

Reject the application to build a McDonald's at 152 Keba Rd.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting document – ID24159

Submission: Objection to McDonald's location -152 Kepa Road, Orakei

Auckland City Council,

Please accept my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei.

I have many concerns about the negative impact of having a McDonald's at that particular location especially in regard to the nearby community of Ngati Whatua and especially the already problematic traffic congestion that we know and deal with daily.

Below I have shared some concerns already voiced and articulated very well that I wholly agree with.

But I want to emphasize that one only need visit the petrol station on Kepa Rd Z, in order to experience the difficulties both coming and going in either direction even on lighter traffic days. The congestion of traffic which includes cyclists and bus drivers is very stressful and requires relief as opposed to intensification.

We will no doubt be accused of being NIMBY's but surely we don't need yet another McDonald's when there exists two of these restaurants very near by - Quay st and Gl.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences

residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

HOON's.

When there was roadwork to Ngapipi Rd and Kepa Rd, a couple of years ago, people who did not normally use Reihana St, discovered that it was a throughway from Kepa to Tamaki Drive. They were forced to find alternative routes because of the street closures. We now experience a great many hoons in their cars with after-market features speeding at frightening speeds around the narrow and precarious bends of Reihana St. One young man landed his ute upside down opposite our house at 5am one morning. This McDonalds will increase that kind of person who will visit the restaurant after a bender.

I beg you to oppose this location. It is all bad news.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,
Julia Ogden

80 Reihana St

Orakei

PH 027 316 0012

julia@ogdenbox.com

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 4:30:43 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24160] Submission
Attachments: Submission Outline - 152 Kapa Road - Rob Sherlock.docx (15.59 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Rob Sherlock

Organisation name: Orakei Community Association

Contact phone number: 0226423399

Email address: rob.sherlock@me.com

Postal address:
116 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

1. Increased Traffic and Congestion
3. Cultural and Health Considerations
4. Environmental Impact
5. Community Opposition
6. Impact on the Character of the Neighbourhood

What are the reasons for your submission?

See attached letter

What decisions and amendments would you like the council to make?

Reject the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Submission Outline - 152 Kepa Road - Rob Sherlock.docx

Supporting document – ID24160

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrakei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrakei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,
Rob Sherlock
rob.sherlock@me.com

022 642 3399

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 4:30:43 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24161] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: David Hood Everard

Organisation name:

Contact phone number: 021952950

Email address: d.h.everard@gmail.com

Postal address:

108, Reihana Street
Orakei
Orakei 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

image.png < West ----|-----East >

Gentlemen,

I am very concerned for the safety of pedestrians, especially young school children, using the pedestrian crossing on Kepa Road (immediately to the West of the 152 driveway into the proposed McDonalds restaurant) shown in this illustration above.

My grave concern is that at times there are likely to be lines of traffic in the centre lane (the striped area) pointing West and waiting to turn right into the new McDonald's restaurant. In this scenario a child using the crossing to cross from North to South is very likely to be invisible to oncoming drivers/vehicles travelling in the left hand lane heading towards the City.....this is because the left lane, City bound, moving driver's view of the North side of the crossing will almost certainly be obstructed by the line of vehicles turning right into the proposed McDonalds. Especially the case if the right turning vehicle is a van or a truck.

Has due consideration been given to this potential hazard?

It is likely to be "a serious accident waiting to happen! "

I do not believe enough consideration has been given to the effect on traffic flows along Kepa Road and the safety of

pedestrians, especially school children, should the proposed McDonald's restaurant be opened at 152 Kepa Road. The pedestrian crossing I refer to is used by many people. As well as the school children from three neighbouring schools it is used by people walking to & from the Orakei Rail Station & the Eastridge Shopping Centre. At this moment there are currently major works being undertaken to install traffic lights on the intersection of Kepa Road & Kupe Street. Before any consent for a McDonalds at 152 be given surely it would be prudent for the effects on traffic flows (as a result of the new lights) be evaluated ?

What are the reasons for your submission?

I have spoken with many local residents of Orakei (I am a member of the the committee of the Orakei Community Association Inc.) & people are very concerned about the effects on traffic flows & safety should a 24/7 restaurant be opened at 152 Kepa.

Already, without any new restaurant, the intersection of Coates Avenue & Kepa Road can be chaotic. Currently there are over 23,000 vehicles per day travelling on this road & as additional infill housing is developed there will certainly be even more vehicles.

We have for many months asked Auckland Transport to complete a thorough & comprehensive study of traffic flows along Kepa Road from the Ngapipi roundabout to the intersection of Kohimarama Road. As of today this seems not to have been done. Without this absolutely critical information how can it make sense to grant permission for to a busy 24/7 restaurant at 152 ?

What decisions and amendments would you like the council to make?

I would like...

(i) Consent for the 24/7 restaurant not to be granted

(ii) At the very least, I would like any proposal for a 24/7 restaurant to be put on hold until such time as (a) Auckland Transport have completed a comprehensive study of traffic flows along Kepa Road from the Ngapipi roundabout to the intersection of Kohimarama Road. (b) The full effects on traffic flows resulting from the new Kupe/Kepa traffic lights have been given the chance to be in and properly evaluated.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 5:15:43 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24162] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Donna White

Organisation name:

Contact phone number: 095225077

Email address: donna@donnawhite.co.nz

Postal address:

14 Sudeley St, Orakei
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose MacDonald's 24/7 Drive-Thru restaurant on Kepa Road. Fast food drive through restaurants encourage traffic into communities that accommodate them, and so add to air pollution, and road congestion.

A responsible community minded council would discourage yet another MacDonalds, or any other fast food outlet, because of the health implications of easy access to unhealthy food.

What are the reasons for your submission?

A fast food restaurant directly opposite community vegetable gardens sends mixed messages to the seriousness of healthy eating. It does not make sense. The community vegetable gardens are established, and I would prefer the local Government spends time and money on promoting healthy food choices.

What decisions and amendments would you like the council to make?

Cancel the application for another MacDonalds. Council discussion on how to be a leader in promoting healthy food options.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 7:15:51 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24163] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Wendy Leitch

Organisation name: St Matthias Church Panmure

Contact phone number: 0273147052

Email address: rightasrain55@gmail.com

Postal address:

160 Coates Ave
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I would like to submit against this resource consent on the grounds of

- the negative health impacts of fast food
- financial pressure on low socio-economic neighbours
- proximity of other McDonalds outlets

and to tautoko Ngati whatua Orakei's objection

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

I would like council to decline the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 10:45:41 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24164] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Josephine Downs

Organisation name: Pourewa Native Nursery

Contact phone number: 224863810

Email address: josephinedowns0@gmail.com

Postal address:

10 Te Arawa St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Oppose to the applicant's submission

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Oppose the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 20, 2025 9:30:09 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24165] Submission
Attachments: MacDonalds Orakie.pdf (67.72 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: John Griffiths

Organisation name:

Contact phone number: 0221566551

Email address: johnisontour@gmail.com

Postal address:

30 Karori Cres
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Please see attached document

What are the reasons for your submission?

Please see attached document

What decisions and amendments would you like the council to make?

No approval.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 1:30:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24166] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Georgia Doughty

Organisation name:

Contact phone number: 021966241

Email address: gdoughty623@gmail.com

Postal address:

6 tautari street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Putting a Mcdonalds on Kepa Road

What are the reasons for your submission?

Building a McDonald's on Kepa Road would likely make existing issues in the area worse. The road is already busy, so adding a high-traffic establishment like McDonald's could increase congestion, making the area less safe and accessible for residents. From a health perspective, introducing a fast-food chain in close proximity to state-homes could also contribute to unhealthy dietary habits, especially in communities that may already face barriers to accessing fresh, nutritious food. These factors combined make the location an ill-suited choice for such a development.

What decisions and amendments would you like the council to make?

Do not give consent for this application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 4:45:09 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24167] Submission
Attachments: McDonalds.pdf (207.77 KB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Anne Ridsdale

Organisation name:

Contact phone number: 0211368582

Email address: anne.ridsdale@xtra.co.nz

Postal address:

56 Tarawera Terrace
St Heliers
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

We do not think this site is suitable for a fast food outlet - see attachment

What are the reasons for your submission?

please read attachment

What decisions and amendments would you like the council to make?

Not give resource consent to McDonalds - or any other fast food outlet.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment

undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,

Anne Ridsdale

56 Tarawera Terrace

St Heliers

Auckland 1071

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 6:30:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24168] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Katharine Maude

Organisation name:

Contact phone number: 021 767794

Email address: katharine_maude@hotmail.com

Postal address:

6a Colenso Place
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

1. Cultural and Health Considerations
2. Unknown traffic impact
3. Impact on Pourewa Reserve and Community Vegetable Gardens
4. Light Pollution
5. Noise Pollution

What are the reasons for your submission?

1. Cultural and Health Considerations

Offensive placement of easy to get and poor quality food next to vulnerable parties living in social housing almost next door to the proposed McDonald's site.

2. Unknown traffic impact

Already a highly congested road

3. Impact on Pourewa Reserve and Community Vegetable Gardens

Offensive as McDonalds produces nutrient poor and calorie rich food. In direct contrast to the goal of educating locals and producing local fresh, healthy produce.

4. Light Pollution

Shining Signage - disagreeable for those sleeping at night in a predominantly residential area.

5. Noise Pollution

We live very close to the proposed McDonald's site. Whilst we expect traffic noise from the day, we enjoy quiet and bush birdsong during the night/dawn

What decisions and amendments would you like the council to make?

Ideally not grant approval to this fast food restaurant.

At the minimum, restrict operating hours 7am-9pm.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 6:45:06 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24169] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Lynn Ann Maude

Organisation name: Orakei Primary School

Contact phone number: 027 573 3655

Email address: lamaude65@gmail.com

Postal address:

17 Stirling Street
Remuera
Auckland 1050

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

1. Cultural and Health Considerations
2. Unknown traffic impact
3. Impact on Pourewa Reserve and Community Vegetable Gardens
4. Light Pollution
5. Noise Pollution

What are the reasons for your submission?

1. Cultural and Health Considerations

Offensive placement of easy to get and poor quality food next to vulnerable parties living in social housing almost next door to the proposed McDonald's site. Children will buy low GI food on the way to Oraeki and St. Joseph school impacting learning and affecting their health.

2. Unknown traffic impact

Already a highly congested road. Narrow major road. Children at risk crossing the road.

3. Impact on Pourewa Reserve and Community Vegetable Gardens

Offensive as McDonalds produces nutrient poor and calorie rich food. In direct contrast to the goal of educating locals and producing local fresh, healthy produce. School children go to this garden.

4. Light Pollution

Shining Signage – affects sleeping children at night in largely residential area.

5. Noise Pollution

Attracting people some disruptive people at night searching nighttime food when children are sleeping near the proposed McDonald's site.

What decisions and amendments would you like the council to make?

The outcome I would like is a large children's playground to be put there for local children and Ngati What children to enjoy.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 7:45:10 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24170] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Freya Davies

Organisation name:

Contact phone number: 0273446744

Email address: freyafoodlover@gmail.com

Postal address:

436 Riddell Road
Glendowie
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose it because we do not need a McDonalds there. Traffic is already bad really bad along Kepa road at rush hour and this would make it even worse. There is a McDonalds just a few km's away in Glen Innes. We do not want the litter that is always left around wherever there is a McDonalds.

What are the reasons for your submission?

I feel very strongly that this is a terrible thing for the community of Mission Bay and Orakei, the residents do not want it, and should have right to choose what is on their doorstep. Would you want a McDonalds down the road from where you live?

What decisions and amendments would you like the council to make?

Please reject this application once and for all.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 6:45:41 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24171] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Angelic Murray

Organisation name:

Contact phone number: 021345883

Email address: angelicmurray.hgm@gmail.com

Postal address:

20 PAERIMU STREET
AUCKLAND
AUCKLAND 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

No to the fast food company

What are the reasons for your submission?

The road is too busy without adding to it. The fast food co isn't healthy it's a nice treat but shouldn't be in an area that the local iwi has just done a great thing with the garden. It's close to 2 local decile schools. And state housing.

What decisions and amendments would you like the council to make?

I would like this to be denied once and for all.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 8:00:42 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24172] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Emily Boese

Organisation name:

Contact phone number: 0221875561

Email address: pohutukawahealth@gmail.com

Postal address:

43 Tautari St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

That it is McDonald's that want to build a 24/7 takeaway

What are the reasons for your submission?

Health of the community, particularly the efforts by Ngati Whatua Orakei and Pourewa to establish healthy communities through the community gardens. Also, ethical concerns re: McDonald's support of Israel.

What decisions and amendments would you like the council to make?

Deny the application by McDonald's to build a restaurant here.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 9:30:55 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24173] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Claire Brown

Organisation name:

Contact phone number: 022 040 9412

Email address: Brightonbrown@gmail.com

Postal address:

89b Reihana St
Orakei
auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Increased volume of traffic

What are the reasons for your submission?

Driving along Kepa road after school pick up, and after work the traffic queues are solid. I do not think that the majority of the people using the McD as suggested in the proposal will come from this existing flow.

Turning right out of the McD's to head towards the basin will be near impossible. Currently turning right is hard at peak flow times.

This road needs works to reduce the flow of vehicles rather than increase it.

What decisions and amendments would you like the council to make?

Decline the decision to put a McD drive through there

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 21, 2025 10:45:43 PM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24174] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Larissa Chapman

Organisation name:

Contact phone number: 0212624458

Email address: larissa_chapman@me.com

Postal address:

14/32 Karori Crescent
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

negative impact on residents, traffic and pollution

What are the reasons for your submission?

I'm concerned about the impacts of a 24/7 McDonalds in the area. Kepa road is already struggling to handle the congestion from the high density housing and apartments which have been introduced in the past few years. There are already McDonalds in close proximity - Quay Street, Glen Innes and Greenlane. Previously Mission Bay McDonalds proved not to be viable. The existing McDonalds demonstrates that they contribute to antisocial behaviour late in the evening with large groups of intoxicated people gathering and queues of cars especially on Friday and Saturday evenings and into the morning, when neighbouring households would be trying to sleep. McDonalds would impact the neighbourhood from traffic, noise pollution, light pollution, smell and of course litter from single use packaging.

What decisions and amendments would you like the council to make?

Not to grant resource consent for this location

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 1:00:40 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24175] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Judith Melanie Simpson

Organisation name:

Contact phone number: 0211474300

Email address: judes@xtra.co.nz

Postal address:

16 Rukutai Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Rubbish - and waste generated and left blowing around on the streets as happened years ago with a McDonalds in Mission Bay village

Traffic - an increase in traffic, noise and pollution especially during rush hour along Kepa Road.

This is essentially a residential area and the noise and light pollution will be most unwelcome.

Parking - where will the overflow parking go.

Question the need for another McDonalds when there is already one on Quay street and one in Glen Innes.

I find this a cynical move given that McDonalds is aware of the demographic of the area.

Ngati Whatua 's māra across the road at Pourewa is putting a lot of time effort and energy into promoting a healthy relationship to proper food of which McDonalds is not. The proposed development goes against everything they are trying to achieve in this area.

Anti social behaviour late at night cannot be discounted either.

What are the reasons for your submission?

A local resident wanting to retain the character of my suburb

What decisions and amendments would you like the council to make?

I would like the council to reconsider and oppose the application in full

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 2:30:42 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24176] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Dale Elsmore

Organisation name:

Contact phone number: 0210625688

Email address: dale@elsmoreonline.com

Postal address:

152A Coates Ave
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Cultural & Health
Traffic impact
Contradicts environmental values of healthy food

What are the reasons for your submission?

Will impact local businesses who adequately provide food to local residents

What decisions and amendments would you like the council to make?

I completely object to this redevelopment of this site

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 2:45:41 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24177] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Linda Chambers

Organisation name:

Contact phone number: 02108884494

Email address: dale@elsmoreonline.com

Postal address:

71 Hawera Road
Kohimarama
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Impact on neighbours

Traffic congestion

Impact on Porewa Gardens opposite

Bad influence on schools in area who are promoting healthy lifestyle choices

What are the reasons for your submission?

This site could be better utilised

We don't need a 24:7 fast food operator in this residential area which has fast food available at Eastridge Shopping Centre opposite

What decisions and amendments would you like the council to make?

None - firmly opposed

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 3:30:43 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24178] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: CPMartin

Organisation name:

Contact phone number: 021424234

Email address: chasnor@xtra.co.nz

Postal address:

184 Saint Heliers Bay Road
St Heliers Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

A drive through bad eatery

What are the reasons for your submission?

Extra traffic pulling in & out near zebra crossing & nearby school.
Rubbish & noise

What decisions and amendments would you like the council to make?

Cancel consent for an eatery especially a fast food place

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 3:45:41 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24179] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Annette Fasher-Dow

Organisation name:

Contact phone number: 0274994994

Email address: annettefasher@xtra.co.nz

Postal address:

202/27 Grace Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose the application to Auckland Council (AC) from McDonalds to build and operate a 24/7 fast food outlet at 152 Kepa Road for multiple reasons, as listed below.

I oppose the granting of a Resource Consent to McDonalds by Auckland Council that would provide McDonalds with the necessary consent to commence this McDonalds venture.

I strongly contend that most aspects of the McDonalds application, that claim to support and/or enhance health, cultural, urban aesthetics and economic benefits for the area are spurious in nature and that the only benefactor of a new McDonalds at this location, is the McDonalds organisation itself.

It is a "self-serving" application that will create and/or intensify adverse effects on the community.

What are the reasons for your submission?

-I am a local resident who is very satisfied with the current range of cultural, health and food resources available to all those who either reside or visit this area.

-A new McDonalds outlet has no health or cultural benefits for the area, and as is well-documented in public-health research, the dietary make-up of the McDonalds menu is a major contributor to poor nutritional health and a myriad of adverse human health-related effects, including obesity, type 2 diabetes and cardio-vascular disease. AC really needs to consider what possible reasons it could find to justify the granting of any kind of regulatory permission/s to an

organisation that contributes so harmfully to public health in Aotearoa.

- The Pourewa Reserve and Community Gardens are the antipathy of a McDonalds enterprise. In my opinion, the McDonalds application is a whakatakao to Ngati Whatua o Orakei, who are growing nutritious and culturally significant foods, indeed the application is an insult to the wider community.

-The undisputed environmental impact from litter generated by customers of McDonalds is unacceptable to the local community, and unfortunately, has far-reaching adverse consequences for surrounding private and public land, including, waterways, streets, parks and reserves.

-Kepa Road is a busy arterial road as it stands. There is likely to be increased traffic congestion and local traffic flow disruption as a result of a new McDonalds outlet.

-Increased noise, light, signage effects and traffic congestion are highly likely to have a negative effect on the wider local environment, no matter how much the McDonalds application purports to be able to mitigate these negative effects. No matter what, it will add extra stresses to the environment.

-Well-established and respected local businesses that already provide food services will be adversely effected by this gigantic international conglomerate if such an application to proceed was granted.

What decisions and amendments would you like the council to make?

I would strongly recommend that all aspects of the McDonalds application to AC be turned down, and that no further applications, either amended or new, be accepted by AC. A McDonalds at this location, or indeed anywhere in this area, is not what the community wants...at all. In contrast, the proposed Ngati Whatua Hauora at Orakei Domain is an example of positive community development, care and kaitiakitanga.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 7:00:51 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24180] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sharon Elsmore

Organisation name:

Contact phone number: 021811017

Email address: sharonelsmore@xtra.co.nz

Postal address:
85 St Vincent Ave
Remuera
Auckland 1050

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose the Mac Donald's restaurant drive through. It will increase traffic and is the positive move for the neighbour hood.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

To stop any development of Mac Donald's or any other fast food chain

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 9:45:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24181] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: MARK BROWNE

Organisation name:

Contact phone number: 0274598866

Email address: mark@cavalloconsulting.co.nz

Postal address:

15A Okahu St, ORAKEI, ORAKEI
AUCKLAND
AUCKLAND 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Fast food is not a healthy food option

Negative traffic impacts on Kepa Rd

more litter around the local area of McDonalds food packaging especially at Okahu Bay where there are no litter bins and almost everyday there is fast food packaging left on the beach and reserve

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Decline the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 10:00:22 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24182] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Fletcher Kelleher

Organisation name:

Contact phone number: 0211772931

Email address: fletcherkelleher@gmail.com

Postal address:

25 Rautara St Orakei
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I do not support the construction of a McDonalds in Orakei as it goes against the cultural and health considerations of the people. It will have further negative impacts on traffic, especially late at night since it will be open 24/7. I also have concerns about rubbish as McDonalds are well known to be quite dirty and litter around their sites.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

N/A

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 22, 2025 10:15:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24183] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Wayne Turei

Organisation name:

Contact phone number: 021 884 115

Email address: waynetu@xtra.co.nz

Postal address:

3 Paritai Drive
Auckland1071
Auckland1071 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

* Permitting a fast food chain on a busy main road already congested with multiple businesses & residential activities i.e . Z service station , a school & high rise apartments

What are the reasons for your submission?

I have significant concerns regarding the adverse impacts the proposed development will have * Permitting a fast food chain on a busy main road already congested with multiple businesses & residential activities i.e. Z service station , a school & high rise apartments

*Traffic Flow disruptions in an already congested area Negatively affecting local residence and Commuters through the area as infill housing increases There is already congested arterial flow & with the new works being undertaken up there at present with more bliming cycleways . Have you observed them digging up am already good condition pathway on the south side of the road passing by our garden nursery

* On my local community just down the road regarding Health issues etc As chickens come from eggs there will be an increase in packaging rubbish in the general residential area for kilometers away from a fast chain outlet

* Parking & traffic flows will potentially inconvenient residents & also disrupt the character of the area by introducing non local traffic to quite streets . The Orakei area is already well serviced by the Eastridge shopping complex Do you really want to see those business become uneconomical when some customer spend there money down the road

* As touched on above Ngati Whatua Orakei have already highlighted to council that the proposed development conflicts with the health aspirations of the IWI .

What decisions and amendments would you like the council to make?

I STRONGLY URGE THE COUNCIL TO RECONSIDER THE APPROVAL OF THIS DEVELOPMENT
AND OVERTURN THE INTERIM APPROVAL GIVEN
THERE IS AN OVERWHELMING OPPOSITION TO THIS DEVELOPMENT & PLEASE REMEMBER THE COUNCIL
EXISTENCE IS TO RUN AN INFRASTRUCTURE FOR ITS PEOPLE PLEASE LISTEN
TO THEM AND NOT BE BULLIED BY LAWYERS OF BIG PAYING COMMERCIAL INTERESTS

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 1:45:21 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24184] Submission
Attachments: Submission 152 Kepa Rd.pdf (1.26 MB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sophia Y K Palethorpe

Organisation name:

Contact phone number: 093789541

Email address: sophia.palethorpe@npt.net.nz

Postal address:

39 Ngake Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Plan to build a 24/7 Drive Through Restaurant

What are the reasons for your submission?

Please see attached

What decisions and amendments would you like the council to make?

Withhold approval to this development

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

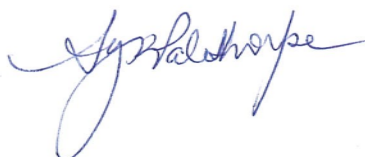
6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kapa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

Yours sincerely,
Terry and Sophia Palethorpe
39 Ngake Street, Orakei 0211 266 992



From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 6:15:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24185] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Miles Valentine

Organisation name:

Contact phone number: 0275777778

Email address: Milesjvalentine@gmail.com

Postal address:

P O box 42211
Orakei
Auckland 1745

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

My objection is - what is the need for a drive through fast food outlet in the absolute middle of a residential area? That will cause substantial noise , rubbish , traffic and provide a venue for undesirable behaviour
If there are substantive reasons that justify this location there is no justification for hours beyond 7 am and 10 pm.

What are the reasons for your submission?

We have a unit at 160 Kepa Rd where we will be living from late 2025 after we retire. We do not want to have to listen to patrons of a "late night" drive through. The area on its own does not justify this establishment but there are many cars that visit the "Bays" late at night and already cause substantial noise, this would form and provide a place to congregate. The carpark must be locked and closed after 10pm !

What decisions and amendments would you like the council to make?

I am against the whole proposition but as council seem to think it's acceptable (having approved it once !) it's likely you will approve it again against the substantial local sentiment against it - yet again confirming to the ratepayers you really DO NOT LISTEN to these submissions. If you do approve it , hours must be Restricted to no later than 10 pm and the carpark to be closed (with barriers) after 10 pm.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 6:45:28 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24186] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sheryl Valentine

Organisation name:

Contact phone number: 0275981730

Email address: valentinefamily98@gmail.com

Postal address:

PO Box 42211
Orakei
Auckland 1745

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The construction of a McDonalds restaurant and drive through 24/7 at 152 Kepa Rd

What are the reasons for your submission?

Our property is very close to 152 Kepa Rd. The noise, obnoxious smell emanating from the cooking style at all McDonalds restaurants, additional traffic on an already busy road, the negative impacts of a fast food outlet on the surrounding low income/state housing community, patrons loitering and/or gathering in the restaurant car park, particularly at night. Kupe Street is already a known high crime area, and a very close by McDonalds outlet will provide a gathering point for local criminals. There is already a severe lack of offstreet parking in the area, with no provision for overflow parking. This is a residential area, not suited to a 24/7 fast food chain outlet. McDonald's restaurants are known for having car parks with rubbish bins overflowing, which will blow on to the surrounding area, low cleanliness standards, and a lack of respect for the local area, with a tendency to attract undesirables, particularly late at night/very early hours of the morning. It is a totally inappropriate use of this site. Kepa Rd cannot currently cope with the amount of traffic along the route, let alone loading up the route with extra traffic and the interruptions to the flow of traffic with the ins and outs of a wholly unnecessary fast food outlet aimed at those who do not value healthy food options.

What decisions and amendments would you like the council to make?

Do not grant consent as it is not in keeping with the tone of the residential area, will adversely affect already heavy traffic

flow. Definitely do not allow a 24/7 fast food operation in a heavily focussed residential area close to 2 primary schools where healthy eating options are encouraged!

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 7:45:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24187] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Richard Sell

Organisation name:

Contact phone number: 021607770

Email address: richard@selffamily.co.nz

Postal address:

99a Rukutai Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose McDonalds coming to Orakei

What are the reasons for your submission?

there will be litter all over the streets, down side streets, unsafe late at night, increased traffic which is already very dense.

Boy racers will also congregate there as they do at Bastion Point on weekends

What decisions and amendments would you like the council to make?

Do not grant consent for a drive through

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 6:30:31 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24188] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Henry Evans

Organisation name:

Contact phone number: 0211044164

Email address: hevans921@gmail.com

Postal address:

4/29 paritai drive
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

152 kepa road McDonald proposal

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Do not allow McDonalds to build here! There's enough McDonald's around, they do not need another one in the area. There's other McDonald's close by in Gl, greenlane and lunn ave. It will be an eye sore for the area and make the traffic worse. Kepa road is already a busy road that experiences bad traffic! There is a housing crisis in Auckland, we need to use this land efficiently and build more homes to help combat the housing crisis.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 8:46:00 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24189] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: William John Kingsley

Organisation name:

Contact phone number: 095225077

Email address: wjkingsley@gmail.com

Postal address:

14 Sudeley Street,
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

24 x 7 operation of a fast food drive through

What are the reasons for your submission?

Mc Donalds contribute significantly to obesity in NZ, particularly amongst our younger and poorer. The community simply does not want another stand-alone fast food outlet in our lovely area (2000 opposing signatures). The location is too close to residential housing. Kepa Road is a very busy thoroughfare.

What decisions and amendments would you like the council to make?

Refuse permission for this site to be used for a fast food store

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 23, 2025 11:30:34 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24190] Submission
Attachments: Submission Outline - 152 Kepa Road.docx (20.56 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Jude van Wichen Miller

Organisation name:

Contact phone number: 0276856123

Email address: judevanwichen@gmail.com

Postal address:

4A Godden Crescent, Orakei, Auckland 1071
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic Flow Disruption, Increased Light and Odour Pollution, Cultural and Health Considerations, Environmental Impact, Community Opposition, Impact on the Character of the Neighbourhood

What are the reasons for your submission?

See attached doc

What decisions and amendments would you like the council to make?

To reject the application for McDonalds to build their facility at this location

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting document – ID24190

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

I have lived in the area for 13 years now very close to the proposed site (I live in Godden Crescent)

1. Increased Traffic and Congestion

Traffic Flow Disruption:

Even prior to the works being undertaken at the Kepa Rd Kupe St intersection, the congestion has progressively got worse along this stretch of road (not least with the new poorly designed raised pedestrian crossing).

The proposed McDonald's will introduce increased vehicle activity to an already congested area. This is a key arterial route also used regularly by container trucks. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to

quiet streets. Vehicles may also choose to park in the nearby Orakei Community Centre carpark or the carpark near the local shops which are both designed for the users of both facilities.

2. Increased Light and Odour Pollution

a. McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

b. With 24 hour operations, businesses such as these emit food cooking smells. We live east of this proposed facility so with a prevailing westerly wind, I do not wish to smell McDonalds food 24/7. While there are food outlets at the local shops, they do not operate 24/7.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

There are plenty of NZ based research reports on the negative health impacts of fast food establishments on local communities. I 100% support Ngati Whatua's stance on their objection. They have been doing a tremendous job in the neighbourhood creating a positive space for their iwi, and a move to allow a fast food chain into this residential area would be clearly detrimental. Interesting that McDonalds are choosing to locate exceedingly close to some improvised housing units. Three such research reports include

The good, the bad, and the environment: developing an area-based measure of access to health-promoting and health-constraining environments in New Zealand | International Journal of Health Geographics <https://ij-healthgeographics.biomedcentral.com/articles/10.1186/s12942-021-00269-x>

Neighborhood Deprivation and Access to Fast-Food Retailing

https://www.otago.ac.nz/_data/assets/pdf_file/0027/329607/neighborhood-deprivation-and-access-to-fastfood-retailing-a-national-study-020172.pdf

A national study of the association between neighbourhood access to fast-food outlets and the diet and weight of local residents - University of Otago

https://www.otago.ac.nz/_data/assets/pdf_file/0021/332634/a-national-study-of-the-association-between-neighbourhood-access-to-fast-food-outlets-and-the-diet-and-weight-of-local-residents-020166.pdf

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship. While McDonalds have moved to paper-based containers for the takeaways, you do not have to look far to see wrappers strewn close to McDonalds outlets in other parts of the city.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kapa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, health outcomes and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to support further details or clarification as required.

Thank you for your time and consideration.

Sincerely,
Jude van Wichen Miller
4a Godden Crescent

Mission Bay

Auckland

judewanwichen@gmail.com

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 1:00:30 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24192] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: bruce west

Organisation name:

Contact phone number: 0272777867

Email address: brucew715@gmail.com

Postal address:

20A Ngake St Orakei
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic ,health and safety ,pollution

What are the reasons for your submission?

Traffic on Kepa road, especially at peak times , is already terrible and only looks to worsen with the installing of the new traffic lights at the intersection of Kupe and Kepa road. There is an unknown factor on how peak traffic at the drive through will affect traffic flow especially considering that peak hour coincides with evening meals. No matter the wording in their document McDonalds cannot police traffic turning right out of McDonalds

Health-we are constantly told of poor health outcomes to Maori due to diet and the fast food outlet undermines the work Ngati Whatua Orakei are doing with the Pourewa and Community Vegetable Gardens. The food cannot be classified as healthy nor, these days, as cheap.

Safety-Traffic issues aside , residents across the road from the proposed site will cross at all times of the day and night and not use the pedestrian crossing which is located a distance away.

Pollution-With the council disposing of public rubbish bins , where does the physical waste go ,likely out the car window onto the nearby streets or at Okahu Bay, the site is near homes that will have to put up with light and noise pollution considering it is 24/7

What decisions and amendments would you like the council to make?

Deny it, where is the benefit to the wider community ,if they want to eat McDonalds they have GI ,Greenlane and Quay St all with 5-10 minutes.It goes against all the efforts that the iwi are trying to do and the only benfit is to a large corporation

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 1:45:33 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24193] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Laura and Richard Massey

Organisation name:

Contact phone number: 0274699580

Email address: laura_ann_massey@hotmail.com

Postal address:

6B PUNA STREET, ORAKEI, AUCKLAND, 1071
AUCKLAND
AUCKLAND 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Application in whole.

What are the reasons for your submission?

Ōrākei is a unique and culturally significant suburb with a strong sense of community and local identity. Introducing a fast-food chain risks undermining this character.

The proposal would likely generate significant traffic, particularly during peak hours. This increase could strain local roads and create safety risks for pedestrians, cyclists, and school children in the area. The proposed development is inappropriate given the proximity to sensitive natural and cultural sites.

What decisions and amendments would you like the council to make?

We urge the decision-makers to prioritise the long-term well-being of Ōrākei's residents and environment by rejecting this proposal. Instead, community-focused and environmentally sustainable development should be encouraged.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 2:00:31 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24194] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: V Gonzalez

Organisation name:

Contact phone number: 0220689848

Email address: vanessaving2000@gmail.com

Postal address:
92 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I object to the proposal due to the fact that the restaurant proposed food is detrimental to the health of the community and the packaging waste will inevitably go on to litter the local environment.

What are the reasons for your submission?

Food packaging waste is already an issue in local parks and public areas and this proposed restaurant will only exacerbate the issue. I don't want even more litter in my community or poisoning the health of our people.

What decisions and amendments would you like the council to make?

Reject the petition and do not allow this restaurant to be built.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 2:30:30 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24195] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Megan Jennings

Organisation name:

Contact phone number: 021996882

Email address: jenningsfamily28@gmail.com

Postal address:

82A Coates Avenue
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Our community - Traffic, Pourewa Community Garden and the impact of rubbish

What are the reasons for your submission?

Kepa Road is already VERY congested with traffic. The access into and out of the service station is very prone to accidents. The amount of vehicles and pedestrians that McDonalds would bring would further amplify both congestion and accidents.

Currently lights are being installed at Kupe St. This will also have an impact during busy times. Surely it makes sense to see how this will all work once these works have been completed.

Further to this is the amazing community garden that has been developed right across the road which is aimed at healthier living and the growing of healthy food. It would seem that this business would be a direct contradiction to what is trying to be achieved.

Rubbish! Are the council going to provide bins at all the local parks and beaches, to help with the impact that the rubbish

created when buying McDonalds will make. Okahu Bay and the park across the road already have trouble with rubbish. No one takes it home.

What decisions and amendments would you like the council to make?

Consider traffic impact and perhaps wait until the current works are finished to assess the new impact on Kepa road traffic.

No new 24 hour business's

Light restrictions

Rubbish control

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 2:30:31 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24196] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Dylan Vaughan

Organisation name:

Contact phone number: 0275287380

Email address: dylanvaughan170@gmail.com

Postal address:

3 Truman st
Auckland
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The opening of a mcdonalds restaurant at 152 kepa road

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

I would like to request that the council review the socioeconomic status of the surrounding area and deem it inappropriate for a mcdonalds restaurant to be built in an area with vulnerable ecosystems and populations, that will be negatively affected by this establishment.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 2:45:35 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24197] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Charmaine Vaughan

Organisation name: Meadowbank St Johns Residents Association

Contact phone number: 0274121212

Email address: thevaughans14@hotmail.com

Postal address:

3 Truman Street
Auckland
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
the opening of MacDonalds in Orakei

What are the reasons for your submission?

The Residents Association strongly opposes the opening of MacDonalds in Orakei. MacDonalds detracts from both the cultural and environmental significance of this area. It has no additional benefits for the surrounding community, is close to several schools, will create rubbish and pollution close to a sensitive environmental area in the Pourewa Valley. Rubbish has the potential to attract vermin. The opening of this MacDonalds will also impact local business owners.

What decisions and amendments would you like the council to make?

Not allow the opening.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 2:45:35 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24198] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mary Therese Rennie

Organisation name:

Contact phone number: 021344300

Email address: therese@kressco.co.nz

Postal address:

18 Sudeley St
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I object to the building of another fast food restaurant in the area because it is so close to three o three schools in the area .

I also object to another fast food outlet because of the increase in rubbish these establishments attract where ever they are sited

What are the reasons for your submission?

Our health resources are stretched to the limit. many more children are diabetic, overweight, lack energy and generally unwell because of the food they are consuming. Studies have proven that the food that outlets such as McDonalds provide is not what helps grow healthy children.

Our suburb will be flooded with discarded wrappers and other throw away material. The council has removed many of the rubbish bins in our area and McDonalds waste will make its way to our beaches and parks and ultimately into our food chain.

What decisions and amendments would you like the council to make?

I want the council to refuse to grant to Mcdonalds to build a 24/7 Drive through restaurant at 152 Kepa Road or any where else in our beautiful community

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 3:30:30 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24199] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: amanda pope

Organisation name:

Contact phone number: 0212943132

Email address: amandamary.pope@gmail.com

Postal address:

25a Reihana St
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

McDonalds kepa Rd will create traffic congestion, bad food choices in the area, lower the calibre of the district and does not fit or align with other businesses in the area

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Not allow this to go ahead and be built

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 4:30:31 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24200] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Lynda Richmond

Organisation name:

Contact phone number: 0212141497

Email address: lyndarichmond@xtra.co.nz

Postal address:

3 Paritai Drive
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The whole construction of a McDonalds Fast food outlet at the above address

What are the reasons for your submission?

#1 My objection supports Ngati Whatua Orakei's, position that the proposed development conflicts with the health & well-being aspirations of their Iwi & our Broader Community .

This fast food outlet promotes high -calorie Low nutrients meals that contribute to adverse health outcomes, such as obesity and other related diet related illness (diabetes) Such an establishment undermines efforts to foster healthier lifestyles & sustainable living practises particularly for young generations

#2 A high traffic fast food outlet is likely to contribute to increased roadside rubbish Mc Donald's operations typically produce a significant amount of packaging waste, littering near by residential areas and or winding up in our gutters & waste water systems

#3 The proposed area is frequented by school children & pedestrians in a high-rise area of apartments etc

The area is confusing enough as it is with the Z fueling station. The proposed complex is going to multiple the congestion & make it even more confusing for our young ones going to & from school or sports activities

#4 there has already been strong community opposition evidence by a petition with over 2000 signatures . Council has the responsibility of managing the environment /infrastructure for the people according to their will Confirmed by Mayor

Brown, but here we have the council siding with a commercial operation that the local residence just doesn't want
#5 There is an alternative if the council is so bent of having a MC's in the area & that is that it could be established within the Eastridge commercial complex, where there is off street parking
#6 In the light of these concerns, I strongly urge the council to reconsider the approval of this development

What decisions and amendments would you like the council to make?

Overturn the approval allowing Mc Donalds to develop an outlet at 152 Kepa Road

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 5:45:35 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24201] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Laura Dudley

Organisation name:

Contact phone number: 0212523628

Email address: lauratauarai@gmail.com

Postal address:

3/59a Rukutai Street
Ōrākei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am writing to formally oppose the proposed McDonald's development at 152 Kepa Road. This submission outlines my concerns regarding the adverse impacts the development would have on the local community, environment, and cultural landscape. My opposition is based on several key factors, which I will detail below.

What are the reasons for your submission?

Cultural and Health Considerations: It is important to note that Ngāti Whātua Ōrākei, the local iwi, has expressed opposition to the development, citing cultural concerns and alignment with their vision for the community. As a significant community and cultural presence in the area, their views must be carefully considered in any planning process. The development of a fast-food chain such as McDonald's in this location could have adverse impacts on the local Māori community's cultural identity and well-being.

Furthermore, the proximity of this development to residential areas, particularly those with younger families, raises significant public health concerns. The increased availability of fast food in an area already struggling with health disparities could exacerbate issues related to diet-related diseases, such as obesity and diabetes. This is especially concerning in a time when there is growing recognition of the need for healthier food environments.

Traffic and Congestion: Kepa Road is already a highly congested area, with significant traffic volume during peak hours. The proposed McDonald's drive-thru will only exacerbate the existing traffic issues, potentially creating unsafe conditions for both vehicles and pedestrians. The area is undergoing development, and with ongoing construction in the area, the added burden of an influx of traffic would lead to further gridlock, delays, and overall increased road safety risks. The impact on the surrounding infrastructure has not been adequately addressed in the application, and I am concerned that the traffic management plan does not account for the real-world consequences of additional vehicles in the area.

Impact on Pourewa Reserve and Community Vegetable Garden: The proposed site for the McDonald's development is directly across from Pourewa Reserve and the local community vegetable garden, both of which are valuable community spaces. The potential for increased traffic and noise would have a direct negative impact on these recreational and community spaces. Residents and local families use these areas for outdoor activities, relaxation, and sustainable food production. A development of this nature would diminish the peaceful, natural environment that these spaces currently offer.

Light Pollution and Residential Quality of Life: This development could introduce significant light pollution into the surrounding residential areas, which could disturb the sleep and well-being of local residents. Given that the area is predominantly residential, the bright lights of a fast-food restaurant, especially when open late at night, could disrupt the peaceful, low-light environment that is currently enjoyed by those living nearby. Additionally, light pollution negatively affects local wildlife, particularly nocturnal species, and disturbs natural ecosystems in the area.

Environmental Sustainability: The proposed development does not demonstrate a strong commitment to sustainable practices, particularly in terms of waste management, energy use, and local ecosystem protection. McDonald's operations typically contribute to environmental degradation, and the community may feel the long-term environmental consequences.

Noise Pollution: The increased traffic and late-night hours could lead to higher noise levels, which would disrupt the quality of life for those living nearby. This could particularly affect vulnerable residents such as the elderly, children, and people with health concerns.

What decisions and amendments would you like the council to make?

In light of the above concerns, I respectfully request the following:

Rejection of the McDonald's Development: Given the strong objections from the local iwi and the detrimental impact the development would have on the community, I urge the council to reject the application for this development.

Further Consultation with Ngāti Whātua Ōrākei: The cultural significance of the area to Ngāti Whātua Ōrākei must be fully acknowledged, and a more thorough consultation process should take place to ensure that the iwi's views are taken into account.

Comprehensive Traffic and Environmental Impact Assessments: A more detailed and robust traffic management plan should be presented, including a clearer understanding of the implications for surrounding streets, particularly during peak times. Similarly, an environmental impact assessment should address light pollution, noise, and the effect on local wildlife.

Consideration of Alternative, Sustainable Development: I encourage the council to consider alternative developments that would better serve the community's needs, enhance the local economy, and promote sustainability, such as community-oriented businesses, green spaces, or food initiatives.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 7:45:15 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24202] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Chelsea Wilnierak

Organisation name:

Contact phone number: 0210709592

Email address: chelseawilnierak22@gmail.com

Postal address:

89 Kurahaupo Street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Whole application

What are the reasons for your submission?

Putting another McDonalds in the area is excessive and unnecessary and will cause even more traffic on an already busy road

What decisions and amendments would you like the council to make?

Reconsider location

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 24, 2025 8:30:16 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24203] Submission
Attachments: macdonalds submission jan2025.docx (16.73 KB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Diane Robinson

Organisation name:

Contact phone number: 0211275771

Email address: ladypen.diane@gmail.com

Postal address:

PO Box 42067
Orakei
Auckland 1745

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic disruption-cars, bicycles, pedestrians, Light pollution, Objectionable location of fast food restaurant opposite the local iwis community garden

What are the reasons for your submission?

Worsening impact on traffic on this busy road Disruption to our peace and quiet I live nearby and would have to pass the MacDonalds several times a week

What decisions and amendments would you like the council to make?

Reject the application in its entirety and if not at least wait till the nearby traffic lights are installed and a revised traffic plan can be done

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

macdonalds submission jan2025.docx

Supporting document – ID24203

From Diane Robinson, local resident, member 3 Orakei suburb community groups

Submission: Objection to McDonald's Drive Through Restaurant proposal for 152 Kepa Road, Orakei, Auckland

I am opposed to McDonald's building a restaurant at 152 Kepa Road, Orakei, because of the following:

1. **Increased Traffic and Congestion** Kepa Road is a main arterial route. Peak hour traffic is especially congested. A MacDonalDs will make it worse Specifically:
 - **Traffic Flow Disruption:** The entrance and exit to McDonald's will likely cause vehicles to slow down or queue, further impeding the flow of traffic, particularly during peak hours, which coincide with meal times. This additional congestion will negatively affect both local residents and commuters, making the area more difficult to navigate, especially during high-traffic periods. Traffic is already slow in the area and this will make it worse which will lead to higher driver irritation and in my opinion increased risk of accidents as a result. As a motorist, cyclist and pedestrian the location of a MacDonalDs in that space will cause me frustration and when I'm cycling fear. Traffic lights are currently in the process of being installed near 152 Kepa Road. The roadworks won't finish till April. Has the MacDonalDs submission taken into account the nearby traffic lights currently being installed? The lights are at the Kupe St / Kepa Road intersection.
 - **Pedestrian Safety Concerns:** There is a notable risk to pedestrian safety, particularly for school children. Many children walk from Kupe Street to Coates Avenue to attend their designated primary school or use the pedestrian crossing near Kupe Street to reach St Joseph's School. Given the existing dangers associated with the high traffic volume near the Z station, the addition of McDonald's could create even more hazardous conditions. It is reasonable to anticipate that the increased traffic will result in more parents opting to drive their children to school, further contributing to congestion and reducing the walkability of the area.
2. **Increased Light Pollution** McDonald's is known for its bright and highly visible signage, which can contribute to significant light pollution in residential areas. Given the proximity of this proposed site to nearby homes and schools, the lighting from the establishment could disrupt the peaceful nature of the surrounding neighbourhood, especially during evening and night-time hours. This could affect the quality of life for local residents and compromise the residential amenity of the area. Bright signage is also a distraction for motorists and therefore increases accident risk.

3. **Cultural and Health Considerations** Plonking a fast-food restaurant directly opposite the local iwis still relatively new garden nursery seems brutal. Our local iwi Ngāti Whātua Ōrākei have gone to much trouble to plant a nursery which is almost directly across the road from the planned MacDonalds site. I consider a fast-food restaurant across the road from gardens producing food for the community to be as repugnant as a brothel opposite a school would be. McDonald's has long been associated with negative health outcomes, including rising rates of obesity and other diet-related diseases, which are concerns for many in our community. The presence of such an establishment does not support the vision for a healthier, more sustainable future for the people of Orakei, particularly when we are striving to promote better food choices and physical well-being for our younger generations.

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's location, in its current form, will have negative impacts on traffic flow, pedestrian safety, and residential amenity, while also contradicting the health and cultural aspirations of Ngāti Whātua Ōrākei. I hope the planners will give careful consideration to the voices of the community

Regards

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 1:15:14 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24204] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Leslee Sinton

Organisation name:

Contact phone number: 026 252 0010

Email address: bobless@xtra.co.nz

Postal address:

87 Kurahaupo St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic impact
Light pollution
Rubbish pollution

What are the reasons for your submission?

Adverse effect on traffic in my community
Object to light pollution
Object to rubbish pollution

What decisions and amendments would you like the council to make?

The council should not allow this project to go ahead

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 1:30:13 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24205] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Robert Farr

Organisation name:

Contact phone number: 021 022 927 51

Email address: bobfarr1935@gmail.com

Postal address:

87 Kurahaupo st
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Promotion of unhealthy food & bad eating habits
Increase in flow of traffic associated with 24 hour operation

What are the reasons for your submission?

Object to unhealthy food being sold in my neighbourhood
Object to traffic noise & pollution

What decisions and amendments would you like the council to make?

I don't want the council to reject this application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 7:15:14 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24206] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: June younger

Organisation name:

Contact phone number: 0274456940

Email address: j.younger@xtra.co.nz

Postal address:

151 gowing drive
Meadowbank
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

.Mc Donald's fast food establishment

What are the reasons for your submission?

Unhealthy food, near shool,

What decisions and amendments would you like the council to make?

No McDonald's at all

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 7:45:13 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24207] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Nora Gillies

Organisation name:

Contact phone number: 0212728148

Email address: nora.gillies@gmail.com

Postal address:

184a upland rd remuera 1050
Auckland
Auckland 1050

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The establishment of another fast food outlet

What are the reasons for your submission?

Too Close to primary schools where children may be influenced to purchase unhealthy snacks on way home

Statistics show strong correlation between number of fast outlets and unfavorable health outcomes in the area
So unfair to burden a neighborhood where local iwi are working so hard to improve health of local Maori

What decisions and amendments would you like the council to make?

Reguse approval for a new Macdonalds in kepa rd

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 9:30:15 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24208] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Aneil Chhima

Organisation name:

Contact phone number: 0212557193

Email address: aneilchhima@hotmail.com

Postal address:

103/11 Paora Street
Orakei
Auckland 1071

Submission details

This submission: supports the application in whole or in part

Specify the aspects of the application you are submitting on:

All of it.

What are the reasons for your submission?

- The consent application is within the scope of land usage. Property rights must be honoured.
- Provides convenient and healthy food option, there are not many in this part of town. Particularly for shift workers. Taking away choice from the individual.
- Provide job opportunities.
- McDonalds has healthy choices, the assertion that the food is unhealthy is incorrect. The menu includes salads and wraps and fruit options. Drinks include sugar free options as well as water.

What decisions and amendments would you like the council to make?

The council should strongly support and approve this application. Opposition reeks of Nimbyism. Effectively wealthy land owners unhappy with a food chain opening near them and then pretending they care about the well being of the "community" and painting poor people as being unable to make their own choices about what they consume.

Opposition pamphlets that have been circulated around Orakei and mention the following reasons to appeal. I feel compelled to highlight their significant flaws.

- "Cultural and Health Concerns": Insult to those individuals in the vicinity – that they don't have the ability to make their own choices. Food is one element of healthy lifestyle and physical wellbeing. As highlighted above, McDonalds does provide health food options and choices including salads, wraps, fruit and sugar free drinks.

- "Lighting pollution" – can be mitigated. Not to mention it neighbours a service station that is already open 24 hours! Hardly a residential area, Service station on one side, on the other side of the road is an empty paddock!

- "Traffic impact. Kepa road is already busy. Traffic issues along Kepa Rd lies with AT. No need for an elevated crossing (aka Mt Kepa), hardly anyone crosses, backs traffic up in both directions unnecessarily. Mcdonald's wont impact that. Not to mention the other side of Kepa Rd is a paddock and there an additional 900 homes supposed planned for the area.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 10:45:41 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24209] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Adrienne hawthorn

Organisation name:

Contact phone number: 0210521740

Email address: ahawthorn@xrra.co.nz

Postal address:

120A st Heliers bay road
St heliers
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Encouraging junk food

What are the reasons for your submission?

Enough junk food available without any increasing

Also drive through will cause more traffic problems on a very busy road traffic lights won't make any difference

What decisions and amendments would you like the council to make?

Revoke any concessions

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Saturday, January 25, 2025 11:30:40 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24210] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mary Gardiner

Organisation name:

Contact phone number: 021404464

Email address: maryjillgardiner@gmail.com

Postal address:

31 Church Crescent
Panmure
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The whole application.

What are the reasons for your submission?

While I am not opposed to McDonalds, this location and in this community, next to community housing, a playground, a tennis club (I am a life member of Orakei Tennis Club) and community centre, on a very busy road and across the road from a significant community garden, established by Ngati Whatua Orakei does not make sense.

I am concerned about the impact on traffic and pedestrians (including children going to and from school) along a busy road, particularly with the intersection of Kepa Rd and Kupe St being remodelled and the impacts of this change currently unknown. Might a new traffic impact assessment be required?

I am concerned about smell, noise and light pollution along with rubbish should a McDonalds be located on Kepa Road.

What decisions and amendments would you like the council to make?

Please consider an alternative location, as part of existing shopping area with better access and parking.

There have been McDonald's stores historically in the suburbs around Orakei, such as Mission Bay previously and these

did not succeed. Should this store go ahead could McDonalds be required to make good the site for a better purpose should the store fail in the future (as it might with strong lack of community support)?

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Sunday, January 26, 2025 1:30:46 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24211] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: jennifer wills

Organisation name:

Contact phone number: 021492122

Email address: gjwills@xtra.co.nz

Postal address:

202A Kohimarama Road, kohimarama, kohimarama
auckland
auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Our opposition relates to the whole application by McDonalds

What are the reasons for your submission?

1. Traffic Flow and Congestion

- a. There is no recent Traffic Analysis, the existing ones are outdated and incomplete.
- b. Pedestrian Risks; school children from St Joseph's School which is a primary school use the pedestrian crossing to access the school. If it gets any more dangerous, more parents will drive their children to school, adding to congestion
- c. Traffic Flow; as mentioned previous, increase in school traffic, the location is close to already existing businesses where any increase in traffic will cause bottlenecks and impact these establishments negatively.

2. Cultural and Health Considerations: Ngati Whatua Orakei have highlighted that this development will impact negatively the health and well being of their Iwi and the broader community by promoting low nutrient, high calorie fast food which will contribute to increasing obesity, increasing diabetes and is in complete contradiction to the community vegetable garden directly across the road, Pourewa Gardens. This garden provides food to the community, and the City Mission.

3. Opposition from Community: A petition of over 2000 signatures reflects the opposition to this development.

4. BDS; McDonalds have been linked to supporting the Israeli IDF, it's government and it's policies. This government have been found by the ICJ (International Court of Justice) to be committing a plausible genocide and by international and domestic law, which I expect Auckland Council to abide by, if you continue to support this development, you will be found complicit in these war crimes.

What decisions and amendments would you like the council to make?

Reject McDonald's application for a resource consent

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Sunday, January 26, 2025 4:30:41 AM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24213] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Malcolm Makoare

Organisation name:

Contact phone number: 02102762304

Email address: makoare@hotmail.com

Postal address:

2 Apihai st
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Mcdonalds 24/7 drive through.

What are the reasons for your submission?

I strongly oppose having a Mcdonalds in that exact location due to numerous reasons.

1. 2 x primary schools close by where students/kids would have to walk past every single day. Morning and afternoon. Children do not need this as a choice in their face everyday.
2. Extra traffic as this area is already has too many cars with limited access.
3. Right next to social housing apartments having this easily accessible would not be advised.
4. Mcdonalds is already located within 5-7 mintues in both directions. Glen-Innes and Quay st. We do not need another Mcdonalds.
5. People loitering all hours of the night too close to peoples homes. This will bring loud cars, loud music and crowd build up at the wrong times of the day. The city is 5 mins drive away.
6. If a Mcdonalds is needed in the area a better location is Eastridge or Mission Bay but they have tried there both previously so is a great reason apso why not needed.
7. Pure and simple we have too Many Mcdonalds already as it is without it being ahoved in your face.

8. Accross the road local iwi/hapu have made a difference with more sustainable options with local gardens and produce. Having a Mcdonalds across the road is a step backwards in my opinion.

What decisions and amendments would you like the council to make?

Decision is simply to decline this appication.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Sunday, January 26, 2025 8:15:41 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24214] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Samantha Whittington

Organisation name:

Contact phone number: 0211806712

Email address: agirlnamedsam@gmail.com

Postal address:

10 Sprott Road
Kohimarama
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

All of it

What are the reasons for your submission?

Would like to have a say as I live in neighbouring suburb and travel along Kepa Road often

What decisions and amendments would you like the council to make?

Absolutely refuse the application.

Kepa Road is already extremely busy and congested, particularly Monday - Friday for start and end of work and school times. It is a main route for commuters and students of local schools, particularly Selwyn College. Having a McDonalds drive through set up there would draw more traffic and slow it all down even further.

There are also small businesses which provide food in the Orakei shops on the corner of Kepa Road and Kupe Street - what will happen to these businesses if a large, commercial fast food drive through chain is established right by them? There is a real small community vibe to that area and those shops - a McDonalds franchise there would absolutely ruin that.

It would also not "suit" or "fit" that area - it is not a large, commercial part of town. There are small, locally run shops and a mix of social diversities including state houses along there. McDonald's doesn't fit and wouldn't help the existing inequality nor be good for the health of people.

With locals and those using the route largely including teens and those of lower socio-economic means, there is a health risk of more fast food consumption (as it is cheap and easy and would be right there) which only brings more problems and costs to society and government long term.

I do not think it is a good idea. One lovely thing about Orakei, Kohimarama and Mission Bay is that there are not big fast food chains there. Plenty in Glen Innes or along the waterfront closer to the city on Quay Street if people want it.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Sunday, January 26, 2025 9:45:24 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24215] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Kenneth William Watkins

Organisation name: N/A

Contact phone number: 0275582053

Email address: kenztech@slingshot.co.nz

Postal address:

29 Paora St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am against a McDonalds outlet being situated at 152 Kepa Rd.

What are the reasons for your submission?

- I am concerned about the detrimental effect this business would have on our community, especially as this store is sited between a primary school and the school childrens' homes.
- Its brightly illuminated 24/7 operation is out of character to our suburb.
- Its traffic layout on Kepa Rd is so close to the Eastern entry/exit of Coates Ave, that traffic queueing across Coates Ave on Kepa Rd will block access for the No.76 buses and general traffic trying to enter and leave Coates Ave.

What decisions and amendments would you like the council to make?

I would recommend council to reject McDonalds consent to build their store at 152 Kepa Rd. They already have stores close by in Glen Innes, Greenlane, Lunn Ave and Quay St.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 1:15:24 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24217] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alison Mary Bowden

Organisation name:

Contact phone number: 0226097472

Email address: a.tigermoth@gmail.com

Postal address:

54A Kurahaupo Street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic

What are the reasons for your submission?

The proposed development would increase traffic in the area. Driving up Kepa Road from the Ngapipi/Orakei Road/Kepa Road roundabout is already extremely slow and placing a McDonalds onto a main arterial route will further increase congestion.

What decisions and amendments would you like the council to make?

I'd like the council to decline the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 1:30:23 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24218] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Maurice Wells

Organisation name:

Contact phone number: 0274330057

Email address: solarpoweredmaurice@gmail.com

Postal address:

26A Te Arawa
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
All

What are the reasons for your submission?

Concern for the health and wellbeing of the local community including my children and their school community

What decisions and amendments would you like the council to make?

I would like the application to be rejected

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 1:30:24 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24219] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Andrew Loughnan

Organisation name:

Contact phone number: 0211720841

Email address: nzloughnan@gmail.com

Postal address:

90 Kurahaupo St.
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Environmental Impact. Traffic congestion.

What are the reasons for your submission?

I do not agree that McDonalds should be given permission to build a McDonald's Takeaway and Cafe at 152 Keba Rd, Orakei. There will be increased traffic congestion on a present busy road.

What decisions and amendments would you like the council to make?

I want the Council to decide against this application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 2:00:23 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24220] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Karen Lesley Loughnan

Organisation name:

Contact phone number: +64 22 638 5114

Email address: kloughnan@icloud.com

Postal address:

90 Kurahaupo St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Impact of traffic specific to this business, pedestrian safety, environmental impact - sociological, pollutant and community

What are the reasons for your submission?

This business will have a detrimental impact on our community, the families, safety and wellbeing that outweighs any benefits

What decisions and amendments would you like the council to make?

I would like the council to deny the McDonalds Resource Consent

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 2:00:24 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24221] Submission
Attachments: Submission to ACC re McDonalds 24.docx (18.85 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Pam Hooykaas

Organisation name:

Contact phone number: 0273444159

Email address: pamhooykaas@gmail.com

Postal address:
5 Ngake Street, Orakei
Orakei
Orakei 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am opposed to a McDonalds fast food outlet in Orakei, particularly when there are another 5 McDonalds fast-food outlets within 5km of their chosen site.

Also the detrimental impact that fast-food is having on our population.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

I would like the Auckland City Council to protect and endeavour to keep the lifestyle that we enjoy in the suburb of Orakei 'as is' without allowing another fast food outlet to our neighbourhood. Please listen to your ratepayers and residents.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

Submission to ACC re McDonalds 24.docx

**Submission to ACC re McDonalds 24/7 on
Kepa Road**

How will McDonalds benefit the suburb of Orakei?

**Will McDonalds bring more negatives than
positives to our suburb of Orakei?**

**Do we need another fast-food outlet in the heart of
our Orakei suburb?**

**There are already 170 McDonalds outlets in NZ
with Auckland having the majority of 64.**

**Over 1 million people in NZ visit McDonalds every
week.**

**Residents in Auckland are spending more than \$1
billion annually on fast food and takeaways which
equates to \$3 million every day.**

(Nikki Hart Nutritionist 27.06.22)

143.3 million Big Macs – 89 per person per year

**There are already 5 McDonalds outlets within 5.1
km of Orakei:**

Lunn Avenue 3.9km

Glen Innes 3.9km

Quay Street 4.00km

Greenlane 4.6km

Mt Wellington 5.1km

**Proximity to schools all within 5km of the proposed
McDonalds fast food outlet on Kepa Road, Orakei:**

Orakei School approx. 700m

St Joseph's Primary approx. 800m

Orakei Kindergarten approx. 600m

Orakei Montessori approx. 800m

Selwyn College 2km

Baradene College 2km

Victoria Avenue School 2km

St Ignatius 2.5km

Meadowbank Primary 3km

Obesity:

1 in 3 adults in NZ are obese

1 in 10 children in NZ are obese

**NZ has the third highest rates of obesity in the
OECD**

Shouldn't we be trying to lower these statistics and teaching our young about good wholesome food?

Obesity is more prevalent in deprived areas and in the Maori and Pacific Islander population

Hospitals are already burgeoning

Healthcare is getting harder to access in NZ

Where the poorer communities are there are more takeaways and fast-food outlets, why?

They choose vulnerable communities to 'fleece'

"More from those with less" – Mafi Funaki-Tahifote, Nutritionist

Poor food choices lead to poor health outcomes

Ngati Whatua on Kapa Road have established free vegetable gardens across the road from this proposed fast-food American chain outlet. The 'yellow arches' will be a slap in the face of Ngati Whatua's community initiative.

Their gardens also supply the Auckland City Mission.

Diet: A diet rich in fast food has proven to contribute to negative health outcomes with digestion, immunity, inflammation, heart and obesity. Blood sugar and blood pressure.

McDonalds fries – high salt, high fat, sugar, saturated fats, calories and sodium

Their eggs are precooked then frozen.

Data showed some Palm oil was used at McDonalds – is this true?

Data showed a blend of Canola/Sunflower is also used.

Safety:

Lighting, noise, congestion, pollution, smell, safety to public, more car break-ins, will be negative consequences for our neighbourhood.

Too many American fast-food giants sweeping their way into our clean, green NZ

suburbs – the USA may want that but that is not our NZ lifestyle. What benefit are these chains to NZ lifestyle and health?

Housing:

Living in the vicinity of a McDonalds outlet is not what I chose 16 years ago.

Homes on average in the Orakei suburb are valued in the vicinity of \$2 million. In the vicinity of Kepa/Kupe, Orakei suburb homes are of value between \$2-\$5 million. These prices will fall if McDonalds are given the consent.

Environment:

McDonalds is one of the world's largest producers of fast-food waste. 61 million tonnes of CO₂.

Consumes 1.8 million m³ of water. 1 million tons of waste per year from packaging and toys for guests. (Green Digest) 13.06.24

McDonalds Profit:

In NZ per year approximately \$105m

Kiwis spend more on takeaways and restaurant meals. On fruit and veges (13%).

Summary:

I strongly contest McDonalds request to build their 65th fast food outlet in Auckland on Kepa Road, Orakei, be declined by our Auckland City Council.

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 5:45:24 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24222] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mengjie Shen

Organisation name:

Contact phone number: 0212058772

Email address: smjatzju@gmail.com

Postal address:

8A Rautara Street, Orakei, Auckland 1071
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

All

What are the reasons for your submission?

1. Traffic Congestion and Safety Concerns

- Kepa Road is a major arterial route connecting Orakei, Mission Bay, Kohimarama, St Heliers, and Glendowie. A 24/7 McDonald's drive-through could significantly increase traffic volumes, especially at peak times and during late-night hours.
- Increased vehicle movements in and out of the drive-through may create dangerous situations for pedestrians and cyclists, particularly given the road's role as a key connection for schools and recreational activities.

2. Noise Pollution

- A 24/7 operation would result in constant noise from vehicle engines, loud music, honking, and patrons. This could disrupt the peace and quiet in a predominantly residential area, especially during nighttime.

3. Litter and Environmental Impact

- Fast food outlets are known to generate significant amounts of waste, much of which could end up as litter in the

surrounding streets, parks, and residential areas, including sensitive ecological zones such as Orakei Basin or Mission Bay beach.

- The increase in vehicle emissions from idling cars in the drive-through may also contribute to air pollution.

4. Impact on Local Character and Amenity

- A 24/7 McDonald's does not align with the character of these suburbs, which are family-oriented and have a more relaxed, community-focused vibe.
- The development could set a precedent for other commercial establishments operating around the clock, further eroding the character of the area.

5. Light Pollution

- Bright, illuminated signage and lighting required for 24/7 operations could affect the nighttime environment, reducing the quality of life for nearby residents.

6. Anti-Social Behaviour

- Late-night operations often attract groups of people loitering, which can lead to noise disturbances, vandalism, or anti-social behaviour, affecting the safety and security of the area.

7. Proximity to Schools and Recreational Spaces

- The proposed site is close to schools and recreational facilities. A fast-food outlet could undermine public health efforts, particularly concerning childhood obesity and promoting healthier food choices in the community.

8. Alternative Locations

- McDonald's could be encouraged to consider a more appropriate location within a commercial or industrial area rather than one situated on a main road serving residential communities.

9. Insufficient Infrastructure

- Kapa Road and the surrounding areas may not have the infrastructure to support the increased traffic and utility demands (e.g., wastewater, stormwater) of a 24/7 drive-through operation.

What decisions and amendments would you like the council to make?

Please do not approve this resource consent

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 8:00:36 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24223] Submission
Attachments: Submission Outline - 152 Kapa Road_20250128085132.628.docx (16.26 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: LISA BAPTISTA

Organisation name: New Zealand College of Chiropractic

Contact phone number: 0275966374

Email address: lisabaps@icloud.com

Postal address:

287A Kapa Road
Mission Bay
Mission Bay 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

As a member of this community driving up and down Kapa Road on a daily basis, adding a McDonald's drive through at a very busy intersection, with St Joseph's school across the street using this area for a walking bus to promote safety for our tamariki while walking across Kapa Rd during high traffic usage, the idea of having a drive through in this part of town would be a danger to all of us who are in this community, especially the tamariki.

What are the reasons for your submission?

Please see my submission letter attached

What decisions and amendments would you like the council to make?

To stop and decline all parts of the application to build a McDonalds in our community.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Submission Outline - 152 Kepa Road_20250128085132.628.docx

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution

can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Ōrākei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

There are no fast-food restaurants from Orakei to St Johns suburbs on the thoroughfare from the Orakei Roundabout to the traffic lights the start of Stonefield suburb. There is no specific community justification for a McDonalds. There are no positive outcomes here except for McDonalds and the Council for making money. The cost is too great for the community. There are better ways to incur income for our community than to open a food chain that we know increases the risk of cardiovascular disease and obesity. The consequence will be to the health and well-being of our Tamariki for the future. What are we teaching our Tamariki?

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,

Lisa Baptista, BA, DC, ACP
287A Kepa Road
Mission Bay, Auckland 1071
0275966374

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 8:45:38 PM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24224] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Lucia Loy

Organisation name:

Contact phone number: 021465505

Email address: lucia@thesubdivisioncompany.co.nz

Postal address:

PO Box 25813
St Heliers Bay
Auckland 1074

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

putting a McDonalds establishment on that piece of property located at 152 Kepa Rd

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

To deny the consent to erect McDonalds on 152 Kepa Rd

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 9:00:33 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24225] Submission
Attachments: Submission Outline 152 Kapa Rd Oarakei.pdf (381.27 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Oarakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Oarakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Lucia Loy

Organisation name:

Contact phone number: 021465505

Email address: lucia@thesubdivisioncompany.co.nz

Postal address:

73a Kupe Street
Oarakei
Auckland 1074

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
see attachment

What are the reasons for your submission?
see attachment

What decisions and amendments would you like the council to make?
deny granting Resource Consent to build McDonald on 152 Kapa Rd

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

28 January 2025

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Sincerely,
Lucia Loy
021 465 505

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 9:15:33 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24226] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Rene Koome

Organisation name:

Contact phone number: 021813060

Email address: koome@orcon.net.nz

Postal address:

20 Rautara Street, Orakei, Orakei
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Impact on Traffic on Kepa Road

What are the reasons for your submission?

As it is Kepa Road can't handle the current volume properly now during the peak hours. With the new lights going in at Kupe Street this will get worse. Adding a Fast food outlet with peak customer demand overlapping peak traffic will add huge congestion at this location.

What decisions and amendments would you like the council to make?

Look for an appropriate site.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Monday, January 27, 2025 10:30:32 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24227] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Colin James Rennie

Organisation name:

Contact phone number: 021344300

Email address: colin@kressco.co.nz

Postal address:

18 Sudeley St
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Unreasonable traffic impact
Too close to 2 primary schools

What are the reasons for your submission?

Kepa Road is an extremely busy road and has got progressively busier as infill housing has been constructed. I understand that the current submission was based on the Kepa Road/Kupe Street configuration as it was before the current upgrade and the installation of lights. There must be an upgraded application based on the new configuration demonstrating that the traffic flow in and out of the proposed new development will not have unreasonable impact on the current and projected traffic volumes, that the occupiers of the residential block adjacent to the proposed development will not have their right quiet occupation unreasonable impinged upon. Additionally what will be the impact on children walking/biking to school. What is the effect on childrens health having such temptation so close to the two schools.

What decisions and amendments would you like the council to make?

A resubmission at the very least or more preferably a turning down of the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 1:15:33 AM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24228] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Matt Murphy

Organisation name:

Contact phone number: 021 682 394

Email address: mmurphy@rcp.co.nz

Postal address:

133 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

1. Increased Traffic and congestion
- Outdated traffic analysis
- Pedestrian Safety risks
- Parking overflow issues
2. Increased light pollution
3. Cultural and health considerations
4. Environmental Impact
5. Community opposition
6. Impact on the character of the neighborhood

What are the reasons for your submission?

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area which are far more than minor.

Since the first Resource Consent application by McDonalds, there is a significant change pending to the local roading

infrastructure (signalised Kupe/Kepa – per Dempsey Wood consulting) that will dramatically change the amenity values of the area and require a refreshed interpretation of what may be appropriate for the business mixed use zone in this area.

While the Business Mixed Use zone states, at H13.4.1(A10), drive through restaurants to be a permitted activity, that activity must be considered in the context of the zone description, zone objectives and zone policies.

I note the assessment criteria at H13.8.2(5) for drive through restaurants includes specific regard to policy H13.3 – which requires quality and design that positively contributes to planning and design outcomes identified for the zone – and the visual quality and interest of streets and other open public places – and pedestrian amenity, movement, safety and convenience for all. The proposed development is inappropriate given it sits immediately adjacent to a park and residential buildings, despite how they might be zoned.

The zone description (H13.1) requires any proposal to enhance the quality of streets within the area and public places. For example, I do not see this application, which promotes processed fast food, delivering a quality outcome when it is within an area (almost opposite) a Ngati Whatua Orakei marakai gardens promoting healthy food supplies.

A key objective (H13.2(3)) is that the development contribute positively towards planned future form and quality, creating a sense of place.

A key policy (H13.3 (7)) is to require at grade parking be located and designed in a manner that avoids or mitigates adverse effects on pedestrian amenity and the streetscape.

With the significantly changed adjacent intersection, I believe it is now even more inappropriate in terms of the aforesaid zone description, objective and policy, to load a further drive-through food business into this business mixed use zoned site, and that the site will become more suited to non-drive-through types of activity.

In Summary:

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow. This should extend to traffic from Remuera and Tamaki Drive to St Heliers Bay Road and Kohimarama Road impacts.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets. There are non compliant aspects to the application such as the new proposed vehicle crossing being 7m wide when 6m is considered compliant.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighborhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from Ngāti Whātua Ōrākei highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations. Additionally, the proposed location is directly opposite Pourewa Gardens, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

What decisions and amendments would you like the council to make?

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 1:30:36 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24229] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Gwenyth Gribble

Organisation name:

Contact phone number: 027 258 2700

Email address: gwengrib@outlook.com

Postal address:

120A Coates Ave
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

There is far too much traffic at the location, and children getting out of school nearby, have difficulty getting across the road anyway, and this proposal of McDonalds would definitely not help with that! Besides there are other McDonalds not very far away, and we definitely don't need another one here!

What are the reasons for your submission?

See above

What decisions and amendments would you like the council to make?

Just scrap the whole deal and DO NOT let them go ahead with this development

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 2:45:37 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24230] Submission
Attachments: Submission Outline - 152 Kapa Road_20250128153140.753.docx (11.28 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Stuart J Selby

Organisation name: Orakei School

Contact phone number: 0273647730

Email address: stu_selby@yahoo.com

Postal address:
105 Kupe Street, Orakei
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Increased Traffic and Congestion, Increased Light Pollution, Cultural and Health Considerations, Environmental Impact, Community Opposition, Impact on the Character of the Neighbourhood

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Reject Resource Consent for the Development.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Submission Outline - 152 Kepa Road_20250128153140.753.docx

Supporting document – ID24230

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrakei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrakei.

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,
Stuart J Selby

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 3:45:33 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24231] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mary Jane Hellaby

Organisation name:

Contact phone number: 0211190548

Email address: jane_hellaby@yahoo.com

Postal address:

5/30 Coates Ave
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Building a Macdonalds on the site

What are the reasons for your submission?

Ngati whatua has put in the community garden opposite the site to try and improve the health of their community...a Macdonalds opposite would clearly have a detrimental effect in the health of the community. There is already a Macdonalds in Glen Innes and a drive through on Quay Street.

What decisions and amendments would you like the council to make?

Find something more suitable for the site...a community centre or a gym or a swimming pool...

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 6:30:42 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24232] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Shaofu

Organisation name: Fuhua takeaway

Contact phone number: 021997567

Email address: mingjun.1203@hotmail.com

Postal address:

13 Kupe Street
Orakei
Auckland 1071

Submission details

This submission: is neutral regarding the application in whole or in part

Specify the aspects of the application you are submitting on:

Impact on the business

What are the reasons for your submission?

Our business got reduced as the main road has been closed.

What decisions and amendments would you like the council to make?

STOP

Are you a trade competitor of the applicant? I am a trade competitor of the applicant.

I am directly affected by an effect of the proposed activity that adversely affects the environment, and that effect does not relate to trade competition or the effects of trade competition

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 7:00:32 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24233] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Min Lo

Organisation name: sexualhealth speciaslists

Contact phone number: 021775893

Email address: min@bluetang.co.nz

Postal address:

PO Box 18176
Remuera
Auckland 1050

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

That this site should be used to build a Macdonalds or for that matter any fast food joint, liquor or vape store

What are the reasons for your submission?

It is an absolute nonsense that Macdonalds fast food outlet should be built across the street from a māra kai and rongoā garden. This goes against all the kaupapa of the area. The people of Ngati whatua have worked so hard to turn that land (the ex-pony club) into something beautiful and useful for their community.

What decisions and amendments would you like the council to make?

Decisions should be made that instill a better culture of eating and zero waste.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 6:45:17 PM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24234] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Penelope Sue Mitch

Organisation name:

Contact phone number: 021660020

Email address: penelopemitch@gmail.com

Postal address:

1/13 Rautara Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Increased traffic & congestion. Pedestrian safety risks. Parking overflow issues. Cultural and health considerations and community opposition.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 7:45:24 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24235] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Leila Houlbrooke

Organisation name:

Contact phone number: 0276827273

Email address: lho48@uclive.ac.nz

Postal address:

48 Wright st
Mt cook
wellington 6021

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

- Negative impact on Paurewa reserve and community gardens
- Goes against cultural and health considerations
- Inadequate consultation
- Negative traffic impact

What are the reasons for your submission?

Ngāti Whātua Orākei object to this proposal, as it does not align with the health and wellbeing aspirations for the community. With Pouwera Gardens opposite the opposed site, Pouwera Gardens will suffer as a free food sovereignty community initiative.

Adequate traffic assessments and analysis are outdated and redundant.

What decisions and amendments would you like the council to make?

Do not give consent for McDonalds at this location. This location should be used for social and community initiatives.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 9:00:17 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24236] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Heather Bilkey

Organisation name:

Contact phone number: 021970520

Email address: heather.bilkey@gmail.com

Postal address:

27 Ngake Street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Opposing the whole application

What are the reasons for your submission?

I would not like a 24hr McDonald Drive thru Restaurant at this site.

I don't think McDonalds is a healthy food option or supports healthy eating or life style

The increase of traffic 24hrs a day would be terrible, this road is already a very congested road, can be dangerous to drive onto this road anyway. The traffic could be a bottle neck there as the cars would be slowly to turn into or out of. I wouldn't want the extra noise

What decisions and amendments would you like the council to make?

I would not want this there

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Tuesday, January 28, 2025 10:30:20 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24237] Submission
Attachments: Submission EWhittome 152 Kapa Road.pdf (251.11 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Erika Whittome

Organisation name: N8

Contact phone number: 021684394

Email address: erika.whittome@gmail.com

Postal address:

105 Kupe St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic congestion, boy racers, pedestrian safety, health and community etc. Please see attached file

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Decline the application for the grounds in my submission until complete discovery and proper impact analysis has been conducted. Please see my attachment

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. Estimates are for 76 to 133 vehicle trips per hour¹

Table 2 – Trip Generation Comparison (vehicle movements per hour)

Category	Predicted Kepa Road Trip Generation (Peak Hour)	Other Restaurants Trip Generation (Peak hour)
All Transaction		
Weekday Lunchtime Peak	112	110-128
Weekday Dinner Peak	133	115-139
Weekend Lunchtime Peak	112	116-137
Weekend Dinner Peak	133	110-132
Drive Through Transaction Only		
Weekday Lunchtime Peak	76	52-92
Weekday Dinner Peak	102	62-114
Weekend Lunchtime Peak	76	64-110
Weekend Dinner Peak	102	52-100

2. The location's proximity to major intersections and existing commercial establishments will result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.
3. There is room for 21 cars to queue at the proposed drive through according to applicant's documents. Car fumes of cars idling will negatively impact the air quality in the area

1

<https://www.aucklandcouncil.govt.nz/ResourceConsentDocuments/LUC60431090-18-Attachment%20G5%20s92%20Traffic%20response%2005.09.2024.pdf>

4. I reside on Kupe St and I have grave concerns about additional idling cars adding their exhausts fumes to my breathing air while customers wait for their fast food. The Plunket, and Orakei Tennis Club are also close proximity and would suffer poor air quality from cars idling in the McDonalds drive-through.

5. **Outdated Traffic Analysis:**

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development.

Outcome: A new traffic analysis needs to be conducted once the current changes are completed to fully understand their implications on Kepa Road's already congested arterial flow.

6. **Pedestrian Safety Risks:**

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School and Orakei School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

7. **Parking Overflow Issues:**

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

8. **Boy Racers and "Car Parties"**

For decades now, the parking lot at Quay Street McDonalds attracts "boy racer" cars late in the evenings where car parties take place. Quay St is a central location and attracts boy racers from all over the city. Mission Bay Tamaki Drive already attracts boy racers and police call outs with the Eagle helicopter frequently being called out on weekends. An official information act request to the police would provide such statistics.

Discovery: Please provide summary reports from the NZ Police on the call outs to Mission Bay Tamaki Drive for car incidents and Quay St McDonalds for Boy racer events.

9. Deficient Traffic Report Documents

None of the documents on traffic address this risk of this boy racer aspect of a new Mc Donalds on a arterial road in Orakei which is close to Mission Bay. Cars parties will congregate at this new Mc Donalds, speed to get to Mc Donalds. Boy racers will disrupt local residents in the evenings and early hours of the morning, just like they already do at the Quay Street Mc Donalds.

10. Absence of Speed fixed and Security Cameras around the proposed Site

There are no security, fixed or speed cameras, and only one speed bump on kepa road. There is nothing in place, nor is anything proposed to address high speed cars congregating at this new Mcdonalds. The nearest police station is Glen Innes which is several kilometers away. The Mission Bay Community Constable office appears to be abandoned and never manned at night.

11. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which will lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site, plus flora and fauna. Moreporks or *Ruru* and Kereru (wood pigeons) already live in the area and bright light 24 hours a day, 7 days a week disrupts bird natural rhythms.

Light pollution will disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

Kepa Road is on a high ridge and any bright "golden" arches will be visible from most of Orakei, Meadowbank and Remuera. Smaller arches does not diminish the light pollution and the position on the hill of the proposed McDonalds. Shakespeare wrote "All that glisters is not gold" (William Shakespeare, *The Merchant of Venice*, ~1598)

12. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

13. Furthermore, the proposed location is directly opposite the sacred site **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The juxtaposition of a fast food outlet opposite sacred land growing organic product will be of grave concern for generations to come.

The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

14. The “consultation” document with Ngati Whatua says there were 5 meetings but only one document from one meeting is included in the consultation pack with them.

Discovery: For transparency it should be known what was said in the other 4 meetings with Ngato Whatu. Kindly provide these minutes and/or all meeting notes.

15. “I’m Craving a McDonalds Salad”

This is a phrase I have never heard any human utter. It’s a Big Mac, fries or a shake that the human fast-food addicts crave.

16. The fast food vendor claims to have healthy options, but the fact remains, this is a burger joint selling fries, meat burgers (no vegetarian burgers) plus sugary soft-drinks and ice-cream. The core products at McDonalds are unhealthy and calorie rich, meanwhile NZ has a childhood obesity epidemic according to an international journal on pediatric medicine: **one in three children reported as overweight or obese in New Zealand**².

17. Orakei has high density social housing with more plans from Kainga Ora developments on Brenton Place. Orakei has a high Maori population according to electorate data. According to the *World Journal of Pediatrics* in 2019³:

Obesity disproportionately affects Māori (New Zealand's indigenous population) and Pacific children and adolescents, as well as those of lower socioeconomic status.

² <https://pubmed.ncbi.nlm.nih.gov/31079339/> Childhood obesity in New Zealand, 2019

³ Ibid

McDonalds claims to have health options, however McDonalds does not reveal the percentage of those health options really being sold to its customers and the community as a whole . The community and young children do not require more unhealthy options in Orakei in my view.

Discovery: McDonalds claims to sell “healthy options.” What percentage of sales at Mc Donalds for the past year are these “healthy options” versus burgers/fries/sugary drinks or icecreams? Eg 50/50? or 30/70 %?

18. Feeding Three Schools of Children with McDonalds

School children already walk past Kepa Road, and the Kepa Road Dairy attracts substantial foot traffic. St Josephs, Orakei School and Selwyn College students all walk along Kepa Road and if completed, a new McDonalds would be lure hundreds of school children into the world of unhealthy fast food with this proposed location. Happy Meals, gimmicks, like the purple Grimace, and bonus plastic toys already induce children to purchase unhealthy good. As stated earlier, New Zealand has a childhood obesity problem, and this proposition would adversely impact the health of our local children.

19. Environmental Impact

The establishment of a high-traffic fast-food outlet would contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

20. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

21. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food

chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

22. Conclusion

In light of the above, I strongly urge the Council to decline the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei. It will assist in destroying the health of our children in the name of profit for Restaurant Brands. Which do we prefer: corporate profit or community health?

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,
Erika Whittome
erika.whittome@gmail.com

105 Kupe St, Orakei, 021684394

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 12:00:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24238] Submission
Attachments: 2025 Submission 152 Kapa Road McDonalds 29Jan.docx (28.32 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Carol Wham

Organisation name:

Contact phone number: 0276680058

Email address: c.a.wham@massey.ac.nz

Postal address:

32 Kohimarama Road
Kohimarama
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I strongly object to the proposed McDonald's establishment at 152 Kapa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on Māori and non-Māori in the local community, the broader ecological environment, the food environment and the health and cultural well-being of local iwi Ngāti Whātua Ōrākei.

As a Professor Emerita in Public Health Nutrition, Scientific Director of the NZ Nutrition Foundation, Board member of the Child Poverty Action Group and a long-standing resident in Kohimarama Road my objections are as follows:

- Health

NZ faces serious health consequences from unhealthy fast food (such as McDonalds) because it is a well-established independent predictor of body mass-overweight and obesity (De Vogli R, Kouvonen A, Gimeno, 2014). Excess body weight is responsible for 18% of premature death and disability in NZ. The latest 2023/24 NZ Health Survey showed one in three adults (33.8% or nearly 1.5 million) were classified as obese in 2023/24, up from 31.3% (1.25 million) in 2018/19. One in eight children aged 2–14 years (12.5%) were classified as obese in 2023/24, compared to 11.4% five years ago. NZ has the third highest adult obesity rate in the OECD (of 37 countries), and our rates continue to increase.

The health of Māori is disproportionately harmed by unhealthy food. Among Māori, extreme obesity rates are nearly three

times as high in adults and more than twice as high in children as they are in non-Māori. Obesity is NZ's leading modifiable risk factor for health loss. Several diseases, including type 2 diabetes, ischaemic heart disease, ischaemic stroke and some cancers, are associated with excess body weight. Health loss can lead to premature death; life expectancy for the extremely obese is shortened by 8 to 10 years.

- Nutrition

McDonald's fast food generally contains high levels of saturated fat, added sugar, and sodium (salt) across many of their menu items, with burgers like the Big Mac being a prime example of this combination (578k/cal, 31g fat, 1180mg sodium per serve) or Double Big Mac (786 k/cal, 46g fat, 1530mg sodium). *Note recommendation is for adults to eat no more than 5 g of salt a day (2,000 mg sodium).

Fast food alters taste preferences by frequently exposing individuals to high levels of salt, sugar, and fat, which can gradually retrain the palate to find these intense flavours more desirable, leading to a preference for these taste profiles over milder, healthier options. There is long standing evidence that branding of foods and beverages influences young children's taste perceptions. McDonald's branding has been used in experiments because of its leadership position in fast food advertising and marketing. Evidence shows by the early age of 3 to 5 years, low-income preschool children preferred the tastes of foods and drinks if they thought they were from McDonald's, demonstrating that brand identity can influence young children's taste perceptions (Robinson TN, Borzekowski DLG, Matheson DM, Kraemer HC, 2007).

Compared with foods prepared at home, fast foods are more processed, higher in salt and fat and lower in positive nutrients such as fibre. Ngāti Whātua Ōrākei is committed to improving the health and wellbeing of the whānau. Ngāti Whātua Ōrākei's Pourewa Māra Kai is a community vegetable garden right opposite the proposed McDonalds site that provides free food to the whānau and local community. The garden is designed to preserve traditional practices (healthy kai) and encourage food sovereignty. A McDonald's establishment at 152 Kapa Road, Orakei is a complete anomaly offering unhealthy kai 24 hours a day.

- Food environment

Food environments are a complex interplay of physical, economic, policy, and sociocultural factors that influence individuals' dietary patterns and health. Exposure to unhealthy food environment's including advertising as well as stores that sell unhealthy products can have a detrimental impact on children's dietary patterns and health.

Fixing our food environments requires an all-of-government and all-of-community response. Council has a key role to play in creating healthier food environments in our communities and support existing government policies, such as the Child and Youth Wellbeing Strategy, which aims to address the need to improve children's nutrition and reduce health inequities.

Council approval of an application to construct and operate a 24/7 drive-through McDonalds fast food restaurant is a roadblock to all evidenced based government policy seeking to increase wellbeing (including mental health) and health equity, including honouring the rights of Māori to the protection of health under the Treaty of Waitangi.

I strongly disagree with applicant's negative response to the question "Is your proposal an activity that has the potential to generate effects on Mana Whenua and their relationship with their ancestral land, water, site, waahi tapu and other taonga?" The land opposite the site is used to encourage food sovereignty.

- Signage

The applicant response to "What type of activity will you carry out for your land use?" is signs. McDonald's is one of the most recognised brands in the world and the drawing power of the golden arches has made new sites viable. As a global brand, they have tailored marketing strategies and the food they serve to seamlessly combine McDonald's food with food of different cultures (i.e. KiwiBurger).

Advertisements geared towards families include the idea that "fast food is part of everyday New Zealand life". With fast food companies pushing the family-oriented narrative, children are exposed to a food marketing environment on television that is largely unhealthy and persuasive (i.e. advertisements frequently incorporating promotional characters or premium offers). When children see fast food positively associated with family time or parents benefiting from an inexpensive but delicious meal, they begin to think that fast food is good for them and their families.

The UK plans to ban fast food advertising to children from October this year, estimating it will prevent around 20,000 cases of obesity with health benefits estimated at about 2 billion pounds. This is part of a drive to improve health and reduce pressure on the NHS. Norway has made similar moves. Globally, 16 countries have implemented policy to restrict unhealthy food and beverage advertisements to children (Taillie et al., 2019), in line with WHO guidelines (World Health Organisation, 2023). Such policy is urgently needed for implementation in NZ.

Establishing zones around schools where unhealthy food outlets are limited or banned has proven effective in countries like South Korea, the UK, and the US. In NZ, implementing a policy that prohibits new fast-food stores from opening within an 800-m radius (approximately a 10-minute walk) of schools could significantly reduce children's exposure to unhealthy advertising. There is less than a 10-minute walk to a school opposite the proposed site at 152 Kapa Road

References

- De Vogli R, Kouvonen A, Gimeno D. The influence of market deregulation on fast food consumption and body mass index: a cross-national time series analysis. *Bull World Health Organ.* 2014;92:99–107A. <https://doi.org/10.2471/BLT.13.120287>.
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What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Oppose the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

2025 Submission 152 Kapa Road McDonalds 29Jan.docx

Supporting document – ID24238

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I strongly object to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on Māori and non-Māori in the local community, the broader ecological environment, the food environment and the health and cultural well-being of local iwi Ngāti Whātua Ōrākei.

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From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 3:45:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24240] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Briget Lander

Organisation name:

Contact phone number: 0274937429

Email address: brigetlander@yahoo.com

Postal address:

58 John Street
Ponsonby
Auckland 1011

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am opposed to a new MacDonalds in Orakei and think it's a bad idea to allow one to be built.

What are the reasons for your submission?

I am opposed to a new MacDonalds in Orakei because:

1. Another MacDonalds outlet will have negative impact on the health of residents and visitors to Orakei. This is because the availability of junk food is correlated to the amount of junk food we eat - more junk food outlets mean we eat more junk food.
2. MacDonalds corporation supports the Israeli army with free food while the army is almost certainly breaking international law and committing genocide.

What decisions and amendments would you like the council to make?

I'd like the council to disallow the entire project

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 4:15:16 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24241] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Grace Ross

Organisation name:

Contact phone number: 0274705040

Email address: gracerossnz@gmail.com

Postal address:

26 Godden Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The health and environmental effects of the the proposed development.

What are the reasons for your submission?

I am a doctor and am concerned about the rapid increase in obesity we are seeing in Aotearoa. This is directly related to intake of highly processed calorific foods such as McDonalds. Establishment of a McDonalds in our community will be detrimental to the health of our people and will disproportionately affect those of lower socioeconomic income. Māori are over represented in this category and would be detrimentally effected. The health impacts from obesity are significant. Building a McDonalds goes against the health/food ethos and kaupapa of the local iwi, as is seen in their tremendous efforts with the Porewa gardens.

I oppose the document's suggestion that the building would "improve the environment" as there will be light pollution from the building, the bright colours are an eye sore and there will be rubbish from consumed food wrappers/bags that will no doubt end up polluting the waterways of Pourewa Creek and the basin, negating the hard work of the restoration projects.

What decisions and amendments would you like the council to make?

Stop this building altogether

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 4:45:16 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24242] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Tania Hill

Organisation name:

Contact phone number: 0220716395

Email address: tans.t.hill@gmail.com

Postal address:

Coates avenue
Orakei
Auckland 1071

Submission details

This submission: is neutral regarding the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic

What are the reasons for your submission?

Traffic is my main concern. Kepa Road is very busy between the hours of 7am-8pm, Mon-Fri and daylight hours in weekends. McDonalds would make it worse

What decisions and amendments would you like the council to make?

1 way traffic only from north side of kepa road

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 6:15:21 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24244] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Regan Hawkins

Organisation name:

Contact phone number: 021 659 411

Email address: reganhawkins@hotmail.com

Postal address:

40 Long Drive
St Heliers
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I do not wish to see Mcdonalds open an outlet on this 152 Keba Rd site or anywhere in the Orakei ward in which my family and I have made our home for the last 19 years

What are the reasons for your submission?

I don't believe that the proposal will add value to the community, to the contrary. Fast food outlets such as this proposal in my experience always attract antisocial behaviour, noise and litter. Furthermore, I don't believe the applicant to be a good corporate citizen with regard to employment practices, advertising fast foods to children and other vulnerable groups. The 40-50 jobs highlighted would not necessarily be good jobs with good prospects and the outlet would 'crowd out' independent operators from the community who typically offer better working conditions and are better corporate citizens. Despite what the application claims every day communities with outlets like these suffer the afore-mentioned negative externalities.

What decisions and amendments would you like the council to make?

Decline the proposal / application in full. If it must proceed then I would like to see a closing time by 9pm, and no drive through (drive throughs tend to result in litter) and I would like to see the Applicant have a full time litter collection service/staff - so the community don't have to look at it and the council doesn't have to cover costs of removal.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 6:30:16 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24245] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Elaine Pujji

Organisation name:

Contact phone number: 021477601

Email address: elaine@houseofenglish.co.nz

Postal address:
16 Kempthorne Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

This submission opposes all aspects of the application.

What are the reasons for your submission?

This application is direct contradiction to everything the Pourema community garden is trying to achieve. It is exceedingly disrespectful and damaging to the Ngati Whatua community, and to the rest of us as well. It is a form of social pollution that is well known to cause nutritional and social harm. We don't need an American import here.

What decisions and amendments would you like the council to make?

PLEASE show some backbone and reject this application! We all know what's wrong with it - socially, nutritionally and environmentally so let's stop pretending we don't know. It's wilful damage to accept this application and will harm this community.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 6:45:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24246] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Jasmine Millet

Organisation name:

Contact phone number: 02102338176

Email address: jasmine@storyshop.co.nz

Postal address:

16 Kempthorne Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Opposing all aspects of this application. A 24/7 McDonalds drive-through is the last thing we need on Kepa Road and should not proceed.

What are the reasons for your submission?

We have an obesity, heart disease and diabetes epidemic in our city and country which is spurred by the growth and prevalence of fast food chains like McDonalds. Lower socio economic groups are disproportionately affected. It's craziness to allow a 24/7 drive through McDonalds in an already high traffic area which struggles to cope with cars, trucks and public transport (let alone a cyclist). Ngati Whatua are doing an incredible job with the community garden at Pourewa designed to do the exact opposite of what the garish and harmful McDonalds will do if it were allowed to proceed. We owe it to the people of this place - including tangata whenua, first and foremost, to put our community's health before commercial gain of a few. My children are as vehemently opposed to this possibility as I am.

What decisions and amendments would you like the council to make?

This application must absolutely be rejected. There is no place for McDonald's in Kepa Road.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 9:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24247] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Thomas de Silva

Organisation name:

Contact phone number: 0210662172

Email address: tommydesilva2012@gmail.com

Postal address:

3 Hemington Street
Waterview
Auckland 1026

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am submitting against bringing more harm to the hauora of the local hapori that a new McDonalds would bring.

What are the reasons for your submission?

To oppose the proposal.

What decisions and amendments would you like the council to make?

Do not allow the new McDonalds premises.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 9:15:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24248] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Elizabeth Ferguson

Organisation name:

Contact phone number: 021510121

Email address: liz@thefergusons.nz

Postal address:

11 Okahu Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Cultural & Health Considerations
Traffic Impact
Light Pollution

What are the reasons for your submission?

Cultural and Health Considerations (Poverty)

Our neighbourhood is home to many families facing economic challenges. The introduction of a fast food outlet such as McDonald's could exacerbate existing health issues, particularly in an area where many residents may already struggle to afford nutritious food. The promotion of cheap, unhealthy fast food could contribute to higher rates of diet-related illnesses, including obesity, diabetes, and cardiovascular diseases, which disproportionately affect lower-income communities. This concern is particularly pressing given that the convenience and affordability of fast food may make it the default option for families who are unable to access or afford healthier food alternatives.

Unknown Traffic Impact (24/7)

The proposed McDonald's would likely operate 24/7, and I am concerned about the unknown impact on local traffic patterns, noise levels, and pedestrian safety. Our community is already dealing with significant traffic congestion at

certain times of the day, and the addition of a fast food restaurant could exacerbate these issues. Increased car movements, delivery trucks, and drive-thru traffic could create hazards and reduce the quality of life for those who live in close proximity to the site. Furthermore, the proposed round-the-clock operation could contribute to noise disturbances at night, disturbing residents, particularly those with children or elderly family members.

Light Pollution

Another significant concern is the potential for increased light pollution as a result of the 24/7 lighting associated with a fast food restaurant. The bright, artificial lights from signage, the building itself, and the surrounding area would disrupt the natural environment and negatively affect residents, many of whom value the tranquility and safety of their neighbourhood. Light pollution has been shown to impact both physical and mental well-being, and in a community that places a high value on its peaceful surroundings, this would be a serious detriment.

What decisions and amendments would you like the council to make?

In conclusion, I respectfully urge Auckland Council to reconsider the proposed McDonald's development on Kapa Road. The potential health risks, adverse traffic impacts, and environmental concerns—particularly related to light pollution—are too great for our community to bear. I trust that the Council will carefully weigh these factors when making a decision, and I hope that alternative, more suitable options for local businesses can be explored that align better with the values and needs of our neighbourhood.

Thank you for considering my submission. I would be happy to discuss these concerns further if needed.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 9:30:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24249] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Paul David Baragwanath

Organisation name:

Contact phone number: 021 521 574

Email address: paul@arttform.com

Postal address:

81B Reihana Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

1. Cultural and health considerations
2. Community opposition
3. Impact on the character of the neighborhood
4. Increased Traffic and congestion
- Outdated traffic analysis
- Pedestrian Safety risks
- Parking overflow issues
5. Increased light pollution
6. Environmental Impact

What are the reasons for your submission?

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area which are far more than minor.

It is a high traffic area for school children, and this kind of junk food causes serious health impacts and addiction.

MacDonalds, vape stores and alcohol shops do not serve our young people.

They paved paradise - where there was a church, a community centre, organic gardens, and put up a junk-food drive-through.

Since the first Resource Consent application by McDonalds, there is a significant change pending to the local roading infrastructure (signalised Kupe/Kepa – per Dempsey Wood consulting) that will dramatically change the amenity values of the area and require a refreshed interpretation of what may be appropriate for the business mixed use zone in this area.

While the Business Mixed Use zone states, at H13.4.1(A10), drive through restaurants to be a permitted activity, that activity must be considered in the context of the zone description, zone objectives and zone policies.

I note the assessment criteria at H13.8.2(5) for drive-through restaurants includes specific regard to policy H13.3 – which requires quality and design that positively contributes to planning and design outcomes identified for the zone – and the visual quality and interest of streets and other open public places – and pedestrian amenity, movement, safety and convenience for all. The proposed development is inappropriate given it sits immediately adjacent to a park and residential buildings, despite how they might be zoned.

The zone description (H13.1) requires any proposal to enhance the quality of streets within the area and public places. For example, I do not see this application, which promotes processed fast food, delivering a quality outcome when it is within an area (almost opposite) Ngati Whatua Orakei maraai gardens promoting healthy food supplies.

A key objective (H13.2(3)) is that the development contribute positively towards planned future form and quality, creating a sense of place.

A key policy (H13.3 (7)) is to require at grade parking be located and designed in a manner that avoids or mitigates adverse effects on pedestrian amenity and the streetscape.

With the significantly changed adjacent intersection, I believe it is now even more inappropriate in terms of the aforesaid zone description, objective and policy, to load a further drive-through food business into this business mixed use zoned site, and that the site will become more suited to non-drive-through types of activity.

What decisions and amendments would you like the council to make?

To take a leadership role in fostering healthy, connected communities. Enable community-enhancing amenities including useful shops, quality housing, expansion of community facilities.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 9:00:08 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24250] Submission
Attachments: Submission against RC at 152 Kepa Road.docx (15.91 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Dan Menzies

Organisation name:

Contact phone number: 02102309607

Email address: 110a@xtra.co.nz

Postal address:
110a Reihana St
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
Traffic Impact; Environmental Impact; Social Impact

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

I would like the council to reconsider the granting of the resource consent and the approval of this development.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:
Submission against RC at 152 Kepa Road.docx

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Wednesday, January 29, 2025 9:30:06 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24251] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Oonagh Kirkpatrick

Organisation name:

Contact phone number: 0211465817

Email address: wolfkamp@xtra.co.nz

Postal address:

14 HARTLEY AVENUE
ONETANGI
ONETANGI 1081

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Cultural and health considerations
Impact on Pourewa Reserve and Community Vegetable Gardens
Unknown traffic impact
Light pollution

What are the reasons for your submission?

Impact the issues have on the local environment

What decisions and amendments would you like the council to make?

Objection. Re doesn't align with health and wellbeing - aim to improve food choices; contradicts values and goals of the Pourewa Reserve and Community Vegetable Gardens.

Impact of such an establishment on the environment re light pollution, disrupts peacefulness of area, bird/wild life.

Impact on traffic, interfering with general activities, build up of queues on Kepa road - long queues seen at other auckland fastfood outlets.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 2:00:09 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24252] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Marama Royal

Organisation name: Ngāti Whātua Ōrākei Trust

Contact phone number: 021 130 9642

Email address: clairer@nwo.iwi.nz

Postal address:

8 Mahuhu Cres
Te Tōangaroa
Auckland 1010

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

All aspects of the application

What are the reasons for your submission?

Ngāti Whātua Ōrākei is tangata whenua and ahi kā of the Ōrākei area. We do not support the building of a McDonald's restaurant on the Kepa Road site. We have significant concerns about the following aspects of the project:

- Increased anti-social behaviour in the area caused by having a fast-food restaurant (and meeting point) that's open 24/7. This is a safety and enjoyment risk for our people, other local residents and those who will be working at the proposed McDonald's. We have serious concerns about the anti-social behaviour that a 24-hour fast-food site will attract - it will not be "families" who gather there late at night or in the early hours of the morning.

- The increased traffic flows and congestion caused by the proposed restaurant on an already busy road, particularly with the new phased intersection currently under construction nearby at Kupe/Kepa.

- The impact that the increased number of cars in the area will have on our people and other community members' ability to enjoy walking in the area (one of the goals of the new intersection intervention). The proposed site is on the route many of our tamariki take while walking to school.

- Increased fast-food rubbish caused by the McDonald's, and how that will impact on our native nursery and māra kai at the Pourewa Reserve, just across the road from the proposed site.

-The general lack of amenity that a fast-food restaurant will bring to our neighbourhood and community. The proposed restaurant will not enhance the quality of the streets and public spaces in the area, or the health of nearby residents.

What decisions and amendments would you like the council to make?

To decline the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 2:30:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24253] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: James McGlinn

Organisation name:

Contact phone number: 021633234

Email address: james@mcglinn.org

Postal address:

9 Te Arawa Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The entire application.

What are the reasons for your submission?

Dear Auckland Council,

I am writing to formally oppose the resource consent application by McDonald's Restaurants to construct and operate a 24/7 drive-through restaurant at 152 Keba Road, Orakei. I am deeply concerned about the negative impact this development would have on our local community, and I urge the Council to decline this application based on the following grounds:

1. Increased Litter and Environmental Degradation

Fast-food restaurants are well-documented sources of significant litter pollution. The packaging from McDonald's meals—including cups, wrappers, and bags—is often discarded irresponsibly, leading to increased waste in our streets, parks, and waterways. The proposed site is in close proximity to residential areas, schools, and green spaces, making it highly likely that wind-blown litter will accumulate and degrade the local environment. The burden of cleaning up this litter will

fall on residents and the Council, leading to increased maintenance costs.

2. Air Pollution and Odour

The commercial kitchen of a 24/7 McDonald's will produce continuous cooking emissions, affecting air quality in the surrounding area. The smell of grease and fried food will permeate the neighbourhood, particularly affecting residents in the immediate vicinity. This is especially concerning given Orakei's suburban and residential character, where such industrial-scale food production is inappropriate.

3. Increase in Antisocial Behaviour and Public Nuisance

Similar McDonald's establishments that operate 24/7 often become hotspots for loitering, noise pollution, and disruptive behaviour. The presence of a fast-food restaurant at all hours of the night may attract groups who congregate, leading to disturbances such as excessive noise, littering, vandalism, and even crime. Residents should not have to deal with late-night disturbances that disrupt their peace and safety. Given the limited policing presence in the area during the night, the restaurant could create an undesirable and unsafe environment.

4. Negative Public Health Impacts

The proposed site is located in an area where a significant proportion of residents live in social housing. Research has consistently shown that easy access to fast food contributes to unhealthy dietary habits, leading to obesity, diabetes, and other health complications. The establishment of a 24/7 McDonald's in a community already facing economic challenges will disproportionately affect vulnerable families and children, exacerbating existing health inequalities. The applicant's argument that they offer healthy alternatives only attempts to shift the blame for this harm to the victims of it.

5. Traffic Congestion and Safety Concerns

Kepa Road is already a busy thoroughfare, with significant traffic flow during peak hours. The addition of a high-volume drive-through restaurant will exacerbate congestion, leading to longer travel times for commuters and increased risks for pedestrians, including schoolchildren who walk in the area. The presence of additional vehicles stopping, turning, and queuing for the drive-through will create additional hazards, particularly during the night when visibility is lower.

6. Incompatibility with the Character of Orakei

Orakei is a primarily residential and family-oriented community with a focus on green spaces and local businesses. The construction of a 24/7 McDonald's drive-through is inconsistent with the character of the neighbourhood and will undermine efforts to foster a healthy, safe, and cohesive community. This development would set a precedent for further commercial encroachment, eroding the suburban feel of Orakei and reducing the quality of life for its residents.

Conclusion

For the reasons outlined above, I strongly oppose the approval of this resource consent application. The proposed McDonald's at 152 Kepa Road will have a detrimental impact on the environment, public health, safety, and overall character of Orakei. I urge Auckland Council to prioritise the well-being of local residents and decline this application in favour of developments that align with the values and needs of our community.

I appreciate your time and consideration of this submission, and I would welcome the opportunity to speak further on this matter at any hearings held regarding this application.

Sincerely,
James McGlinn

What decisions and amendments would you like the council to make?

To reject the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 2:45:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24254] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Richard Seemann

Organisation name:

Contact phone number: 0272161936

Email address: richard.seemann@abi-rehab.co.nz

Postal address:
29B Ngake Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The site of this commercial activity and effects on local traffic and litter, and the general negative nutritional effects on the population of the food sold in these premises.

What are the reasons for your submission?

This site in Kepa Road already suffers marked traffic congestion in the mornings and late afternoons/early evenings of work days already, and at certain times in the weekends. The presence of this business will worsen this. MacDonald's takeaways result in litter when people dump packaging. There will be increased litter in the area as a result. Note that there are very few rubbish bins left in the suburb after the council removed them to save costs, and none at the local beach and recreation area in Okahu Bay.

The nutritional effects on local residents will be negative. MacDonalds takeaways are calorie dense, high fat and have a high sugar content. There are other healthier options available locally that residents can already access.

What decisions and amendments would you like the council to make?

Please decline the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 3:45:08 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24256] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Charmaine Lei Watkins

Organisation name:

Contact phone number: 0272741363

Email address: kench@slingshot.co.nz

Postal address:

29 Paora Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am making this submission because I consider the presence of a 24/7 McDonalds to be non beneficial to the Orakei community particularly in terms of the detrimental impact it will have on health and well being and the overall environment.

What are the reasons for your submission?

1. An outlet of this kind promotes unhealthy nutritional choices and habits aimed specifically at attracting our children (schools are nearby) and unfortunately persons with lower socio economic resources. This is something the Orakei community has not had to contend with and considering it is non beneficial, do not deserve to be placed in a position of this nature.
2. This site is directly opposite to Pourewa Gardens that do promote wellness in more ways than one. A McDonald's outlet and the products they promote/market/sell is in direct conflict with the values and goals of this visionary scheme.
3. Taking in to account the proximity of the site to nearby residences, 24/7 lighting emitting from very bright, very prominent signage will be a non stop disruption to the peace and tranquility of occupants particularly from early evening and throughout the night with no let up. Traffic coming and going from McDonalds will be nothing but noise pollution for

those residents.

4. There will be an impact on the traffic flow along Kepa Rd and most likely will affect Ngapipi and Orakei Roads. Having a Mcdonalds outlet in Kepa Rd will create a bottleneck issue due to the flow of cars going in and coming out particularly during peak hour and more than likely throughout the day. Traffic accessing Kepa Rd from h Kupe St, Coates Ave and Nehu Streets will be adversely impacted and should cars quitting Mcdonalds be able to turn right in to Kepa Rd, it will impact Brenton St.

5. Pedestrians will also be hugely affected as cars come and go from the site. If the petrol station is sited as an example of traffic coming and going, it pales into insignificance against a Mcdonalds site. Furthermore, the access in and out the petrol station does not impede traffic flow to or from Kepa Rd because of the wide gap to it between the entry and exit. This will not be so with the Mcdonalds site.

What decisions and amendments would you like the council to make?

To rule against Mcdonalds application to erect an outlet at 152 Kepa Road Orakei.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 4:00:08 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24257] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Glen Irving

Organisation name:

Contact phone number: 0274084946

Email address: glenirving@gmail.com

Postal address:

39A Kurahaupo Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Health considerations, traffic impact

What are the reasons for your submission?

Obesity among children and adults is rising in New Zealand, and the wide availability of ultra-processed foods fortified with fat and salt contributes to this epidemic. McDonalds does not promote healthy food choices and contributes to the problem.

Kepa Road arterial is already congested. New traffic lights etc at Kepa Road/Kupe Street will have an unknown effect on traffic

What decisions and amendments would you like the council to make?

Decline the application to build a 24/7 fast food restaurant

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 5:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24258] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: ANNE SUSSMAN

Organisation name:

Contact phone number: 021633444

Email address: annesussman@outlook.co.nz

Postal address:

22 COATES AVE
AUCKLAND
AUCKLAND 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Building of Mac Donald s

What are the reasons for your submission?

Noise and light pollution in residential area

Local iwi working hard to uplift health. This is in direct opposition to this

Vulnerable community surrounding the area. This is not going to help health or wealth status of above community.

What decisions and amendments would you like the council to make?

Reject proposal in its entirety

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 5:15:08 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24259] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Malcolm Kirby

Organisation name:

Contact phone number: 0224596477

Email address: kmm15@worldnet.co.nz

Postal address:

54 Oakley Ave
Waterview
Auckland 1026

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I am totally opposed to this entire application.

What are the reasons for your submission?

Based on the health and well being of the general population as its well established that McDonalds food is unhealthy, and quite possibly toxic and we NZers do NOT need more obesity, diabetes and so on whilst the owners gouge obscene profits. Also as part of the wider picture this company openly supports the criminal regime known as Israel who is occupying Palestine and committing GENOCIDE and WARCRIMES.

What decisions and amendments would you like the council to make?

Deny the application in full

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 9:15:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24260] Submission
Attachments: McDonalds Submission 300125.docx (16.32 KB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Joanna Glen

Organisation name:

Contact phone number: 021555365

Email address: jo@culwalla.co.nz

Postal address:
202c Kohimarama Road,
Kohimarama
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Cultural & Health Considerations
Increased Traffic and Congestion
Impact on the character of the neighbourhood
Community opposition

What are the reasons for your submission?

Please see attached document setting out my concerns.

What decisions and amendments would you like the council to make?

I would like Council to refuse the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

McDonalds Submission 300125.docx

Supporting document – ID24260

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

Application number: LOC60431090

To the Auckland Council,

I am writing to formally object to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission highlights my significant concerns regarding the negative impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Cultural and Health Considerations

Ngāti Whātua Ōrākei has expressed that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

The proposed location is directly opposite Pourewa Gardens, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission. One of the key desired outcomes of Pourewa is to inform effective behaviour change, including the types of food people choose to sustain a healthy life. Situating a fast-food outlet opposite would undermine the great work currently underway.

The proposed location is also only 400 meters from St Joseph's Primary School and 900 meters from Orakei Primary School, making it far too accessible for young children who may be drawn to the allure of fast food.

2. Increased Traffic and Congestion

The proposed McDonald's will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively impacting local residents and commuters. It should be noted that the traffic along Kepa Road is already at (arguably over) capacity during peak times. Traffic currently has to slow for the pedestrian speed bump, which has caused significant delays to trips. Introducing additional stop/start for entry/exit of vehicles will further impact the flow significantly.

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

3. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship, especially given Ngāti Whātua Ōrākei's commitment to the Waste Minimisation Fund.

4. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing overall residential comfort.

The light pollution may also significantly impact birdlife, which has become prevalent in the area thanks to the good work by Ngāti Whātua Ōrākei at Pourewa Gardens and local residents in Kepa Bush Reserve to increase native birdlife. Local residents regularly see tūī, piwakawaka, and kererū in the area, and we need to ensure their habitat is not flooded with light.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighborhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

The site has operated as a church for as long as most of us can remember. Turning that site into a fast-food outlet seems somewhat irreverent, and I urge that the site remains some sort of community hub where people can come together, but not to a place that encourages a lifestyle contradictory to what locals are trying to promote.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kapa Road, Orakei, poses risks to traffic safety, general health and well-being, particularly of our young people, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

I am also willing to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,

Joanna Glen (Jo)

202c Kohimarama Road

Kohimarama, 1071

[jo@culwalla.co.nz]

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:45:07 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24261] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Jeff Robertson

Organisation name:

Contact phone number: 0212219940

Email address: jvrobertson@gmail.com

Postal address:

20 Whytehead Cres
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic impact; inappropriate location of fast food outlet near social housing; opposition to illuminated signage / golden arches monument sign; additional litter problems.

What are the reasons for your submission?

I travel along Kepa Road in each direction daily. There has been a general increase in traffic and congestion in the last 10 years due to infill housing, and unintended consequences of the raised pedestrian crossing near the site. The natural beauty of the area has been enhanced by Ngati Whatua's planting within the valley. Social housing developments are being proposed to increase the density of housing and total population in the area. This is not the appropriate location for a McDonalds drive through.

1. The traffic plan falsely portrays a left exit only. With no raised island (and even with a raised island) there will be significant right turn traffic. The impacts of this need to be addressed. This will likely cause significant dangerous interactions. There is little consideration of how people who do conform with the left-only exit will eventually turn around if their desired direction of travel is westwards from site. It is likely that u-turns and dangerous or disruptive traffic movements will result around the new Kupe intersection.

Several false statements and assumptions are made by the traffic engineers, including that the raised pedestrian crossing provides gaps in traffic. Quite the opposite. The number of pedestrians using this crossing is negligible. It causes congestion and queues, which means a steady flow of cars traversing the crossing at reduced speeds. There is barely a break between cars, as the hump negates any breaks caused by traffic light phasing. McDonalds customers will rely on kind drivers slowing down or stopping to allow right-turn entry into the site, causing further backups.

The impacts of the new Kupe intersection remain to be seen and it is inappropriate to approve new significant development until modelling or completion of construction clarifies the new traffic behaviour.

2. The site is located on a prominent ridgeline, visible from Meadowbank and beyond across the Pourewa Valley. Illuminated "golden arches" would be an eyesore - it cannot get any more corporate and jarring as that. Signage at this site should be subtle, and appropriate for what is essentially a residential-focused suburb. The natural beauty of Ngati Whatua's work in the valley is in stark contrast to the proposed structure. It also carries a heavy dose of irony that the efforts by Ngati Whatua to encourage healthy eating via their community garden is being overshadowed by a fast-food giant, whose food and targeted audience have contributed to poor health outcomes and obesity in lower socio-economic populations around the world.

3. Social housing around Orakei and Kepa Road will grow in the near future. It is completely inappropriate to put a McDonalds close to such developments. There are also 5 schools within walking distance from the site. Again, this is not where our young children should be heading when the bell rings.

4. Auckland Council has already reduced the number of rubbish bins in public spaces. Okahu Bay is a popular spot for many to picnic, and there are no bins provided at that beach. Already there is a problem with fast food litter being left by patrons, particularly on weekends. The introduction of a McDonalds at this site will lead to a significant increase in litter throughout the Pourewa Valley waterway, our beaches and the surrounding streets. Generators of packaging should be held responsible for where it ends up, but I doubt McDonalds will make any genuine effort to address the number of Golden Arches packets washing up on the shore or blowing around our parks.

What decisions and amendments would you like the council to make?

I wish for Council to reject the application for McDonalds in the Orakei area.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 7:30:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24262] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: K PHILLIPS

Organisation name:

Contact phone number: 0224127237

Email address: 145kphillips@gmail.com

Postal address:

145 KUPE ST
ORAKEI
AUCKLAND 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

OUR TRIBE NGATI WHATUA ORAKEI ARE OPPOSED TO MCDONALDS AT 152 KEPA ROAD

What are the reasons for your submission?

I AM A DESCENDANT OF MY ANCESTOR THE RANGATIRA/CHIEF APIHAI TE KAWAU OF THE TRIBE NGATI WHATUA ORAKEI TANGATA WHENUA OF THIS AREA WHO GIFTED LAND TO THE PEOPLE OF AUCKLAND. WE ARE AGAINST THIS AS IT WOULD HAVE DIVERSE EFFECTS ON OUR TRIBES PEOPLES HEALTH & WELL BEING & ALSO THOSE LIVING IN & AROUND ORAKEI IT WILL ALSO CAUSE MAJOR TRAFFIC ISSUES ALONG KEPA ROAD AND ORAKEI.

What decisions and amendments would you like the council to make?

THEY NEED TO ABANDONED ORAKEI MCDONALDS AS THERE IS A MCDONALDS IN GLEN INNES 4.3 KMS AWAY, ANOTHER AT QUAY STREET 5.5KMS AWAY, ANOTHER IN LUNN AVENUE 5.6KMS AWAY & ANOTHER IN PANMURE 7.1KMS AWAY. THEY HAD ONE IN MISSION BAY & AT THE EASTRIDGE SHOPPING CENTRE YEARS AGO.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 8:45:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24263] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sarah Sussman

Organisation name:

Contact phone number: 0211388899

Email address: sarah.sussman@outlook.com

Postal address:

91 reihana street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic, pedestrian safety and environmental impact.

What are the reasons for your submission?

The proposal will make already existing traffic issues on this single-lane arterial road for the Eastern Bays & beyond much worse. It will also cause heavy traffic in a very residential area.

The rubbish left behind will damage our precious environment, especially given the site's proximity to our seas.

There are several schools, kindergartens and daycare centres around the area and children walk there. The increased traffic poses a risk.

Having a fast food outlet preys on our young people who don't yet know how to make healthier and cheaper choices.

What decisions and amendments would you like the council to make?

McDonalds should not be granted the sought consent (or any consent) to build and/or operate on the site.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 9:00:20 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24264] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Robert Kohler

Organisation name:

Contact phone number: 5210725

Email address: kohler@xtra.co.nz

Postal address:

110 Coates Ave
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Oppose the application in whole.

What are the reasons for your submission?

Traffic, rubbish, smells, poor quality food.

What decisions and amendments would you like the council to make?

Decline the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 9:30:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24265] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mark Barber

Organisation name:

Contact phone number: 0221739969

Email address: mark@markbarber.co.nz

Postal address:

59 Rukutai St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The Construction of a 24hour McDonald's on Kepa Road

What are the reasons for your submission?

I do not wish to see a 24hour fast food restaurant in our suburb. Firstly, this will have negative health outcomes for local people, due to the poor quality of the food served by McDonalds. It goes directly against what the area is trying create with Ngati Whatua's community vegetable garden across the road, with sustainable, healthy, free food for the local people and iwi.

The proposed restaurant is also in close proximity to primary schools, early childcare and high schools. We as a society have an obligation to look out for the health of all children. We prevent them from buying cigarettes, alcohol, but we should also be helping them to make good choices around what they eat. Putting a restaurant so close to young developing minds is irresponsible.

It will negatively impact traffic in the area, which is already heavy and difficult to navigate at the best of times, including during the pick up and drop off times of school children.

There is likely to be an increase in pollution by way of refuse from the McDonalds customers, an increase in seagulls/pigeons/rats in the area, and also an increase in light pollution. The area is adequately served by this particular

fast food company, with outlets within 5-10 minutes of Orakei on Quay St, Greenlane, Glen Innes and Marua Road. Building a 5th outlet is overkill.

What decisions and amendments would you like the council to make?

To revoke or prevent the consent to build the McDonalds at this location.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 9:30:42 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24266] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Madeleine Willis

Organisation name:

Contact phone number: 0223988386

Email address: madeleineawillis@gmail.com

Postal address:

1/32 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

All of it but specifically

The proposed 24/7 operating hours and its impact on the surrounding community.

Increased traffic congestion and safety concerns on Kepa Road and nearby streets.

The potential impact on local cultural values and public health.

What are the reasons for your submission?

1. Cultural and Health Considerations

The location of the proposed McDonald's is in close proximity to schools, childcare facilities, and residential areas, raising concerns about increased exposure to fast food and its impact on community health, particularly among young people. Fast food outlets contribute to poor dietary habits and obesity-related health issues, which is contrary to public health initiatives promoting better nutrition.

The presence of a 24-hour fast-food outlet may lead to an increase in litter, which affects the environment and undermines community efforts to maintain a clean and welcoming neighbourhood.

There may be cultural concerns relating to the impact of multinational fast-food chains on local businesses and the character of the area.

2. Traffic Concerns

Kepa Road is already a busy thoroughfare, and the addition of a 24/7 drive-thru restaurant will likely exacerbate congestion, particularly during peak hours.

Increased vehicle movements, particularly late at night, may contribute to noise pollution and disrupt nearby residents.

The drive-thru model encourages idling vehicles, which adds to emissions and air pollution in the area.

The potential for additional traffic incidents, particularly near intersections and pedestrian crossings, poses a safety risk to residents and school children.

What decisions and amendments would you like the council to make?

Decline the application for a 24/7 drive-thru McDonald's on Kepa Road due to its negative impact on traffic, public health, and community well-being.

If the application is not declined outright, impose restrictions on operating hours to limit late-night disturbances and mitigate potential adverse effects.

Require a comprehensive traffic impact assessment and mitigation plan before any approval is considered.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 9:45:25 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24267] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Adrienne Calder

Organisation name:

Contact phone number: 0272790969

Email address: adrienne@adriennecalder.com

Postal address:

27A Rautara St
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The proposal to build a 24/7 drive-thru restaurant at this location

What are the reasons for your submission?

I oppose this application for the following reasons:

- Culturally this proposal is contrary to the health and well-being of our community which is striving to promote good food choices, physical activity and better health
- There will be a negative impact on traffic and safety and this is an area where children are walking to and from the 2 local primary schools and the secondary school. Traffic in this zone is already difficult and a McDonald's drive thru will exacerbate the problem
- The Pourewa Reserve and Community Vegetable Garden, directly opposite the site, exemplifies a positive community approach and a McDonald's opposite would be a disappointing and undermining situation
- Rubbish pollution would increase in the area

- Light pollution and noise pollution for the neighbourhood would be detrimental to local residents' sleep and their wellbeing

What decisions and amendments would you like the council to make?

Please fully decline this application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:00:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24268] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Gloria Wi

Organisation name:

Contact phone number: 021887957

Email address: caniwowords@gmail.com

Postal address:

2 Nga Oho,
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
community degradation,

What are the reasons for your submission?

This is not just a fast food outlet on a major arterial road. This is our community, two elementary schools are very close to this site, our kids walk to and from Orakei School in front of or behind the proposed building. There is a play ground directly behind the proposed building, A 24/7 fast food outlet will encourage people from elsewhere to come here at all hours of the night, bringing elements to our community that will potentially cause safety issues. The increase traffic will be a nightmare, Kepa Road is already gridlocked at many times of the day and its only getting worse, This will add to congestion, road safety and increased pedestrians on a arterial highway.

What decisions and amendments would you like the council to make?

reject this proposal in its entirety. There are already 2 McDonalds outlets in the vicinity

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:00:19 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24269] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alistair Cran

Organisation name: n/a

Contact phone number: 021313675

Email address: alistair.cran@gmail.com

Postal address:

27A Rautara St, Orakei
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
all

What are the reasons for your submission?

I oppose this application for the following reasons:

- Culturally this proposal is contrary to the health and well-being of our community which is striving to promote good food choices, physical activity and better health
- There will be a negative impact on traffic and safety and this is an area where children are walking to and from the 2 local primary schools and the secondary school. Traffic in this zone is already difficult and a McDonald's drive thru will exacerbate the problem
- The Pourewa Reserve and Community Vegetable Garden, directly opposite the site, exemplifies a positive community approach and a McDonald's opposite would be a disappointing and undermining situation
- Rubbish pollution would increase in the area

- Light pollution and noise pollution for the neighbourhood would be detrimental to local residents' sleep and their wellbeing

What decisions and amendments would you like the council to make?

stop the project

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:15:17 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24270] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alec Hawke

Organisation name:

Contact phone number: 0211111365

Email address: alechawke@xtra.co.nz

Postal address:

2 Nga Oho
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Changes to our community. traffic congestion, safety issues.

What are the reasons for your submission?

I am a member of Ngati Whatua Orakei, and we are working hard to make this a safe vibrant community for everyone A McDonalds 24/7 drive through is the exact opposite of what we are working for. We have a huge garden project just across the street, growing and providing for our community and the wider auckland community. We have schools and playgrounds and sports facilities nearby and we don't need the challenges that a 24/7 outlet is going to encourage here. Spare us the traffic congestion, the litter, the unhealthy food to entice our kids, the threat to our kids safety with all night traffic bringing night owls here.

an additional note as McDonalds has just committed to the new US abolishment of DEI hires (diversity, equity and inclusion) can you honestly say there will be employment opportunities for our kids in this development?

What decisions and amendments would you like the council to make?

Reject this proposal it doesn't belong in the midst of our community.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:15:27 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24271] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Bernadette Dunn

Organisation name:

Contact phone number: 021792475

Email address: thislifeinobject@gmail.com

Postal address:

59 Rukutai St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The Construction of a 24hour McDonald's on Keba Road

What are the reasons for your submission?

I do not wish to see a 24hour fast food restaurant in our suburb. Firstly, this will have negative health outcomes for local people, due to the poor quality of the food served by McDonalds. It goes directly against what the area is trying create with Ngati Whatua's community vegetable garden across the road, with sustainable, healthy, free food for the local people and iwi.

The proposed restaurant is also in close proximity to primary schools, early childcare and high schools. We as a society have an obligation to look out for the health of all children. We prevent them from buying cigarettes, alcohol, but we should also be helping them to make good choices around what they eat. Putting a restaurant so close to young developing minds is irresponsible.

It will negatively impact traffic in the area, which is already heavy and difficult to navigate at the best of times, including during the pick up and drop off times of school children.

There is likely to be an increase in pollution by way of refuse from the McDonalds customers, an increase in seagulls/pigeons/rats in the area, and also an increase in light pollution. The area is adequately served by this particular

fast food company, with outlets within 5-10 minutes of Orakei on Quay St, Greenlane, Glen Innes and Marua Road. Building a 5th outlet is overkill.

What decisions and amendments would you like the council to make?

To revoke or prevent the consent to build the McDonalds at this location

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 10:45:17 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24272] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Carla Drake

Organisation name:

Contact phone number: 0273544004

Email address: carladrake@xtra.co.nz

Postal address:
95 Reihana Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
All

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

This application should be declined. It is out of character with the area, will create traffic and litter problems and is inconsistent with local iwi's policy of discouraging junk food. The signage will also contribute to light pollution in this mainly residential area. Kepa Road is already extremely congested at times and this proposal can only make it worse.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Thursday, January 30, 2025 11:30:18 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24273] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Hanne Sorensen

Organisation name:

Contact phone number: 021 090 18243

Email address: hanne.sorensen@yahoo.com

Postal address:

182 Awaawaroa Road
Waiheke
Auckland 1971

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Opening another fast food outlet.

What are the reasons for your submission?

The serious negative health outcomes from ever more fast food outlets.

What decisions and amendments would you like the council to make?

I would like the council to turn down the application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 12:15:22 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24274] Submission
Attachments: Submission_ Objection to McDonald's Location at 152 Kepa Road Orakei.docx (12.54 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Anthony Hall

Organisation name: Orākēi School

Contact phone number: 021994236

Email address: anthonyh1080@gmail.com

Postal address:

1 Teuila Grove
Glen Innes
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I believe the council should not build a McDonalds on Kepa Road.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

For the reconsideration of the establishment of a McDonalds on Kepa Road

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Submission_ Objection to McDonald's Location at 152 Kepa Road Orakei.docx

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei
To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicular activity to an already congested area. Estimates are for 76 to 133 vehicle trips per hour 1

2. The location's proximity to major intersections and existing commercial establishments will result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

3. There is room for 21 cars to queue at the proposed drive through according to applicant's documents. Car fumes of cars idling will negatively impact the air quality in the area

4. I reside on Kupe St and I have grave concerns about additional idling cars adding their exhausts fumes to my breathing air while customers wait for their
1 <https://www.aucklandcouncil.govt.nz/ResourceConsentDocuments/LUC60431090-18-Attachment%20G5%20s92%20Traffic%20response%2005.09.2024.pdf>

fast food. The Plunket, and Orakei Tennis Club are also close proximity and would suffer poor air quality from cars idling in the McDonalds drive-through.

5. Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development.

Outcome: A new traffic analysis needs to be conducted once the current changes are completed to fully understand their implications on Kepa Road's already congested arterial flow.

6. Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School and Orakei School. Increased traffic volume will heighten the risk to

pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

7. Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

8. Boy Racers and “Car Parties”

For decades now, the parking lot at Quay Street McDonalds attracts “boy racer” cars late in the evenings where car parties take place. Quay St is a central location and attracts boy racers from all over the city. Mission Bay Tamaki Drive already attracts boy racers and police call outs with the Eagle helicopter frequently being called out on weekends. An official information act request to the police would provide such statistics.

Discovery: Please provide summary reports from the NZ Police on the call outs to Mission Bay Tamaki Drive for car incidents and Quay St McDonalds for Boy racer events.

9. Deficient Traffic Report Documents

None of the documents on traffic address this risk of this boy racer aspect of a new Mc Donalds on a arterial road in Orakei which is close to Mission Bay. Cars parties will congregate at this new Mc Donalds, speed to get to Mc Donalds. Boy racers will disrupt local residents in the evenings and early hours of the morning, just like they already do at the Quay Street Mc Donalds.

10. Absence of Speed fixed and Security Cameras around the proposed Site

There are no security, fixed or speed cameras, and only one speed bump on kepa road. There is nothing in place, nor is anything proposed to address high speed cars congregating at this new Mcdonalds. The nearest police station is Glen Innes which is several kilometers away. The Mission Bay Community Constable office appears to be abandoned and never manned at night.

11. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which will lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site, plus flora and fauna. Moreporks or Ruru and Kereru (wood pigeons) already live in the area and bright light 24 hours a day, 7 days a week disrupts bird natural rhythms.

Light pollution will disrupt the peaceful environment of the neighbourhood,

impacting the quality of life for residents and diminishing the overall residential amenity.

Kepa Road is on a high ridge and any bright “golden” arches will be visible from most of Orakei, Meadowbank and Remuera. Smaller arches does not diminish the light pollution and the position on the hill of the proposed McDonalds. Shakespeare wrote “All that glisters is not gold” (William Shakespeare, The Merchant of Venice, ~1598)

12. Cultural and Health Considerations

The objection from Ngāti Whātua Ōrākei highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to

foster healthier lifestyles and sustainable living practices, particularly for younger generations.

13. Furthermore, the proposed location is directly opposite the sacred site Pourewa Gardens, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The juxtaposition of a fast food outlet opposite sacred land growing organic product will be of grave concern for generations to come.

The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

14. The “consultation” document with Ngati Whatua says there were 5 meetings but only one document from one meeting is included in the consultation pack with them.

Discovery: For transparency it should be known what was said in the other 4 meetings with Ngatia Whatua. Kindly provide these minutes and/or all meeting notes.

15. “I’m Craving a McDonalds Salad”

This is a phrase I have never heard any human utter. It’s a Big Mac, fries or a shake that the human fast-food addicts crave.

16. The fast food vendor claims to have healthy options, but the fact remains, this is a burger joint selling fries, meat burgers (no vegetarian burgers) plus sugary soft-drinks and ice-cream. The core products at McDonalds are unhealthy and calorie rich, meanwhile NZ has a childhood obesity epidemic according to an international journal on pediatric medicine: one in three children reported as overweight or obese in New Zealand 2 .

17. Orakei has high density social housing with more plans from Kainga Ora developments on Brenton Place. Orakei has a high Maori population according to electorate data. According to the World Journal of Pediatrics in

2019 3 :

Obesity disproportionately affects Māori (New Zealand's indigenous population) and Pacific children and adolescents, as well as those of lower socioeconomic status.

McDonalds claims to have healthy options, however McDonalds does not reveal the percentage of those health options really being sold to its customers and the
2 <https://pubmed.ncbi.nlm.nih.gov/31079339/> Childhood obesity in New Zealand, 2019
3 Ibid

community as a whole . The community and young children do not require more unhealthy options available 24/7 in Orakei in my view.

Discovery: McDonalds claims to sell "healthy options." What percentage of sales at McDonalds for the past year are these "healthy options" versus burgers/fries/sugary drinks or icecreams? Eg 50/50? or 30/70 %?

18. Feeding Three Schools of Children with McDonalds

School children already walk past Kepa Road, and the Kepa Road Dairy attracts substantial foot traffic. St Josephs, Orakei School and Selwyn College students all walk along Kepa Road and if completed, a new McDonalds would lure hundreds of school children into the world of unhealthy fast food with this proposed location. Happy Meals, gimmicks, like the purple Grimace, and bonus plastic toys already induce children to purchase unhealthy good. As stated earlier, New Zealand has a childhood obesity problem, and this proposition would adversely impact the health of our local children.

19. Environmental Impact

The establishment of a high-traffic fast-food outlet would contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, would lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

20. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

21. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain

detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

22. Conclusion

In light of the above, I strongly urge the Council to decline the approval of this development. The proposed McDonald's at 152 Kepa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei. It will assist in destroying the health of our children in the name of profit for Restaurant Brands. Which do we prefer: corporate profit or community health?

I would also like to confirm my willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Name: Anthony Hall

Address: 17 Kupe Street

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 12:30:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24275] Submission
Attachments: Ministry of Education Submission_KepaRd.pdf (359.31 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Eden Rima

Organisation name: Beca on behalf of Ministry of Education

Contact phone number: 093369440

Email address: Eden.Rima@beca.com

Postal address:
C/- Beca Ltd, PO Box 6345
Wellesley
Auckland 1141

Submission details

This submission: is neutral regarding the application in whole or in part

Specify the aspects of the application you are submitting on:
Please refer to attached letter.

What are the reasons for your submission?
Please refer to attached letter.

What decisions and amendments would you like the council to make?
Please refer to attached letter.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: No



FORM 13

Submission on a publicly notified application concerning a resource consent under Section 96, Resource Management Act 1991

To: Auckland Council

Name of submitter: Te Tāhuhu o te Mātauranga | Ministry of Education

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Eden Rima

Phone: 09 336 9440

Email: Eden.Rima@beca.com

This is a submission on 152 Kapa Road, Orakei – LUC60431090

This submission relates to construction traffic effects on students and staff at St Joseph's and Orakei Schools, that may arise as a result of construction activity associated with the proposed McDonalds Restaurant (New Zealand) Limited development at 152 Kapa Road, Orakei.

Background

Te Tāhuhu o te Mātauranga | Ministry of Education ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact existing and future educational facilities and assets within the Auckland region.

The Ministry of Education's submission is:

Under the Resource Management Act 1991, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment.

The Ministry understand that McDonald's Restaurants (New Zealand) Limited (hereon referred to as the Applicant) proposes to construct and operate a 24/7 drive-through restaurant at 152 Kēpa Road, Orakei.

Based on the application documents, the proposed restaurant will be open 24/7, with the drive through being accessible after hours. One vehicle crossing is proposed, providing entry and exit to the site and drive through. The Ministry has an interest in this proposal as the construction site is located approximately 150m away from St Joseph's School (Orakei) (see Figure 1 below). As acknowledged by the applicant, children frequently use the pedestrian crossing on Kēpa Road, which is located just west of the application site, to travel to St Joseph's School and Orakei School



Figure 1: Location of proposed works in relation to St Joseph's School (Orakei)

Construction Traffic Effects:

Construction traffic effects are likely to impact students and staff at St Joseph's School (Orakei). Kēpa Road is an arterial urban road with public transport (PT) bus routes, as such, most students and staff use Kēpa Road to commute to and from St Joseph's School (Orakei) and Orakei School further to the northwest via PT, private vehicle or active modes. Because of this, the Ministry has concerns relating to the potential safety implications of students commuting to and from school with effects from construction truck



movements operating around the school during peak before and after school travel times during the construction period.

The application site will be accessed from Kepa Road during construction and a Construction Traffic Management Plan (CTMP) will be developed once the construction methodology is finalised and should be a condition of resource consent. The Ministry supports that the CTMP be imposed through a condition of consent, as this will minimise potential adverse effects on student safety.

The Ministry also requests all heavy vehicle movements (such as cranes and large construction trucks) do not enter or exit to and from the site during school pick-up and drop-off times (PUDO), to minimise the risks of higher volumes of heavy vehicles being in the vicinity when students are using the crossing. The applicant has acknowledged students cross Kepa Road. The Ministry also request that this restriction is imposed via a condition and note that the sought condition has been adopted by other applicants across Auckland and is considered to be an appropriate mechanism to manage construction traffic effects and school safety risks.

Decision sought:

The Ministry is neutral on the proposed development in its current form if the following relief and conditions of consent are imposed on the application:

- 1) *A Construction Traffic Management Plan (CTMP) shall be prepared and submitted to Auckland Council for approval. The CTMP will include details of:*
 - a. *Restrictions on heavy vehicles to avoid Kepa Road during school pick up and drop off (PUDO) times (between 8:30am – 9.00am and 2.55pm – 3:30pm) during term time.*

The aforementioned condition is intended to restrict the introduction of large volumes of heavy vehicles during PUDO times where the number of vulnerable road users, such as students, are crossing Kepa Road. This condition does not impact the ability for smaller construction vehicles, such as utes and vans, to travel to and from the site during PUDO.

The Ministry wishes to be heard in support of its submission.

Eden Rima

Eden Rima

**Planner – Beca Ltd
(Consultant to the Ministry of Education)
Date: 31st January 2025**

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 12:45:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24276] Submission
Attachments: McDonald's Ōrākei Submission.pdf (377.72 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Jacqui Harema

Organisation name: Hāpai Te Hauora Tāpui Ltd

Contact phone number: 0275136133

Email address: jacqui.harema@hapai.co.nz

Postal address:

6-8 Pioneer St
Henderson
Auckland 0612

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The aspects of the application being submitted on include:

Public Health Concerns – The proposed McDonald's poses risks to community health, particularly for Māori, by promoting unhealthy eating habits linked to obesity, diabetes, and heart disease.

Community and Cultural Impact – The proposed development goes against the values of tangata whenua, Ngāti Whātua Ōrākei, the Pourewa Community Hub, and the wider Ōrākei community, all of whom prioritise health, sustainability, and cultural well-being.

Environmental Concerns – Increased waste and pollution from a 24-hour drive-through would harm local parks, reserves, and waterways, conflicting with kaitiakitanga.

Traffic and Safety Risks – More traffic in the area, especially near schools and community spaces, raises safety concerns for pedestrians, particularly children.

Community Opposition – Over 2,650 signatures across multiple petitions demonstrate clear and ongoing resistance to this development.

Policy and Regulatory Considerations – The proposal contradicts public health policies aimed at promoting healthier food environments, particularly near schools and community hubs.

Council Decision-Making – Hāpai Te Hauora urges Auckland Council to reject this resource consent application and prevent similar proposals in the future.

Please see the attached submission for further information.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Hāpai Te Hauora strongly urges Auckland Council, Te Kaunihera o Tāmaki Makaurau, to reject the notified resource consent for the proposed 24/7 McDonald's restaurant at 152 Kepa Road, Ōrākei. Furthermore, we urge Auckland Council to take firm action to prevent McDonald's and similar fast-food establishments from reapplying for resource consent in this area, ensuring the community is not subjected to repeated proposals of this nature.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

McDonald's Ōrākei Submission.pdf



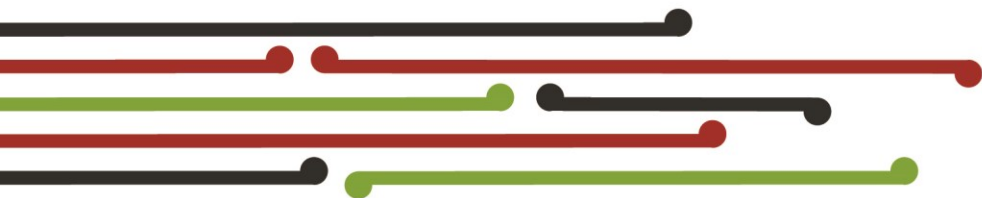
HĀPAI TE HAUORA
— MĀORI PUBLIC HEALTH —

6-8 Pioneer street,
Henderson, Auckland
Aotearoa, NZ

Phone: 09 520 4796
Fax: 09 520 4796
Web: www.hapai.co.nz

Hāpai Te Hauora's Submission on the Notified Resource Consent for 152 Kepa Road, Ōrākei

We willingly take the opportunity to represent the health and wellbeing needs and aspirations of the diverse communities, whānau, hapū, and iwi we serve.



HĀPAI TE HAUORA
— MĀORI PUBLIC HEALTH —



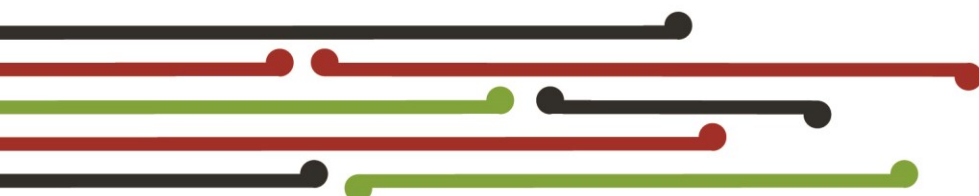
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Web: www.hapai.co.nz

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HĀPAI TE HAUORA
— MĀORI PUBLIC HEALTH —



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Aotearoa, NZ

Phone: 09 520 4796
Fax: 09 520 4796
Web: www.hapai.co.nz

Who is Hāpai te Hauora?

1. Hāpai Te Hauora Tāpui Ltd is the largest Māori Public Health organisation in Aotearoa, New Zealand. We are national leaders in population health, health promotion and education, policy, advocacy, research & evaluation, and infrastructure services. We support Māori communities and whānau to play a role in decision-making on matters affecting their health and well-being.
2. Established as a tripartite agreement between Te Rūnānga o Ngāti Whātua, Raukura Hauora o Tainui and Te Whānau o Waipareira, Hāpai is situated as the conduit between people and policy, utilising the strength of connection to the community to advocate and drive policy for best population health outcomes.
3. Hāpai operates from the philosophy of “Oranga Whenua, Oranga Tangata” as the simulative epitome of te ao Māori in practice. This philosophy highlights the critical interdependence that Māori have with their environment, reflected not only in its physical manifestations of land and water but also in human and esoteric capitals.
4. Central to this philosophy is the recognition that nutrition is a cornerstone of hauora. The availability of nutritious food is essential for maintaining health, preventing illness, and fostering thriving communities. As kai is deeply connected to whenua and whakapapa, ensuring access to healthy and enriching food aligns with Hāpai's mission to support Māori health and empower whānau to lead healthier lives.

Position statements

5. Ngāti Whātua Ōrākei are the ahikā and tangata whenua of Ōrākei. Their health, cultural, environmental, and community priorities should be respected and upheld above corporate interests.
6. The Pourewa Community Hub, managed by Ngāti Whātua Ōrākei, embodies Kaupapa Māori principles, promoting resilience, healthy lifestyles, and sustainability. A McDonald's near this hub conflicts with these principles, fostering consumerism and unhealthy habits at odds with the community's vision.



HĀPAI TE HAUORA
— MĀORI PUBLIC HEALTH —



7. The fast-food industry has a history of targeting lower socio-economic and Māori communities with oversaturation of outlets and predatory marketing. Establishing a McDonald's in Ōrākei perpetuates these exploitative practices, encouraging overconsumption of unhealthy and non-nutritious foods.
8. McDonald's products, high in saturated fats, sugars, and salts, contribute to diet-related diseases such as obesity, diabetes, and cardiovascular issues. Māori populations, already disproportionately affected by these conditions due to systemic inequities, are particularly exposed to the negative health impacts of fast food.
9. The health of tamariki and rangatahi are central to Māori public health aspirations. A McDonald's near schools and early childhood centres risks normalising unhealthy eating habits among children, undermining community efforts to promote nutritious diets and foster intergenerational well-being.
10. Mana whenua and tangata whenua are kaitiaki of the land and waterways, upholding the principles of kaitiakitanga. The introduction of a McDonald's, especially one with a 24-hour drive-through, would significantly increase waste, litter, and pollution, posing a direct threat to parks, reserves, and community gardens, and undermining the community's commitment to sustainability.
11. A 24-hour drive-through would significantly increase traffic in Ōrākei, posing safety risks to pedestrians, particularly children attending nearby schools and early childhood centres. Increased congestion would lead to more vehicle-related incidents, jeopardising community safety.
12. Local resistance to this development has been clear and consistent, they do not want another McDonald's in Ōrākei. Over 2,650 signatures across two petitions reflect a strong mandate against the establishment of a McDonald's in Ōrākei, emphasising shared community values of health, sustainability, and cultural preservation.

Key recommendations

13. Hāpai Te Hauora strongly urges Auckland Council, Te Kaunihera o Tāmaki Makaurau, to reject the notified resource consent for the proposed 24/7 McDonald's restaurant at 152 Kapa Road, Ōrākei.





14. Furthermore, we urge Auckland Council to take firm action to prevent McDonald's and similar fast-food establishments from reapplying for resource consent in this area, ensuring the community is not subjected to repeated proposals of this nature.

Background and Context

Overview

15. In early 2024, the international fast-food company McDonald's launched and applied for consultation and land resourcing regarding a new 24/7 chain restaurant set up in Ōrākei, on 152 Kepa Road (Auckland Council, 2025).

Community Opposition

16. The proposal for this land resourcing was already blocked by community feedback and petitioners in 2023 when over 2,250 signatures caused McDonald's to pause their development projects (Downes, 2024). Again, in April of 2024, a petition was set up that has so far gathered over 400 signatures against the building of an Ōrākei McDonald's (Murphy, 2024). Despite continued community protest, the McDonald's Ōrākei resource submission is still followed through by the company.

Proximity to Key Community Resources

17. The proposed location (152 Kepa Road) is close to four key community resources. Kupe Reserve holds a park, basketball court, and playground directly next to the proposed McDonald's site. Within a four-minute walk is the closest primary school, St Joseph's School Ōrākei, and within a two-minute walk is the closest Early Childhood Centre, Playday.
18. The significant Pourewa Community Hub, run by Ngāti Whātua Ōrākei in conjunction with the Auckland City Council, is right across the road from the proposed McDonald's site. Similarly, the McDonald's location would be right across the road from the local Pourewa Community Hub, run by Ngāti Whātua Ōrākei in conjunction with the Auckland City Council, to provide a range of engagement and services, including community gardens.
19. A pedestrian crossing bridges the walking road barrier between the proposed site and St Joseph's School and the Pourewa Community Hub, making the location more accessible as a fast-food resource to the community. The location of the proposed McDonald's encourages unhealthy and unsustainable eating habits in vulnerable communities.





Policy Considerations

20. It is relevant to look to the government's leadership of policies in their own spaces, such as the 'National Healthy Food and Drink Policy' implemented in district health boards and associated providers and partners (National District Health Board Food and Drink Environments Network, 2019). This policy broaches healthy food environments for their patients and staff to interact with; considering the proximity to schools and areas of significance to the community, it is reasonable to apply these same policies to the development of this location, as is advocated by the community.

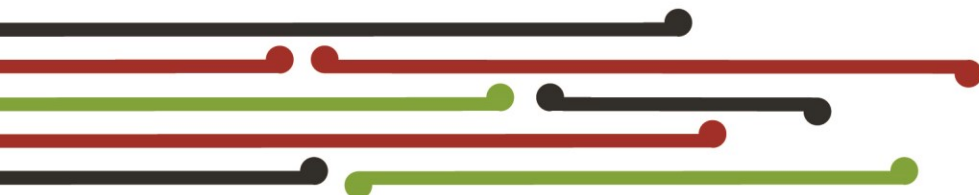
Environmental Concerns

21. In addition to the nutritional harm this chain will bring to the community, the environmental harm is equally important. McDonald's utilises single-use plastics and paper to provide food services. Of all branded packaging in Aotearoa, McDonald's has the highest rate of branded litter in recent years, with approximately 5% of all branded litter being attributed to McDonald's, where the second highest is Cadbury with approximately 3.64% of all branded waste (Keep New Zealand Beautiful [KNZB], 2022). According to the same audit, 56.54% of all takeaway food, drink containers, and packaging litter was attributed to McDonald's (KNZB, 2022).
22. Over the past several years, New Zealanders have had an increasing problem with unlawful rubbish dumping. As these products' availability increases, the litter waste trend will increase proportionally. The community is concerned that the lawful and unlawful littering of this waste packaging will contaminate local parks and roadsides or make its way into the local environment.

Concluding comments

23. We **strongly oppose** the construction and operation of a 24/7 drive-through McDonald's at 152 Kapa Road, Ōrākei, asserting that community well-being and priorities must take precedence over corporate interests.
24. We have taken the opportunity to provide this submission with the protection of our whānau, hapori, and Te Tiriti o Waitangi at the forefront of this response.

Nāku noa, nā





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— MĀORI PUBLIC HEALTH —

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Aotearoa, NZ

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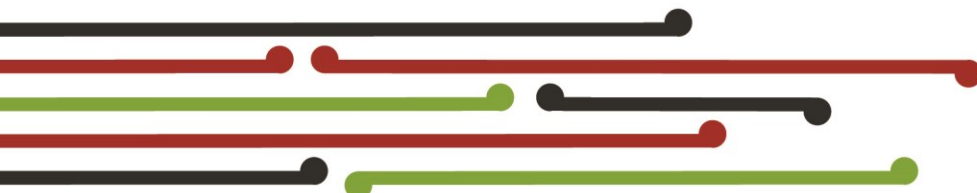
Jacqui Harema

Chief Executive Officer/Mana Amorangi

Hāpai Te Hauora Tāpui Limited

References

- Auckland Council. (2025). 152 Kepa Road, Orakei. Resource Consent Application.
<https://www.aucklandcouncil.govt.nz/have-your-say/have-your-say-notified-resource-consent/notified-resource-consent-applications-open-submissions/Pages/ResourceConsentApplication.aspx?itemId=669&applNum=LUC60431090>
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<https://www.change.org/p/stop-mcdonalds-24-7-traffic-on-kepa-road>
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HĀPAI TE HAUORA
— MĀORI PUBLIC HEALTH —

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 1:15:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24277] Submission
Attachments: Opposition to Resource Consent Application Application Number LUC 60431090 by McDonald.docx (11.86 KB)

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Marika Czaja

Organisation name:

Contact phone number: 02041370352

Email address: marika.czaja@gmail.com

Postal address:

Villa 50, 14 Oteha Valley Road
Northcross
Auckland 0632

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Strong Community Opposition, A Question of Equity and Precedent, Cultural and Health Considerations

What are the reasons for your submission?

I strongly oppose the Resource Consent Application Application Number LUC 60431090 by McDonald's Restaurant NZ Limited to construct and operate a 24/7 drive-through restaurant at 152 Kepa Road, Orakei, Auckland for the following reasons:

Strong Community Opposition

The proposed development has faced widespread opposition from local residents and community groups. The concerns raised include increased traffic congestion, noise pollution, and the negative impact on the neighbourhood's character. The community has made it clear that this development does not align with their vision for Orakei, and their voices must be heard and respected. The Council has a responsibility to not ride rough shot over but instead to prioritise the interests and well-being of its residents over corporate profits.

A Question of Equity and Precedent

I pose this question to the Council: Would this development be permitted if it were proposed next to the homes of Mayor Wayne Brown or Prime Minister Christopher Luxon? The obvious answer is NO, as such a development would be deemed inappropriate and disruptive in a high-profile residential area. This double standard highlights the inequity of allowing corporate interests to override the well-being of ordinary residents. The Council must apply the same standards to all communities, regardless of their socio-economic status.

Cultural and Health Considerations

The introduction of a fast-food outlet in any residential area raises significant cultural and health concerns. Especially Māori and Pacific communities in Auckland already face disproportionate rates of obesity and diet-related illnesses. The presence of a 24/7 McDonald's would exacerbate these health disparities by promoting unhealthy eating habits. Additionally, the development may conflict with cultural values and practices, particularly those related to land use and community well-being. I urge the Council to consider the broader health and cultural implications of this proposal. This is of great importance to the communities but also in regard to the long-term effects on our health system.

What decisions and amendments would you like the council to make?

I strongly urge the Council to decline the Resource Consent Application by McDonald's Restaurant NZ Limited. The proposed development is not in the best interests of the Orakei community or aligned with Auckland's vision for a sustainable, healthy, and inclusive city. I call on the Council to prioritise the well-being of its residents and reject this application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Opposition to Resource Consent Application Application Number LUC 60431090 by McDonald.docx

I strongly **oppose** the Resource Consent Application Application Number LUC 60431090 by McDonald's Restaurant NZ Limited to construct and operate a 24/7 drive-through restaurant at 152 Kapa Road, Orakei, Auckland for the following reasons:

Strong Community Opposition

The proposed development has faced widespread opposition from local residents and community groups. The concerns raised include increased traffic congestion, noise pollution, and the negative impact on the neighbourhood's character. The community has made it clear that this development does not align with their vision for Orakei, and their voices must be heard and respected. The Council has a responsibility to not ride rough shot over but instead to prioritise the interests and well-being of its residents over corporate profits.

A Question of Equity and Precedent

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I strongly urge the Council to decline the Resource Consent Application by McDonald's Restaurant NZ Limited. The proposed development is not in the best interests of the Orakei community or aligned with Auckland's vision for a sustainable, healthy, and inclusive city. I call on the Council to prioritise the well-being of its residents and reject this application.

Thank you for considering this submission.

Sincerely,

Marika Czaja

50/14 Oteha Valley Road Northcross-Auckland 0632

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 1:15:31 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24278] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Nicholas Peter Munro Maude

Organisation name:

Contact phone number: 021-229-8111

Email address: npmmaude@gmail.com

Postal address:
86 Coates avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I have several objections to a McDonalds takeaway being built at the site in question:

- 1) The food that McDonalds makes and sells is of subpar quality and of dubious nutritional value, it is likely to be targeted at local children and there are several schools in the area including a private Catholic primary school almost directly across the road.
- 2) The site is next to a busy intersection (Where Coates avenue joins Kepa road) and I regularly use public transport in that area (76 and 781 bus routes) so that will be impacted. Also the likely increase in traffic with a school nearby will very likely increase the possibility of a traffic-accident involving cars and/or pedestrians.
- 3) The Porewa community vegetable is likely to be impacted by the presence of a fast-food outlet that sells cheap fast-food of substandard nutritional value also the garden in question grows food that is freely distributed to local families in need and to the city mission
- 4) McDonalds is brightly illuminated at night including a visually intrusive golden-arches sign that will very likely disrupt

the sleep of neighbouring households plus the constant foot traffic to the restaurant itself is likely to disturb neighbouring properties at night.

What are the reasons for your submission?

Aside from the objections I listed above I think that the now vacant lot at 152 Kepa road could be used for something more constructive. In my opinion some sort of community centre should be built there instead which could be used by the local community for meetings, functions and events such as dancing or dinners for example perhaps also as a recreational hall for the local children.

What decisions and amendments would you like the council to make?

I'd like to see McDonald's resource consent application be completely declined and something more constructive to the local community be built in the now vacant lot. I personally think that some sort of community centre would be more appropriate where local community events, meetings and other functions could be held.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 1:30:18 AM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24279] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Bodo Lang

Organisation name:

Contact phone number: 0275687480

Email address: b.lang@massey.ac.nz

Postal address:

48 Takitimu Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The application in general.

What are the reasons for your submission?

31 January 2025

Re: Rationales AGAINST the opening of a 24/7 McDonald's drive-through on Kapa 152 Road, Orakei

To members of the Hearing Panel,

I am a long-term resident of Orakei. I am a Professor in Marketing Analytics at the Auckland campus of Massey University. I hold a PhD in Consumer Behaviour. Increasingly, my research is about how marketing contributes to social harms (e.g., alcohol, vaping, tobacco) that result in individual suffering, lost opportunities, and greater costs for society.

I am writing this letter in strong OPPOSITION to the proposed opening of a McDonald's on Kapa Road, Orakei, Auckland. I have outlined my rationales below.

1. Increased Traffic Congestion

Traffic congestion in residential areas can create major disruptions to daily life, leading to delays and safety concerns. The opening of a 24/7 McDonald's drive-through would likely attract an overwhelming number of vehicles, particularly during peak hours. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei

and its diverse communities by adding to existing traffic issues, making the area more congested and less accessible for residents.

2. Increased Traffic Noise and Air Pollution

Constant traffic, particularly from a 24/7 fast food outlet, generates significant noise and air pollution, which negatively affects the quality of life for residents. The combination of idling cars, fast-moving traffic, and the late-night operation will contribute to elevated noise levels and exhaust fumes. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by further deteriorating air quality and creating a noisy environment that disrupts the peace.

3. Increased Anti-Social Behaviour

Fast food establishments, especially ones operating at all hours, can become hotbeds for anti-social behaviour, including reckless driving, vandalism, and public disturbances. The presence of late-night patrons and the potential for groups of young people loitering will increase the risk of activities such as "doughnuts" and graffiti. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by attracting and potentially fostering behaviour that erodes community safety and cohesion.

4. Attracting the Wrong Type of People

The 24/7 nature of the proposed McDonald's drive-through could attract individuals engaging in low-level criminal behaviour, particularly during late-night hours. These types of operations can encourage opportunistic criminal activity, such as theft and vandalism, in the surrounding area. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by attracting individuals whose presence increases the risk of crime and makes the area less safe for families and vulnerable residents.

5. Increased Litter

Fast food outlets are notorious for generating significant litter, especially in the surrounding areas. The likelihood of packaging, wrappers, and drink cups being discarded improperly is high, contributing to an ongoing environmental nuisance. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by increasing litter and contributing to the degradation of local parks, streets, and public spaces.

6. Decreased Visual Appeal of the Neighbourhood

Fast food franchises, particularly those that operate 24/7, often bring with them neon signage, large car parks, and unsightly infrastructure that detracts from the overall aesthetic of a neighbourhood. This can result in a less pleasant living environment for the people who call the area home. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by reducing the visual appeal of the area and lowering the overall aesthetic quality of the community.

7. Reduced Property Values

Research shows that the presence of fast food outlets can negatively influence property values in nearby areas, especially when those outlets operate late at night. The reduced appeal of living near a 24/7 drive-through could dissuade potential homebuyers and renters from considering properties nearby. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by decreasing property values and making it a less desirable place to live.

8. Impact on Vulnerable Communities

Our neighbourhood is home to many socially vulnerable residents, including those in social housing and a high proportion of the Maori community, who are already at increased health and financial risk. New Zealand has the world's third-highest rate of obesity and overweight individuals, including children, and these figures are disproportionately high among Maori and low-income groups. The easy access to cheap, unhealthy fast food will likely worsen health outcomes in these communities, as residents may substitute healthy meals with the highly processed, calorie-dense food from McDonald's. In relation to this dimension, the opening of the proposed McDonald's will negatively impact Orakei and its diverse communities by exacerbating health inequalities and further entrenching poor eating habits in already vulnerable populations.

I strongly urge you to not allow the opening of the proposed McDonald's drive-through. What this neighbourhood and its communities need is more healthy food, not more fast food.

Yours sincerely,

Bodo Lang

Professor of Marketing Analytics

Massey University (Auckland campus)

What decisions and amendments would you like the council to make?

I would like the Council not to allow this development to take place. The impact on our neighbourhood will be overwhelmingly negative. The next closest McDonald's 24/7 drive through is around 5 minutes away - in a non-residential area - on Quay Street. There is no need to build another one so close by and particularly in a residential neighbourhood with many vulnerable residents.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 1:30:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24280] Submission
Attachments: Submission Opposing Resource Consent Application by McDonal1.docx (13.9 KB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Thomas Rainer Greve

Organisation name:

Contact phone number: 0211837987

Email address: suitedscooter@gmail.com

Postal address:

441 Sea View Road
Onetangi
Waiheke Island 1081

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Undermining Local Businesses and Community Well-being, Inadequate Protection of Green Spaces and Trees, Environmental Degradation and Sustainability Concerns, Strong Community Opposition, Cultural and Health Considerations, Traffic Congestion and Safety Hazards, Compromised Pedestrian Safety, Erosion of Neighbourhood Character, A Question of Equity and Precedent, and Global Concerns and Local Implications.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

In light of the significant concerns outlined above, I strongly urge the Council to decline the Resource Consent Application by McDonald's Restaurant NZ Limited. The proposed development would harm local businesses, degrade the environment, compromise pedestrian safety, and erode the character of the neighbourhood. It is not in the best interests of the Orakei community or aligned with Auckland's vision for a sustainable, healthy, and inclusive city. I call on the Council to prioritise the well-being of its residents and reject this application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Submission Opposing Resource Consent Application by McDona1.docx

Introduction

I strongly oppose the Resource Consent Application by McDonald's Restaurant NZ Limited to construct and operate a 24/7 drive-through restaurant at 152 Kepa Road, Orakei, Auckland. This submission outlines significant concerns regarding the proposed development, including its detrimental effects on local businesses, the environment, traffic, pedestrian safety, and the overall well-being and character of the community. I urge the Council to decline this application in the interest of preserving the integrity and values of the neighbourhood.

1. Undermining Local Businesses and Community Well-being

The introduction of a multinational fast-food chain like McDonald's would directly compete with and harm small, locally-owned businesses in Orakei. These businesses are the backbone of the community, providing unique services and fostering a sense of local identity. The arrival of a 24/7 drive-through would likely divert customers from these establishments, threatening their viability and the livelihoods of those who depend on them. Furthermore, the proliferation of fast-food options contradicts efforts to promote healthier lifestyles and support local economies.

2. Inadequate Protection of Green Spaces and Trees

The proposed development fails to adequately address the preservation of existing trees and green spaces. Trees play a vital role in enhancing the aesthetic and environmental quality of the neighbourhood, providing shade, reducing noise pollution, and supporting biodiversity. The loss of these green assets would irreversibly alter the landscape and diminish the natural beauty of the area. I urge the Council to enforce stricter tree protection measures and prioritise the preservation of the urban canopy.

3. Environmental Degradation and Sustainability Concerns

The construction and operation of a 24/7 drive-through would have significant environmental impacts, including increased carbon emissions, rubbish, and waste generation. McDonald's global track record on sustainability has been widely criticised, with concerns over single-use plastics, excessive packaging, and contributions to deforestation. The proposed development would exacerbate these issues, undermining Auckland's commitment to becoming a sustainable and eco-friendly city.

4. Strong Community Opposition

The proposed development has faced widespread opposition from local residents and community groups. The concerns raised include increased traffic congestion, noise pollution, and the negative impact on the neighbourhood's character. The community has made it clear that this development does not align with their vision for Orakei, and their voices must be

heard and respected. The Council has a responsibility to prioritise the interests and well-being of its residents over corporate profits.

5. Cultural and Health Considerations

The introduction of a fast-food outlet in a residential area raises significant cultural and health concerns. Māori and Pacific communities in Auckland already face disproportionate rates of obesity and diet-related illnesses. The presence of a 24/7 McDonald's would exacerbate these health disparities by promoting unhealthy eating habits. Additionally, the development may conflict with cultural values and practices, particularly those related to land use and community well-being. I urge the Council to consider the broader health and cultural implications of this proposal.

6. Traffic Congestion and Safety Hazards

The proposed drive-through would inevitably lead to increased traffic congestion on Kapa Road, a busy thoroughfare that already experiences significant vehicle volumes. The addition of a 24/7 operation would exacerbate existing traffic issues, particularly during peak hours, and create safety hazards for both drivers and pedestrians. The potential for idling vehicles and queuing cars would further contribute to air pollution and noise disturbances, negatively impacting the quality of life for residents.

7. Compromised Pedestrian Safety

The increased traffic and activity associated with a 24/7 drive-through would pose significant risks to pedestrian safety, particularly for children, elderly residents, and those with disabilities. The area around 152 Kapa Road includes schools, parks, and residential homes, making pedestrian safety a paramount concern. The proposed development fails to adequately address these risks, and I urge the Council to prioritise the safety and well-being of all road users.

8. Erosion of Neighbourhood Character

Orakei is a vibrant and unique community with a distinct character that reflects its history, culture, and natural environment. The introduction of a generic, corporate fast-food outlet would undermine this character, replacing local charm with commercial homogenisation. The proposed development is out of step with the residential and community-focused nature of the area, and its approval would set a dangerous precedent for future developments.

9. A Question of Equity and Precedent

I pose this question to the Council: Would this development be permitted if it were proposed next to wealthy homes in Remuera? The answer is likely no, as such a development would be deemed inappropriate and disruptive in a high-profile residential area. This double standard highlights the inequity of allowing corporate interests to override the well-being of ordinary residents. The Council must apply the same standards to all communities, regardless of their socio-economic status.

10. Global Concerns and Local Implications

McDonald's global operations have been associated with numerous negative impacts, including labour exploitation, environmental degradation, and the promotion of unhealthy diets. These issues are not isolated to other countries; they have local implications as well. Allowing this development would align Auckland with a corporate entity that has consistently prioritised profit over people and the planet.

Conclusion

In light of the significant concerns outlined above, I strongly urge the Council to decline the Resource Consent Application by McDonald's Restaurant NZ Limited. The proposed development would harm local businesses, degrade the environment, compromise pedestrian safety, and erode the character of the neighbourhood. It is not in the best interests of the Orakei community or aligned with Auckland's vision for a sustainable, healthy, and inclusive city. I call on the Council to prioritise the well-being of its residents and reject this application.

Thank you for considering this submission.

Sincerely,

Thomas Greve

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 1:30:20 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24281] Submission
Attachments: L1A250131 152 Keba Rd Review Final.pdf (1.01 MB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Rob Sherlock

Organisation name: Orakei Community Association

Contact phone number: 0226423399

Email address: rob.sherlock@me.com

Postal address:
116 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
Traffic impact

What are the reasons for your submission?

Flow Transportation Specialists has undertaken a review of the traffic and transportation matters associated with an application for resource consent for the proposed McDonalds Restaurant at 152 Keba Road, Orakei

What decisions and amendments would you like the council to make?

- Reject the Resource Consent based on the report findings

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

31 January 2025

Rob Sherlock
Orakei
AUCKLAND

Dear Rob

REVIEW OF RESOURCE CONSENT APPLICATION BY MCDONALD'S RESTAURANTS (NZ) LTD AT 152 KEPA ROAD, ORAKEI

As requested, Flow Transportation Specialists (Flow) has undertaken a review of the traffic and transportation matters associated with an application for resource consent for a fast-food restaurant and drive-through (a McDonalds) at 152 Kapa Road, Orakei (Site).

1 SUMMARY OF OUR REVIEW

We have been asked to review the applicant's Traffic Impact Assessment (TIA) report and section 92 (S92) responses to transport matters.

We have reviewed the following documents available on Auckland Council's website¹ in preparing our review

- ♦ Traffic Impact Assessment (TIA), prepared by Traffic Planning Consultants Ltd (TPC), dated March 2024
- ♦ S92 responses (five rounds), prepared by TPC, dated 19 June 2024, 15 August 2024, 5 September 2024, 1 October 2024, and 27 October 2024.

Our primary concern is the proposal's potential impact on the road network, particularly how trip generation could result in queuing on Kapa Road, as well as within the site, with broader implications for the operation and safety of the transport network, including impacts to people walking and cycling past the site on the footpath and cycleway.

Our other matters of concern, and matters we consider not addressed by the applicant, are listed below

- ♦ We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts

¹ [Resource Consent Application](#)

- ♦ The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ♦ We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kepa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ♦ The existing queuing on Kepa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ♦ While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kepa Road.

2 SUMMARY OF THE PROPOSAL

Table 1 provides a summary of the site address, applicable planning zone, and proposed land use activities.

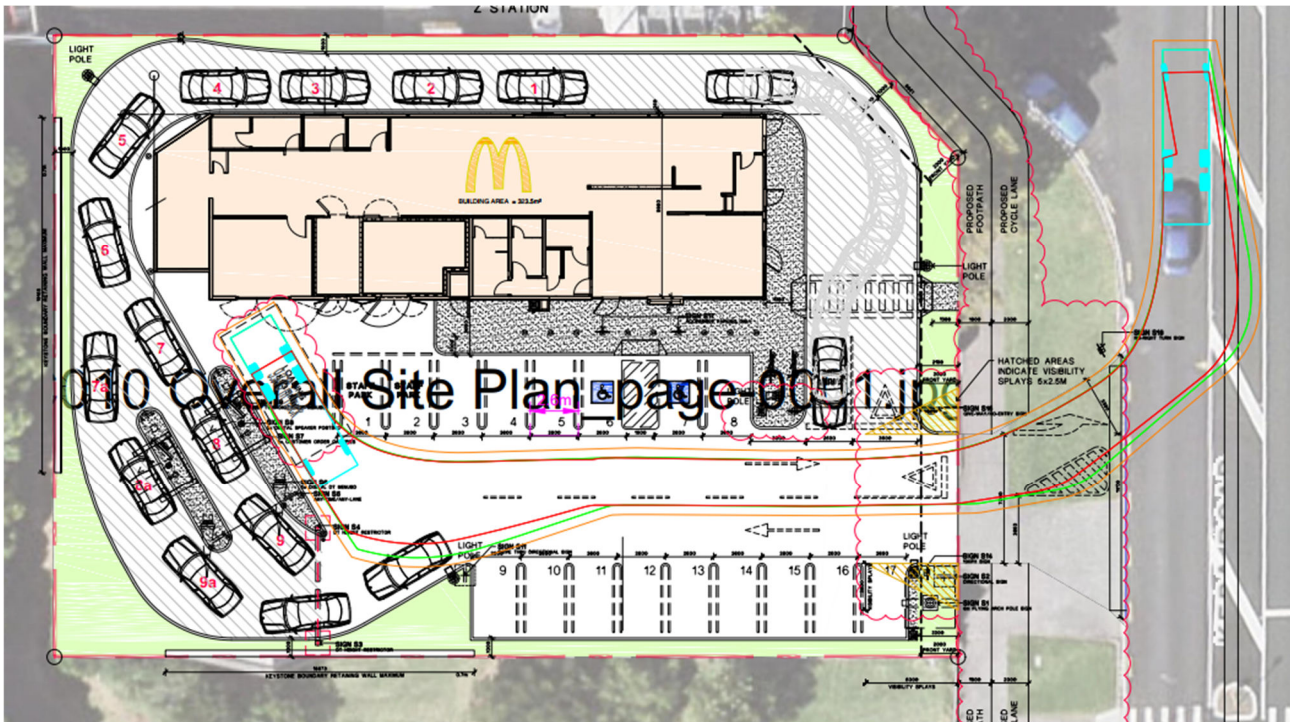
Table 1: Site Summary

Site Address	152 Kepa Road, Orakei, Auckland
Planning Zone	Business – Mixed Use Zone
Activity Proposed	Fast food restaurant including a drive-through (Mc Donalds)

Figure 1 shows the proposed layout of the site. Key transportation features include

- ♦ A vehicle crossing, with no-right turn out signage and a mountable central island
- ♦ A loading bay
- ♦ 17 car park spaces, including 2 for staff, 2 accessible spaces and 13 standard spaces
- ♦ Two order windows and one service window for drive-through customers
- ♦ A footpath connection on Kepa Road.

Figure 1: Proposed development plan (Source ITA, TPC)



The site fronts onto Kapa Road, an Arterial Road (per the Auckland Unitary Plan roading classification). It has a speed limit of 50 km/h and there is a zebra crossing to the west of the proposed vehicle crossing that includes a raised platform.

3 REVIEW OF TRANSPORTATION MATTERS

3.1 Potential traffic effects

There are several potential traffic effects associated with the proposal that are covered in this letter, including

- ◆ Driveway design
- ◆ Trip generation
- ◆ Adequacy of on-site parking and manoeuvring
- ◆ Adequacy of internal space on site for queuing to access the drive-through, access parking, and for exiting the site
- ◆ Traffic modelling assumptions
- ◆ Implications for the operation of Kapa Road
- ◆ Implications on safety for people passing the site, particularly people walking and cycling
- ◆ Proposed mitigation measures, such as the ban on right-turn out movements.

3.2 Driveway design

Figure 1 shows a mountable island that is intended by the applicant to prevent right turn out movements from the site. It was identified through the S92 process that the right turn out movements would have operational and safety issues if permitted.

As discussed later in our letter, we have concerns about

- ◆ The effectiveness of a mountable island that is intended to deter right turn movements out from the site
- ◆ Drivers trying to turn right from the driveway, using the gap between the pedestrian refuge island and where drivers wait before turning right into the site
- ◆ The potential for drivers to queue when exiting the site, blocking the footpath and cycleway
- ◆ The potential for drivers to block the footpath and cycleway while waiting to enter the drive-through or access a parking space.

3.3 Trip Generation

The applicant's TIA relies on McDonald's internal customer catchment analysis to predict transactions and people-trip generation for the proposed Kepa Road development. Without providing justification, they have adopted a vehicle trip rate of 112 vph for the peak hour of the activity.

As a sensitivity test, they reference Research Report 453 (RR 453), which predicts a vehicle trip generation of 169 vehicles per hour (vph), based on the gross floor area (GFA) of the building.

We note that other industry guides suggest higher trip rates

- ◆ the RTA Guide to Traffic Generating Developments suggests that a McDonald's could generate up to 180 vph, and that sensitivity testing of 230 vph during weekends should be considered
- ◆ the TRICS 2008 database suggests over 200 vph during peak hours at weekends
- ◆ the ITE Trip Generation suggests over 200 vph during peak hours at weekends.

Our primary concerns are

- ◆ The applicant has not provided any sensitivity analyses using these other trip rates, and therefore the potential effects of the activity are not fully considered or addressed for the weekday peak period
- ◆ The applicant has not considered the potential effects during busier weekend periods
- ◆ By not considering what may realistically eventuate for vehicle trip generation, the effects of this traffic on Kepa Road, as well as flow-on effects from on-site queuing and manoeuvring to and from the site, have not been adequately assessed, nor addressed.

The applicant has provided transactional data from five existing McDonald's locations (Cavendish Drive, Constellation Drive, Railside Avenue, Great North Road, and Manukau Road) to compare with the proposed Kepa Road site. While specific transactional data for each restaurant is not provided due to

commercial sensitivities, the data provides ranges that offer a reasonable comparison. The locations of these restaurants are all on arterial roads similar to, or busier than, Kepa Road and within walking distance of business, as well as residential-zoned land, which may slightly increase the number of walk-in customers, compared to what might be expected at the Kepa Road site.

In the applicant's latest S92 response, they provided the number of people associated with a 3.0 km catchment around the existing sites and compared that to the proposed site. They noted that most of these sites have a larger (more people) residential catchment than the proposed restaurant at Kepa Road.

The information provided in the S92 responses shows that the number of customers expected at the Kepa Road site is near the median of these other McDonald's during lunchtime trading hours, and towards the higher end during evening peak periods, with a similar profile expected for drive-through operations. Notably, weekend lunchtime trip generation for the Kepa Road site is predicted to be at the lower end of the range.

The S92 responses also say that the transactional data shows that the assumed trip generation rate of 169 vph (from RR 453) is higher than the average vehicle trip generation from other restaurants, despite the Kepa Road site having a smaller GFA, with the applicant's view being that this indicates that the TIA's analysis is robust. However, this seems to be based on data from the drive-through transactions, and a view on likely split of in-restaurant customers' mode of travel.

Regarding weekend trading peaks, the applicant asserts that the TIA provides trip generation predictions for all seven days of the week, with Friday the busiest day, and that weekend trading times align with weekday peaks.

Despite this data and analysis, in our view, there is no certainty that the Kepa Road site would experience this 169 vph trip rate, rather than any of the other trip rates suggested by industry guidelines, or what might occur at these other sites.

In the latest s92 response, the applicant provides data from their surveyed vehicle trip generation at two sites, namely the Cavendish Drive and Railside Avenue sites (the applicant considers that these existing sites have similarly-sized people catchments).

The data shows that the peak trip generation of the Railside Avenue site is just above 200 vph during the time of the survey, of which the drive-thru trips were about 160 vph. This is significantly higher than the trip generation numbers that the applicant has assumed based on the previous customer transaction data. The survey data did indicate that the busiest weekday peak is similar to the busiest weekend peak.

Based on our review of the information, we consider that a trip generation of 200 vph should be used to assess the application's effects on the transport network. In our view, this would provide an assessment that is generally in line with the trip generation guidance available.

3.4 Parking provision and layout

The applicant's TIA report asserts that the 17 car park spaces will be sufficient to meet peak demand, with no spill-over parking beyond the site.

In their s92 response, the applicant explained that customers dining in typically spend no more than 40 minutes on-site, often much less. Additionally, some in-store transactions may be from customers using inside counters to avoid queues at the drive-through. They also noted that some of the in-store transactions are related to delivery services like Uber Eats, with the associated vehicles typically on-site for less than five minutes.

While we are satisfied with the applicant's response regarding parking duration and turnover, the layout of the parking area is such that if queueing extends back from the drive-through, or if vehicles are waiting to turn out of the site onto Kepa Road, then getting access to the parking will be difficult, and will result in more queueing occurring, potentially back onto Kepa Road. We discuss this further in the section below.

3.5 Drive-through queuing

The applicant's queuing analysis assumes two service points, but based on the available information, it appears there is only one pay point. If this is the case, the queuing analysis should have been conducted using the M/M/1 queuing model (for a single service point) rather than the M/M/s model. The implications on queuing capacity could be significant, particularly if the number of service points is overestimated.

The applicant's response clarifies the following

- ♦ The 40-second service time refers specifically to the time taken at the order point, which they identify as the key point where queuing would begin and potentially impact the site's access. According to the applicant, the queuing analysis for two ordering points is accurate
- ♦ The 40-second service time is a target for McDonald's but not based on measured times. A sensitivity analysis using an unrealistic 80-second service time was provided, indicating that queues would still be contained within the site
- ♦ McDonald's management practices include using grill-order spaces or general parking spaces to accommodate vehicles whose orders take longer, ensuring that the drive-through lane remains operational. In extreme cases, staff may direct customers to order inside to reduce demand
- ♦ The applicant claims the drive-thru facility can accommodate up to 21 cars (6 before the order point, 8 between the order and pick-up points, and 7 between the pick-up point and Kepa Road).

The applicant's traffic engineer's analysis, based on a trip generation rate of 169 vehicles per hour (85 vph inbound and 85 vph outbound), with about 70 % using the drive-thru, suggests that queues will not exceed 7 vehicles, leaving capacity for 6 additional vehicles. While this is helpful, we consider using a vehicle trip rate of 200 vph would provide a more robust assessment to understand the effects.

The applicant's traffic engineer's also mentions that McDonald's aims for a 40-second service time but acknowledges that actual service times could range from 60 to 80 seconds. In the applicant's latest response, they provide an analysis of the Cavendish Drive and Railside Drive's average drive-thru service times. It appears that the 85th percentile service time ranges from 87 seconds to 179 seconds with the maximum observed number of cars queued in the drive-through being 4 vehicles. While these numbers contradict the assessment in the TIA, the applicant is of the view that their theoretical assessment of queuing on site is conservative.

Consequently, we don't consider the applicant's calculations of drive-through service time to be sound, and, together with their assumed trip rate being too low, we consider that the effects from potential drive-through queuing are not properly understood, nor addressed.

3.6 Traffic modelling

The applicant has undertaken traffic modelling for the site access. Only an evening peak period has been considered.

We consider their modelling to be inadequate because

- ◆ It assumes the lower of the industry vehicle trip generation rates, and doesn't include a more likely vehicle trip generation rate
- ◆ It only assesses the vehicle operation of the site access, and doesn't consider the inter-related effects as a result of queuing on Kapa Road past the site
- ◆ The assessment should also consider other time periods, when traffic patterns past the site differs.

The applicant acknowledges that queues will form past the site's vehicle crossing during peak times, but this creates a fundamental issue with their traffic modelling. The existing queuing on Kapa Road, particularly during peak times, has not been adequately accounted for in the assessment of the operation of the McDonald's vehicle access. This Kapa Road queuing will impact both on-site queuing and queuing on Kapa Road to access the site, especially for drivers attempting to make a right-turn into the site through gaps in the traffic.

Because the modelling is inadequate, the proposal's effects are not fully understood, nor addressed.

3.7 Impacts on Kapa Road

Works are underway for changes to the Kapa Road/Kupe Street intersection, as indicated in the plan below (source S95 Notification Decision).



Slow-moving queues occur on Kepa Road during peak times, westbound in the morning and eastbound in the evening. With the new intersection control, stopped queues will extend from the Kepa Road/Kupe Street intersection when the traffic lights show red. The modelling undertaken by the applicant's traffic engineer has not taken this into account. Indeed, they suggest that only 1 vehicle is expected to be queued in the evening peak hour, waiting to turn right into the site. The extent of this queueing would be much greater if the general traffic queues were taken into account, and the higher vehicle trip generation rate was used.

We have concerns about

- ♦ the safety of people walking and cycling on the footpath and cycleway past the site due to drivers taking gaps in traffic without being fully aware of these pedestrians and cyclists
- ♦ the safety of these pedestrians and cyclists due to the compromised inter-visibility between drivers turning into the site caused by the queueing in the general traffic lanes on Kepa Road
- ♦ the extent of the queueing on Kepa Road for those waiting to turn right into the site, taking into account the difficulties of accessing the site, because of the Kepa Road general queues, as well as the higher vehicle trip generation rate is not fully understood. We consider it will be longer than the 1 vehicle estimated by the applicant's traffic engineer. This queue could impact on the accessibility of nearby sites, as well as the operation of Kepa Road itself
- ♦ those exiting the site not being able to find gaps in the traffic, and resulting in more queueing across the footpath and cycleway, as well as within the site. This queueing may have the potential to grid-lock the site, which will further increase queueing for those waiting to turn in from Kepa Road, and exacerbate the effects of this queueing.

In regard to the above, the applicant has stated that the Kepa Road queues that will form past the McDonald's site during peak hours will have a positive effect on safety, by reducing vehicle speeds and providing more opportunities for safe turning. In the applicant's s92 responses they state

- ♦ The positive effect on safety refers to reduced speeds and stationary queues past the McDonald's site access, which could lower the risk of collisions. Slower vehicle flows may encourage let-in behaviour, reducing queueing across the footpath and cycle path

- ♦ The applicant notes that there will be one eastbound lane retained on Kepa Road past the site, minimising the risk of queues spilling into multiple lanes
- ♦ They also highlight that the proposed traffic signals would impact the Z Service Station in a similar way, with two lanes of queuing and permitted right turns potentially causing greater safety risks than at the McDonald's site
- ♦ Regarding overlapping vehicle movements, the traffic modelling suggests that the right-turn queue into McDonald's will be no longer than 1 vehicle, meaning no significant overlap with vehicles turning into the Z Station or from the Kepa Road / Kupe Street intersection is anticipated.

The applicant asserts that further traffic modelling of the proposed access and Kupe Street intersection is unnecessary, arguing that queues during peak times will already extend past the vehicle crossing. They suggest that a micro-simulation model would be required to analyse future conditions accurately, but they believe this level of modelling is not necessary for the current proposal.

The concerns we have are not alleviated by the applicant's responses, as the slower speeds won't necessarily address inter-visibility caused by the queuing on Kepa Road, nor the extent of queuing on site, or for the right turn into the site, and their subsequent effects on the operation of Kepa Road.

3.8 Right turn ban at vehicle crossing

The proposal includes banning right turn movements from the site, in an effort to reduce operational and safety issues. Although the applicant's modelling suggests that a small number of non-compliances can be managed operationally, the applicant's assessment does not provide certainty in this respect, and we consider the outcome of non-compliances could be unsafe.

The applicant has advised that the right turn ban at the vehicle crossing will be managed by the introduction of a mountable island located within the driveway crossing.

We have concerns about the effectiveness of the measures proposed to prevent these right-turn movements. The consequences include drivers turning right anyway by tracking over the mountable island, or if faced with queued vehicles waiting to turn into the site, then they may make alternative movements, such as turning left, then u-turning on Kepa Road. The impacts of these movements have the potential to result in crashes with other vehicles, and crashes with pedestrians on the adjacent zebra crossing.

If the application is approved, we recommend additional measures to mitigate the effects on pedestrians at the zebra crossing. These could include extending the pedestrian refuge island to the east, requiring drivers to merge into the main traffic lane further from the crossing than they otherwise would. Additionally, measures to reduce the likelihood of right-turn-out movements could be considered, such as narrowing the vehicle crossing splay at the southern end, provided truck movements are restricted to approach from the north.

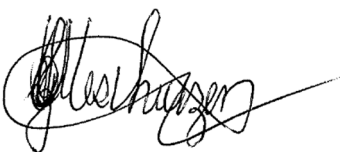
4 CONCLUSION

Based on our review, we have identified several traffic and transportation issues that could result in adverse transport effects. While the applicant has provided additional information in response to S92 queries, in our view critical concerns remain, particularly

- ◆ **Trip generation assumptions:** We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts
- ◆ **Drive-thru queuing analysis:** The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ◆ **Impact on Kepa Road:** We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kepa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ◆ **Queuing effects to access the site:** The existing queuing on Kepa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ◆ **Site access and right turn out ban:** While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kepa Road.

It is important to emphasise that these issues are all interconnected.

Yours sincerely



Gerhard van der Westhuizen
PRINCIPAL TRANSPORTATION ENGINEER

Reference: P:\MASF\001 Review of Orakei McD\4.0 Reporting\L1A250131 152 Kepa Rd Review Final.docx

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 2:00:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24282] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sue Bennett

Organisation name: St Joseph's School Orakei

Contact phone number: 095210866

Email address: principal@sjorakei.school.nz

Postal address:

16 Brenton Place
Orakei Auckland
Orakei Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

From the traffic impact assessment:

"Overall, it is considered that the proposed site access arrangement will operate safely and efficiently with less than a minor impact on the continuing safe and efficient operation of the local road network, provided the right turn exit is prohibited.

This TIA needs to be revised in light of the work underway on Kupe St intersection as this no longer holds true

"The effectiveness of signage to eliminate a right turn movement depends to a great extent on the difficulty of that movement, and the ability for customers to easily choose a different route after making the left turn exit. In this case, Kupe Street provides an alternative route for customers returning to areas to the north of the site, and the slip road and Kupe Street together provide an opportunity for customers to effectively make a "U-turn" in order to proceed to the west. Customers will also soon become familiar with the restricted exit, and may choose not to visit the site (for example by-pass customers who are already travelling in the westbound direction will be reluctant to call into the site on their way past).

Is this the only design solution for constructing a barrier? What about a line of flexible median barrier, or a row of flexible vertical lane markers along the north edge of the flush median, opposite the vehicle crossing exit, which would facilitate use of the flush median for turning right into the site, but deter turning right out it?

"There are essentially two options for eliminating the right turn exit movement, one through the use of signage and the other by constructing a solid median island on Kepa Road to physically prevent the movement. The latter is clearly the option that ensures total compliance with the restriction but, given that it will be critical for the functioning of the restaurant to retain the right turn entry movement into the site, and to avoid any effects on neighbouring properties, the provision of a solid median island is not practical."

Does this assessment include visibility for motorcyclists travelling west? Note Appendix A, item 4, motorcyclist hit 13 year-old cyclist. I attended this incident. A child cycling to school (St Thomas Y 8) was struck while using the pedestrian crossing by a motorcyclist who was cutting up the lane past stationary traffic. How much more likely to reoccur is this if the flush is covered with turning traffic?

"However, any vehicle that is waiting on the painted flush median before turning right into the site could potentially block visibility of a pedestrian on the crossing for vehicles approaching from the east. An assessment of the required and available Approach Sight Distance to ensure the continuing safe operation of the zebra crossing is provided in Appendix F, from which it is concluded that the desirable sight lines are available such that there will again be no detrimental effect on pedestrian safety."

"Given that deliveries generally occur at times outside the busy periods for the restaurant, the delivery activities (with the appropriate on-site management as discussed earlier) will have minimal effect on the site operation, and no effect on the road network."

Will delivery times also be scheduled and monitored to avoid peak arrival and departure times at school?

"The need to introduce truck and other vehicle movements during the construction phases of any development always has a potential to impact on the surrounding area and road network, but a certain degree of impact for what is normally a relatively short period of time (at least in the context of the life of the proposed development) is inevitable, and should not normally be a reason for restricting development. What is important however is that measures must be put in place to minimise any potential impacts of construction traffic, and this is generally achieved through the requirement for a construction traffic management plan (CTMP) to be prepared and approved prior to work commencing. Where necessary this seeks to control the times of operation (eg avoiding peak periods), routes used, and other matters to minimise potential impact. Kepa Road is appropriate and able in capacity terms to accommodate the small volumes that will be associated with the construction phases, and the application of a CTMP will ensure that any potential impact on the surrounding area is minimised. The preparation of such a CTMP should be a condition of resource consent."

Will CTMP also be strictly designed and monitored to avoid peak arrival and departure times at school? What protocols are in place to ensure regular direct advance warning of movements or activity to school and any feedback from school?

"Those relating to transport matters are as follows; Policy H13.3(3)(c) (3) Require development to be of a quality and design that positively contributes to: (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities. The proposal has been designed to provide appropriate access for people of all ages and abilities. The pedestrian links within the site have been designed to ensure the safe movement of pedestrians, with the link out to Kepa Road having a raised table to control the speed of vehicles leaving the drive-through lane."

What in this positively contributes to pedestrian amenity, movement, safety and convenience immediately outside, at the crossing and using new cycle lane extensions, by those not using the site, rather than just within the site?

What are the reasons for your submission?

This is a submission on behalf of St Joseph's School Board and Community.

What decisions and amendments would you like the council to make?

For the Council not to give permission for MacDonalds to operate from this site.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 2:00:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24283] Submission
Attachments: OCA Submission McDonalds 152 Keba Road Orakei Auckland.pdf (269.53 KB), L1A250131
152 Keba Rd Review Flow 31 January 2025.pdf (1.01 MB)

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alastair Peter Bell

Organisation name: Orakei Community Association Inc

Contact phone number: 0296306500

Email address: alastair@alastairbell.com

Postal address:

Po Box 9932
Auckland
Auckland 1149

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Orakei Community Association objects to the Application in full

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

1. not approve the application, in full
2. the assessment criteria in the Act at H13.8.2(5) is relevant and this Application does not meet this
3. to consider the expert assessment of traffic dated 31 January 2025, attached
4. that LGAC s15(2)(c) adhere to the Auckland unitary Plan strictly. we submit these provisions are not guidelines that can be exceeded

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

OCA Submission McDonalds 152 Kepa Road Orakei Auckland.pdf

L1A250131 152 Kepa Rd Review Flow 31 January 2025.pdf

31 January 2025

Rob Sherlock
Orakei
AUCKLAND

Dear Rob

REVIEW OF RESOURCE CONSENT APPLICATION BY MCDONALD'S RESTAURANTS (NZ) LTD AT 152 KEPA ROAD, ORAKEI

As requested, Flow Transportation Specialists (Flow) has undertaken a review of the traffic and transportation matters associated with an application for resource consent for a fast-food restaurant and drive-through (a McDonalds) at 152 Kepa Road, Orakei (Site).

1 SUMMARY OF OUR REVIEW

We have been asked to review the applicant's Traffic Impact Assessment (TIA) report and section 92 (S92) responses to transport matters.

We have reviewed the following documents available on Auckland Council's website¹ in preparing our review

- ◆ Traffic Impact Assessment (TIA), prepared by Traffic Planning Consultants Ltd (TPC), dated March 2024
- ◆ S92 responses (five rounds), prepared by TPC, dated 19 June 2024, 15 August 2024, 5 September 2024, 1 October 2024, and 27 October 2024.

Our primary concern is the proposal's potential impact on the road network, particularly how trip generation could result in queuing on Kepa Road, as well as within the site, with broader implications for the operation and safety of the transport network, including impacts to people walking and cycling past the site on the footpath and cycleway.

Our other matters of concern, and matters we consider not addressed by the applicant, are listed below

- ◆ We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts

¹ [Resource Consent Application](#)

- ◆ The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ◆ We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kepa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ◆ The existing queuing on Kepa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ◆ While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kepa Road.

2 SUMMARY OF THE PROPOSAL

Table 1 provides a summary of the site address, applicable planning zone, and proposed land use activities.

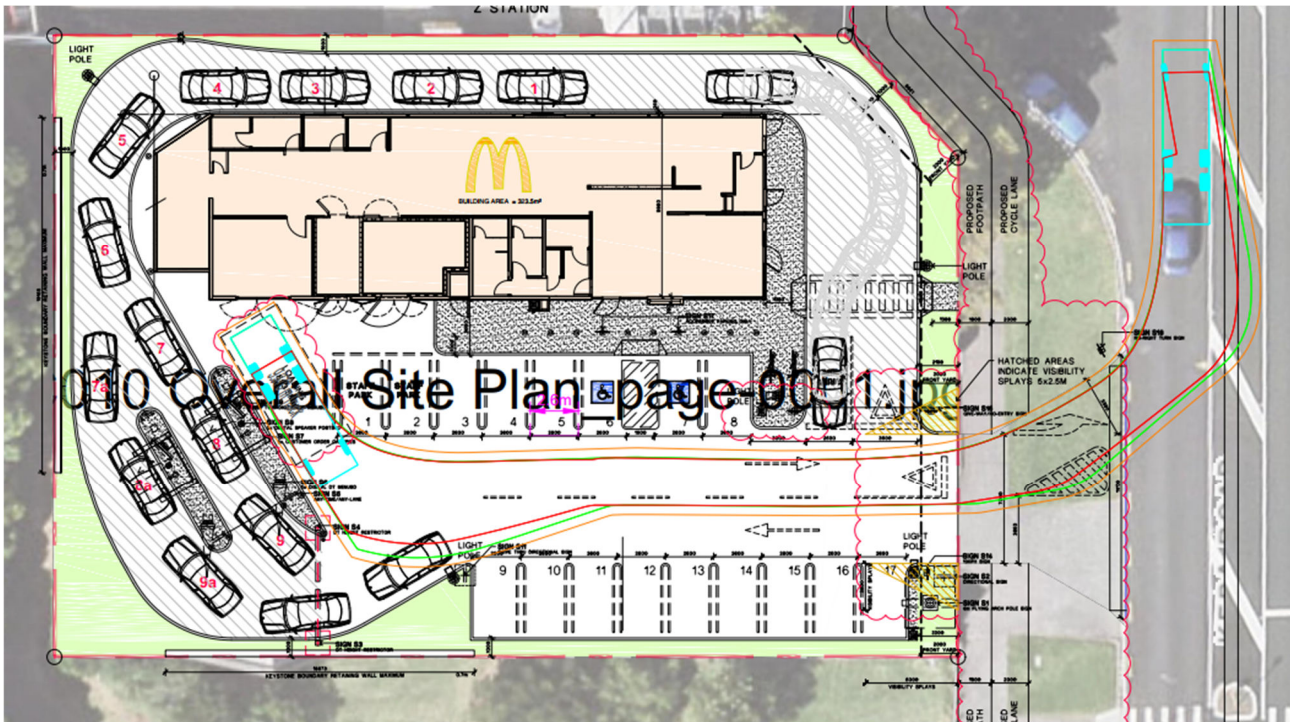
Table 1: Site Summary

Site Address	152 Kepa Road, Orakei, Auckland
Planning Zone	Business – Mixed Use Zone
Activity Proposed	Fast food restaurant including a drive-through (Mc Donalds)

Figure 1 shows the proposed layout of the site. Key transportation features include

- ◆ A vehicle crossing, with no-right turn out signage and a mountable central island
- ◆ A loading bay
- ◆ 17 car park spaces, including 2 for staff, 2 accessible spaces and 13 standard spaces
- ◆ Two order windows and one service window for drive-through customers
- ◆ A footpath connection on Kepa Road.

Figure 1: Proposed development plan (Source ITA, TPC)



The site fronts onto Kapa Road, an Arterial Road (per the Auckland Unitary Plan roading classification). It has a speed limit of 50 km/h and there is a zebra crossing to the west of the proposed vehicle crossing that includes a raised platform.

3 REVIEW OF TRANSPORTATION MATTERS

3.1 Potential traffic effects

There are several potential traffic effects associated with the proposal that are covered in this letter, including

- ◆ Driveway design
- ◆ Trip generation
- ◆ Adequacy of on-site parking and manoeuvring
- ◆ Adequacy of internal space on site for queuing to access the drive-through, access parking, and for exiting the site
- ◆ Traffic modelling assumptions
- ◆ Implications for the operation of Kapa Road
- ◆ Implications on safety for people passing the site, particularly people walking and cycling
- ◆ Proposed mitigation measures, such as the ban on right-turn out movements.

3.2 Driveway design

Figure 1 shows a mountable island that is intended by the applicant to prevent right turn out movements from the site. It was identified through the S92 process that the right turn out movements would have operational and safety issues if permitted.

As discussed later in our letter, we have concerns about

- ◆ The effectiveness of a mountable island that is intended to deter right turn movements out from the site
- ◆ Drivers trying to turn right from the driveway, using the gap between the pedestrian refuge island and where drivers wait before turning right into the site
- ◆ The potential for drivers to queue when exiting the site, blocking the footpath and cycleway
- ◆ The potential for drivers to block the footpath and cycleway while waiting to enter the drive-through or access a parking space.

3.3 Trip Generation

The applicant's TIA relies on McDonald's internal customer catchment analysis to predict transactions and people-trip generation for the proposed Kepa Road development. Without providing justification, they have adopted a vehicle trip rate of 112 vph for the peak hour of the activity.

As a sensitivity test, they reference Research Report 453 (RR 453), which predicts a vehicle trip generation of 169 vehicles per hour (vph), based on the gross floor area (GFA) of the building.

We note that other industry guides suggest higher trip rates

- ◆ the RTA Guide to Traffic Generating Developments suggests that a McDonald's could generate up to 180 vph, and that sensitivity testing of 230 vph during weekends should be considered
- ◆ the TRICS 2008 database suggests over 200 vph during peak hours at weekends
- ◆ the ITE Trip Generation suggests over 200 vph during peak hours at weekends.

Our primary concerns are

- ◆ The applicant has not provided any sensitivity analyses using these other trip rates, and therefore the potential effects of the activity are not fully considered or addressed for the weekday peak period
- ◆ The applicant has not considered the potential effects during busier weekend periods
- ◆ By not considering what may realistically eventuate for vehicle trip generation, the effects of this traffic on Kepa Road, as well as flow-on effects from on-site queuing and manoeuvring to and from the site, have not been adequately assessed, nor addressed.

The applicant has provided transactional data from five existing McDonald's locations (Cavendish Drive, Constellation Drive, Railside Avenue, Great North Road, and Manukau Road) to compare with the proposed Kepa Road site. While specific transactional data for each restaurant is not provided due to

commercial sensitivities, the data provides ranges that offer a reasonable comparison. The locations of these restaurants are all on arterial roads similar to, or busier than, Kepa Road and within walking distance of business, as well as residential-zoned land, which may slightly increase the number of walk-in customers, compared to what might be expected at the Kepa Road site.

In the applicant's latest S92 response, they provided the number of people associated with a 3.0 km catchment around the existing sites and compared that to the proposed site. They noted that most of these sites have a larger (more people) residential catchment than the proposed restaurant at Kepa Road.

The information provided in the S92 responses shows that the number of customers expected at the Kepa Road site is near the median of these other McDonald's during lunchtime trading hours, and towards the higher end during evening peak periods, with a similar profile expected for drive-through operations. Notably, weekend lunchtime trip generation for the Kepa Road site is predicted to be at the lower end of the range.

The S92 responses also say that the transactional data shows that the assumed trip generation rate of 169 vph (from RR 453) is higher than the average vehicle trip generation from other restaurants, despite the Kepa Road site having a smaller GFA, with the applicant's view being that this indicates that the TIA's analysis is robust. However, this seems to be based on data from the drive-through transactions, and a view on likely split of in-restaurant customers' mode of travel.

Regarding weekend trading peaks, the applicant asserts that the TIA provides trip generation predictions for all seven days of the week, with Friday the busiest day, and that weekend trading times align with weekday peaks.

Despite this data and analysis, in our view, there is no certainty that the Kepa Road site would experience this 169 vph trip rate, rather than any of the other trip rates suggested by industry guidelines, or what might occur at these other sites.

In the latest s92 response, the applicant provides data from their surveyed vehicle trip generation at two sites, namely the Cavendish Drive and Railside Avenue sites (the applicant considers that these existing sites have similarly-sized people catchments).

The data shows that the peak trip generation of the Railside Avenue site is just above 200 vph during the time of the survey, of which the drive-thru trips were about 160 vph. This is significantly higher than the trip generation numbers that the applicant has assumed based on the previous customer transaction data. The survey data did indicate that the busiest weekday peak is similar to the busiest weekend peak.

Based on our review of the information, we consider that a trip generation of 200 vph should be used to assess the application's effects on the transport network. In our view, this would provide an assessment that is generally in line with the trip generation guidance available.

3.4 Parking provision and layout

The applicant's TIA report asserts that the 17 car park spaces will be sufficient to meet peak demand, with no spill-over parking beyond the site.

In their s92 response, the applicant explained that customers dining in typically spend no more than 40 minutes on-site, often much less. Additionally, some in-store transactions may be from customers using inside counters to avoid queues at the drive-through. They also noted that some of the in-store transactions are related to delivery services like Uber Eats, with the associated vehicles typically on-site for less than five minutes.

While we are satisfied with the applicant's response regarding parking duration and turnover, the layout of the parking area is such that if queueing extends back from the drive-through, or if vehicles are waiting to turn out of the site onto Kepa Road, then getting access to the parking will be difficult, and will result in more queueing occurring, potentially back onto Kepa Road. We discuss this further in the section below.

3.5 Drive-through queuing

The applicant's queuing analysis assumes two service points, but based on the available information, it appears there is only one pay point. If this is the case, the queuing analysis should have been conducted using the M/M/1 queuing model (for a single service point) rather than the M/M/s model. The implications on queuing capacity could be significant, particularly if the number of service points is overestimated.

The applicant's response clarifies the following

- ♦ The 40-second service time refers specifically to the time taken at the order point, which they identify as the key point where queuing would begin and potentially impact the site's access. According to the applicant, the queuing analysis for two ordering points is accurate
- ♦ The 40-second service time is a target for McDonald's but not based on measured times. A sensitivity analysis using an unrealistic 80-second service time was provided, indicating that queues would still be contained within the site
- ♦ McDonald's management practices include using grill-order spaces or general parking spaces to accommodate vehicles whose orders take longer, ensuring that the drive-through lane remains operational. In extreme cases, staff may direct customers to order inside to reduce demand
- ♦ The applicant claims the drive-thru facility can accommodate up to 21 cars (6 before the order point, 8 between the order and pick-up points, and 7 between the pick-up point and Kepa Road).

The applicant's traffic engineer's analysis, based on a trip generation rate of 169 vehicles per hour (85 vph inbound and 85 vph outbound), with about 70 % using the drive-thru, suggests that queues will not exceed 7 vehicles, leaving capacity for 6 additional vehicles. While this is helpful, we consider using a vehicle trip rate of 200 vph would provide a more robust assessment to understand the effects.

The applicant's traffic engineer's also mentions that McDonald's aims for a 40-second service time but acknowledges that actual service times could range from 60 to 80 seconds. In the applicant's latest response, they provide an analysis of the Cavendish Drive and Railside Drive's average drive-thru service times. It appears that the 85th percentile service time ranges from 87 seconds to 179 seconds with the maximum observed number of cars queued in the drive-through being 4 vehicles. While these numbers contradict the assessment in the TIA, the applicant is of the view that their theoretical assessment of queuing on site is conservative.

Consequently, we don't consider the applicant's calculations of drive-through service time to be sound, and, together with their assumed trip rate being too low, we consider that the effects from potential drive-through queuing are not properly understood, nor addressed.

3.6 Traffic modelling

The applicant has undertaken traffic modelling for the site access. Only an evening peak period has been considered.

We consider their modelling to be inadequate because

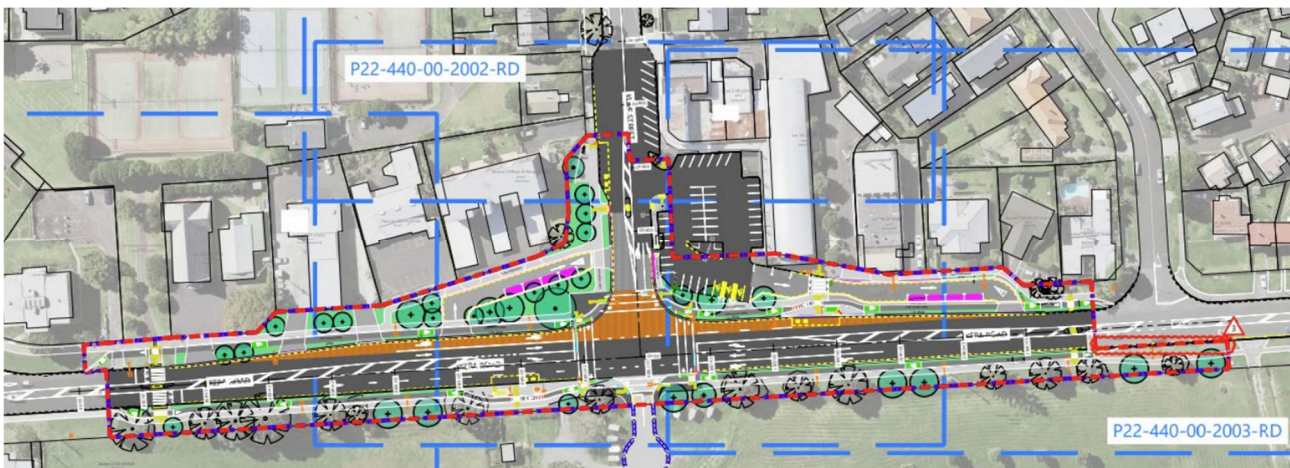
- ◆ It assumes the lower of the industry vehicle trip generation rates, and doesn't include a more likely vehicle trip generation rate
- ◆ It only assesses the vehicle operation of the site access, and doesn't consider the inter-related effects as a result of queuing on Kapa Road past the site
- ◆ The assessment should also consider other time periods, when traffic patterns past the site differs.

The applicant acknowledges that queues will form past the site's vehicle crossing during peak times, but this creates a fundamental issue with their traffic modelling. The existing queuing on Kapa Road, particularly during peak times, has not been adequately accounted for in the assessment of the operation of the McDonald's vehicle access. This Kapa Road queuing will impact both on-site queuing and queuing on Kapa Road to access the site, especially for drivers attempting to make a right-turn into the site through gaps in the traffic.

Because the modelling is inadequate, the proposal's effects are not fully understood, nor addressed.

3.7 Impacts on Kapa Road

Works are underway for changes to the Kapa Road/Kupe Street intersection, as indicated in the plan below (source S95 Notification Decision).



Slow-moving queues occur on Kepa Road during peak times, westbound in the morning and eastbound in the evening. With the new intersection control, stopped queues will extend from the Kepa Road/Kupe Street intersection when the traffic lights show red. The modelling undertaken by the applicant's traffic engineer has not taken this into account. Indeed, they suggest that only 1 vehicle is expected to be queued in the evening peak hour, waiting to turn right into the site. The extent of this queueing would be much greater if the general traffic queues were taken into account, and the higher vehicle trip generation rate was used.

We have concerns about

- ♦ the safety of people walking and cycling on the footpath and cycleway past the site due to drivers taking gaps in traffic without being fully aware of these pedestrians and cyclists
- ♦ the safety of these pedestrians and cyclists due to the compromised inter-visibility between drivers turning into the site caused by the queueing in the general traffic lanes on Kepa Road
- ♦ the extent of the queueing on Kepa Road for those waiting to turn right into the site, taking into account the difficulties of accessing the site, because of the Kepa Road general queues, as well as the higher vehicle trip generation rate is not fully understood. We consider it will be longer than the 1 vehicle estimated by the applicant's traffic engineer. This queue could impact on the accessibility of nearby sites, as well as the operation of Kepa Road itself
- ♦ those exiting the site not being able to find gaps in the traffic, and resulting in more queueing across the footpath and cycleway, as well as within the site. This queueing may have the potential to grid-lock the site, which will further increase queueing for those waiting to turn in from Kepa Road, and exacerbate the effects of this queueing.

In regard to the above, the applicant has stated that the Kepa Road queues that will form past the McDonald's site during peak hours will have a positive effect on safety, by reducing vehicle speeds and providing more opportunities for safe turning. In the applicant's s92 responses they state

- ♦ The positive effect on safety refers to reduced speeds and stationary queues past the McDonald's site access, which could lower the risk of collisions. Slower vehicle flows may encourage let-in behaviour, reducing queueing across the footpath and cycle path

- ♦ The applicant notes that there will be one eastbound lane retained on Kepa Road past the site, minimising the risk of queues spilling into multiple lanes
- ♦ They also highlight that the proposed traffic signals would impact the Z Service Station in a similar way, with two lanes of queuing and permitted right turns potentially causing greater safety risks than at the McDonald's site
- ♦ Regarding overlapping vehicle movements, the traffic modelling suggests that the right-turn queue into McDonald's will be no longer than 1 vehicle, meaning no significant overlap with vehicles turning into the Z Station or from the Kepa Road / Kupe Street intersection is anticipated.

The applicant asserts that further traffic modelling of the proposed access and Kupe Street intersection is unnecessary, arguing that queues during peak times will already extend past the vehicle crossing. They suggest that a micro-simulation model would be required to analyse future conditions accurately, but they believe this level of modelling is not necessary for the current proposal.

The concerns we have are not alleviated by the applicant's responses, as the slower speeds won't necessarily address inter-visibility caused by the queuing on Kepa Road, nor the extent of queuing on site, or for the right turn into the site, and their subsequent effects on the operation of Kepa Road.

3.8 Right turn ban at vehicle crossing

The proposal includes banning right turn movements from the site, in an effort to reduce operational and safety issues. Although the applicant's modelling suggests that a small number of non-compliances can be managed operationally, the applicant's assessment does not provide certainty in this respect, and we consider the outcome of non-compliances could be unsafe.

The applicant has advised that the right turn ban at the vehicle crossing will be managed by the introduction of a mountable island located within the driveway crossing.

We have concerns about the effectiveness of the measures proposed to prevent these right-turn movements. The consequences include drivers turning right anyway by tracking over the mountable island, or if faced with queued vehicles waiting to turn into the site, then they may make alternative movements, such as turning left, then u-turning on Kepa Road. The impacts of these movements have the potential to result in crashes with other vehicles, and crashes with pedestrians on the adjacent zebra crossing.

If the application is approved, we recommend additional measures to mitigate the effects on pedestrians at the zebra crossing. These could include extending the pedestrian refuge island to the east, requiring drivers to merge into the main traffic lane further from the crossing than they otherwise would. Additionally, measures to reduce the likelihood of right-turn-out movements could be considered, such as narrowing the vehicle crossing splay at the southern end, provided truck movements are restricted to approach from the north.

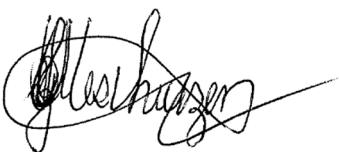
4 CONCLUSION

Based on our review, we have identified several traffic and transportation issues that could result in adverse transport effects. While the applicant has provided additional information in response to S92 queries, in our view critical concerns remain, particularly

- ◆ **Trip generation assumptions:** We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts
- ◆ **Drive-thru queuing analysis:** The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ◆ **Impact on Kepa Road:** We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kepa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ◆ **Queuing effects to access the site:** The existing queuing on Kepa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ◆ **Site access and right turn out ban:** While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kepa Road.

It is important to emphasise that these issues are all interconnected.

Yours sincerely



Gerhard van der Westhuizen
PRINCIPAL TRANSPORTATION ENGINEER

Reference: P:\MASF\001 Review of Orakei McD\4.0 Reporting\L1A250131 152 Kepa Rd Review Final.docx

LUC60431090 - 152 Kepa Road, Orakei, Auckland - Notified Application

Submission on behalf of the Orakei Community Association Inc.

SUBMISSION SUMMARY

The Orakei Community Association (OCA) has considered this application at length and remains very concerned with its impact to the point where we object to the application in its entirety.

- Our members and residents live in the Orakei suburb which has about 2,400 homes. Our experience is our lived experience here.
- OCA supports businesses in the local community and proactively welcomes new businesses wishing to establish here. A current example is the new butchery in Coates Ave. We have no objection to the array of fast food restaurants a few kilometres away in the eastern end of Quay Street nor the cooked food outlets at Estridge, a kilometre to the east of this proposed site.
- So it's this application for a planned McDonald's drive-through 24/7 restaurant on a busy arterial road that has exercised us and the broader Orakei community. It's this application that we object to.
- Significant concerns are the 24/7 operating hours, litter, food-scrap, noise, light, traffic volume and street congestion and road and pedestrian safety. We submit that the application doesn't fit the planning/zoning requirements.
- We objected also to the first application by McDonalds, seeking a non-notified consent which was later withdrawn. We believed that application was very much a matter for community input. After a ruling that public notification was required due to "non-minor environmental impacts" the applicant then withdrew that application.
- Then it came back. Also seeking non notification. The concerns raised by the OCA in response to previous McDonald's applications (September 2023 and April 2024) remain relevant to the current application. The changes in the latest application from the first application are in our view so aesthetic as to be contemptuous of the consenting process.
- We also respectfully raise concern with the 'over the summer break' submission process. This has inhibited some further research being assembled.

- Our concern is the well-being of the community, as emphasized under s15(2)(c) of the LGAC Act. Given the ongoing concerns within the community about this and previous proposals to establish a McDonald's at this location, OCA has consistently advocated for the Council to process applications with strict adherence to the Auckland Unitary Plan's policies and development provisions. These provisions must not be treated as flexible guidelines that can be exceeded.
- An OCA Community Forum held in May, 2024 previewed the McDonalds plans and was united in opposition. It overflowed with a big, activated turnout of 146 local residents who asked OCA to submit against the Application.
- The strong opposition within the community to this development is also evidenced by a petition with over 2,000 signatures against the proposal.
- The proposed part of Kupa Road is congested from 7.15am every business day and from 3.30pm. A raised pedestrian crossing on Kupa Road was found necessary for safety of school children and the public and is at the point on Kupa Road, where traffic would enter/depart the proposed 24/7 drive through McDonalds.
- The proposal would likely increase traffic flows and increase the number of entry/exits from/to this major one-lane each-way arterial. The Applicant would know the number of customers' vehicles they would need to operate a sustainable business.
- This year, 2025, a T intersection – Kupa Street and Kupa Road – is under reconstruction introducing traffic lights a few hundred metres east of the Applicants site. The banked-up traffic and historic congestion will be further impacted, congesting the road where the Application wants to locate.
- Walking accessing into this McDonalds business would be much less likely due to 20 car parks having been removed in 2025 from the Kupa Street shops as part of the traffic lights project and elsewhere, restricted roadside parking.
- OCA works closely with Kainga Ora regarding their current housing stock and future plans. We are concerned about the neighbouring and adjacent social housing and plans for further KO intensification.
- Two primary schools (Orakei Primary and St Josephs) are near-by. Enough of the children walk to and from schools. Traffic turning into and out of the proposed eating facility would add to danger crossing footpaths.

- Across the back fence from the proposed McDonalds is a community sports facility (tennis) that would likely suffer the cooking smells from processed fast food and noise and lighting.
- Directly across the busy road is the now well-advanced community garden (māra kai) that promotes healthy eating, which has been developed over recent years by Ngati Whatua Orakei.
- While the business mixed-use zoning permits drive-through restaurants under H13.4.1(A10), such activities must align with the zone description, objectives, and policies. **We submit** that the assessment criteria at H13.8.2(5) is relevant to our objections and this application does not meet the needs of streets and pedestrian movement and safety.
- The OCA has taken both a high level as well as a very local approach to evaluating this proposal, considering its potential impact on community patronage, social behaviour, health, and accessibility of food options across generations. Additionally, we considered the broader implications for local amenity and the region's arterial infrastructure, bus routes and access to train station at Orakei.
- The Association's Executive has read and endorses the comments of the Orakei Local Board on this Application
- We are pleased to collaborate with the local Hapu, Ngati Whatua Orakei which also objects to this Application

Ngati Whatua Orakei has Manawhenua in this part of Auckland. They note

“In February 2025, our Chair and CEO met with representatives of McDonald's regarding this development.

This was not a consultation hui and is the only time we have engaged with McDonalds.

The purpose of the meeting was to share our opposition to the restaurant opening on Kepa Road.

Contrary to recent comments made by some members of the public and a Ngāti Whatua Orakei whanau member, our position in opposing this development has not changed. “

- We attach the full expert report on traffic impacts dated 31 January 2025 by Flow Transportation Specialists (Flow), and its summary is copied in point 11 below.

MORE SPECIFICALLY:

1. Environmental and Community Well-Being:

- A Detailed Site Investigation (DSI) confirmed elevated heavy metal concentrations on the site, raising concerns about human health, environmental discharge, and compliance with the Unitary Plan and National Environmental Standards.
- an enormous Council and volunteer collaborative effort by Eastern Bays Song Bird has reduced rat numbers and consequently increased bird numbers around the Purewa bush and local areas. We fear the return of pests and rodents being attracted to food preparation and potentially litter or food-scrap.
- Submissions against the proposed Wanaka McDonalds cite studies that show that 56% of the rubbish within the vicinity of a McDonalds outlet in NZ is typically McDonald's related.

2. Traffic and Access:

- Kepa Road is a heavily trafficked arterial route, with an average daily volume of 24,000 vehicles, which may increase with the new signalised intersection and housing intensification.
- The proposed vehicle access design is non-compliant with the maximum width standard and raises concerns about safety, queuing, and congestion.
- On-site parking and queuing provisions appear inadequate to handle the forecasted traffic volumes, particularly during peak times.
- The proposed part of Kepa Road is congested from 7.15am every business day and from 3.30pm. A raised pedestrian crossing on Kepa Road was found necessary for safety of school children and the public and is at the point on Kepa Road, where traffic would enter/depart the proposed 24/7 drive through McDonalds.

The proposal would likely increase traffic flows and increase the number of entry/exits from/to this major one-lane each-way arterial. The Applicant would know the number of customers' vehicles they would need to operate a sustainable business.

This year, 2025, a T intersection – Kupa Street and Kepa Road – is under reconstruction introducing traffic lights about 200 metres from the Applicants site. The banked-up traffic and historic congestion will be further impacted, congesting the road where the Application wants to locate. Kepa Road has 26,000 traffic movements each business day, according to Auckland Transport. Access from and back onto Kepa Road will be a danger to other traffic and pedestrians. Kepa road is also the main bus arterial with bus stops in the line of traffic. A bike lane is also being established with

this intersection build and this would in time cross-over entrance way if the Application is granted.

- Walking accessing into this McDonalds business would be much less likely due to 20 car parks having been removed in 2025 from the Kupa Street shops as part of the traffic lights project and elsewhere, restricted roadside parking.
- There is already a long-established Z Service Station on the next door property, with traffic flows in and out of Kepa Road

3. Social Impacts and Visual Amenity:

- The introduction of prominent illuminated signage, including a 6-meter-high pylon sign, will have significant adverse effects on the visual and natural environment.
- The site's location on a prominent ridgeline magnifies these effects, impacting views from Orakei, Remuera, and beyond.
- The socio-economic implications of the proposal are significant, given the diversity of the local community and its proximity to schools and social housing.

4. Increased Traffic and Congestion

Traffic Flow Disruption:

The proposed McDonald's will introduce increased vehicle activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. Kepa Road has 24,000 traffic movements each business day, according to Auckland Transport. Access from and back onto Kepa Road will be a danger to other traffic and pedestrians. Kepa road is also the main bus arterial with bus stops in the line of traffic. A bike lane is also being established with this intersection build and this would in time cross-over entrance way if the Application is granted.

These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters. There is already a Z service station beside the proposed McDonalds site with traffic flows into and from Kepa Road.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Earlier traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic

analysis must be conducted once these changes are in place to fully understand their implications on Kupa Road's already congested arterial flow. Please note expert comments from Flow - attached

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

5. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools and neighbouring sports facilities near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

6. Cultural and Health Considerations

The objection from Ngāti Whātua Ōrākei highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

Additionally, the proposed location is directly opposite Pourewa Gardens, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

7. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

8. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

9. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

10. Zoning

While the business mixed-use zoning permits drive-through restaurants under H13.4.1(A10), such activities must align with the zone description, objectives, and policies. We submit that the assessment criteria at H13.8.2(5) is relevant to our objections and this application does not meet the needs of streets and pedestrian movement and safety.

We understand that an objective of the zone (H13.2(3)) will ensure developments contributes positively to planned future form and quality of the area, contributing to "a sense of place". Considering the forthcoming changes to the nearby intersection, the OCA believes the site is increasingly unsuitable for a drive-through restaurant. It would be better suited to non-drive-through activities that align with the zone's objectives and policies.

11. Flow Transportation Specialists (Flow) review of Applicant's TIA. Flow has given OCA permission to use this report.

"SUMMARY OF OUR REVIEW

We have been asked to review the applicant's Traffic Impact Assessment (TIA) report and section 92 (S92) responses to transport matters. We have reviewed the following documents available on Auckland Council's website¹ in preparing our review

□ Traffic Impact Assessment (TIA), prepared by Traffic Planning Consultants Ltd (TPC), dated March 2024

□ S92 responses (five rounds), prepared by TPC, dated 19 June 2024, 15 August 2024, 5 September 2024, 1 October 2024, and 27 October 2024.

Our primary concern is the proposal's potential impact on the road network, particularly how trip generation could result in queuing on Kupa Road, as well as within the site, with broader implications for the operation and safety of the transport network, including impacts to people walking and cycling past the site on the footpath and cycleway.

Our other matters of concern, and matters we consider not addressed by the applicant, are listed below

□ We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts

□ The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects

□ We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kupa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.

□ The existing queuing on Kupa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated

□ While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kupa Road."

The full report dated 31 January 2025 is attached to this submission

CONCLUSION:

The Ōrākei Community Association strongly submits that this application not be granted. The cumulative adverse effects on traffic, pedestrian safety, social cohesion, and local amenity far outweigh any potential benefits. Traffic concerns are supported by expert evidence from Flow.

Furthermore, it faces significant opposition from local residents, Ngāti Whātua Ōrākei, traffic experts, as well as the Local Board.

I confirm the Association's willingness to attend any hearing in support of this submission and provide further details or clarification as required.

Thank you for your time and consideration.

Sincerely,

Alastair Bell

Chair, Orakei Community Association Inc

chair@orakei.org

m: 029-630 6500

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 2:45:18 AM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24284] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alastair Crombie

Organisation name: Purewa Cemetery Trust Board

Contact phone number: 0272915569

Email address: alastaircrombie@purewa.co.nz

Postal address:

4 Parsons Road
Meadowbank
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Light pollution

What are the reasons for your submission?

I am the General Manager at Purewa Cemetery and Crematorium.

The Keepa Rd ridge where the MacDonalds is proposed is in our line of sight across the Pourewa Valley and Creek. I can see that the highly visible and bright lit, 24/7 signage that MacDonalds use as part of the franchise advertising and branding will impinge on visitors to the Cemetery as they look across the Cemetery to the North West. It will affect the 'felt' environment at Purewa, established in 1889, which is a sacred burial ground space full of trees.

What decisions and amendments would you like the council to make?

I would like this impact considered and some thought made about how this could be mitigated.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 3:00:21 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24285] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Alastair Crombie

Organisation name:

Contact phone number: 0272915569

Email address: alastaircrombie@xtra.co.nz

Postal address:

105a Kupe St,
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic and noise 24/7 on the residential Kupe St.

What are the reasons for your submission?

I feel that there will be a significant increase in traffic on Kupe st, where my family and I have owned and lived for 27 years. I believe that the 'boy racer' traffic that does a circuit from MacDonalds Quay st in the Auckland City will find there way up from Mission Bay through the residential streets to Kupe st and then along to the Kapa Rd proposed Mac Donalds, ie they will add in Mac Donalds Kapa Rd into there existing Friday and Saturday night circuit. I would imagine that MacDonalds will be expecting this to happen as they are offering 24/7 service. This would create a great deal of noise including screeching tyres and loud engine in a constant parade past residential homes.

What decisions and amendments would you like the council to make?

How will the Council deal with this should it occur? Which is almost a certainty as far as I can see.

We have friends who live in Parnell over looking Quay St and they have very negative things to say about the congregating boy racers, in there 100's, on Friday and Saturdays particularly. This is to do with loud vehicle noise and light pollution.

What comeback to us residential ratepayers have with Council should this go ahead?

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 3:45:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24286] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Fleur Nixon

Organisation name:

Contact phone number: 0212358856

Email address: fleurdeli@xtra.co.nz

Postal address:

101B Rukutai Street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The traffic evidence from McDonalds is out of date and fails to address the known problem of boy racers who congregate by Quay St McDonalds. The same boy racers at Bastion Point congregate at Bastion Point and there is a reasonable risk that they will congregate near McDonalds Kepa Rd particularly in the carpark outside Resene. McDonalds outlets create trash which will be blown down to the Purewa Creek walkway and Kepa Rd bush and to Purewa Cemetery. This is a special area requiring protection. The effects of litter attracting rats and of McDonalds signage have been omitted from consideration. Eastern Bays Songbird Project in conjunction with Purewa Cemetery has worked hard to support and protect birdlife and in particular the rodent elimination programme will be in jeopardy. The McDonalds signage will be visible from Purewa Cemetery is also open 24/7. I do not want my visits to late friends and family affected by damaged visual amenity. I do want the birdlife in particular wll documented coastal birdlife to be disturbed in mating and navigation and feeding/foraging by the golden arches light visible on the ridge.

What are the reasons for your submission?

Orakei is my home suburb. Some of my family and friends are buried at Purewa. I walk by the creek and in the bush. I don't want the birdlife and visual amenity ruined by 24 hour lit signage and the mountains of trash from McDonalds affecting my leisure or my peaceful remembrance of lost loved ones. I have avoided the Tamaki Drive road hazard

created by late night boy racers who use McDonalds as a meeting point. I don't want that noise and dangerous driving replicated near my home on the streets I drive at night.

What decisions and amendments would you like the council to make?

McDonalds cannot open 24/7. It must not be a drive through. It must not have brightly lit silence. It should be a condition of any sales of products from that premises be subject to an enforceable warranty from McDonalds to take responsibility for all waste generated including food scraps that end up in public spaces attracting vermin. The premises should be limited to dine in and uber deliveries only.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 4:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24287] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Christopher Chandler

Organisation name:

Contact phone number: 02102588841

Email address: chris.chandler@hotmail.co.nz

Postal address:

42 Vale Road
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Change of off lead dog exercising areas

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Keep the off lead rules as they are currently

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 5:00:22 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24288] Submission
Attachments: Objection to the proposed development of a McDonald's at 152 Kapa Road.docx (15.6 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Sharon Sweeney Lauder

Organisation name:

Contact phone number: 021566172

Email address: sweeneylaudersharon@gmail.com

Postal address:

32 Te Arawa St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The location and function of the proposed development

What are the reasons for your submission?

I do not believe the development is in keeping with the local area or the local community

What decisions and amendments would you like the council to make?

I would like the council to deign the application and stipulated that no future plans of this nature be considered for this site

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

Objection to the proposed development of a McDonald's at 152 Kepa Road.docx

I am writing to express my opposition to the proposed development and application for a drive through McDonald's at the 152 Kapa Road site. I tautoko the objection from Ngati Whatua and their aspirations for the health and well-being of their whanau and the wider local community.

I have a Public Health qualification from Massey University and consider the proposal should be rejected in view of the research which has been conducted over many years on the Social Determinants of Health.

A fast food establishment within 400m of one primary school (and exactly where the students cross this very busy road), 900m of a second primary school and within 2km of a secondary school undermines the messages of healthy eating, fiscal responsibility and waste reduction being taught to students in these school environments. These schools cater to a broad cross section of the community including those from the lowest socio-economic groups in our society who are unduly influenced by the advertising and promotional activities conducted by the McDonalds corporation.

Other things to consider are that:

- the site is directly opposite the community garden which has been developed by Ngati Whatua in recent years – a social initiative to promote healthy eating, and food sovereignty, key social determinants of health. Undermining this type of activity at any community is not in the best interests of Aotearoa New Zealand.
- there is no current assessment of the impact such a development will have on an already busy arterial road that runs past an increasing number of residential properties. There is also currently a major redevelopment of the intersection less than 100m from the site and the impacts of this is as yet unknown.
- light pollution and traffic noise to the surrounding homes will be significant and undermine the quality of life for residents.

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 5:15:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24289] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Martin Stuart Lauder

Organisation name:

Contact phone number: 0299124947

Email address: martin.lauder@gmail.com

Postal address:

32 Te Arawa St
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The full proposal

What are the reasons for your submission?

I am writing to express my opposition to the proposed development and application for a drive through McDonald's at the 152 Kapa Road site. I support the objection from Ngati Whatua and their aspirations for the health and well-being of their whanau and the wider local community.

I am a neighbour and keen to look to support and develop our community and the proposal should be rejected in view of the what supports the communities objectives and challenges.

A fast food establishment within 400m of one primary school (and exactly where the students cross this very busy road), 900m of a second primary school and within 2km of a secondary school undermines the messages of healthy eating, fiscal responsibility and waste reduction being taught to students in these school environments. These schools cater to a broad cross section of the community including those from the lowest socio-economic groups in our society who are unduly influenced by the advertising and promotional activities conducted by the McDonalds corporation.

Other things to consider are that:

- the site is directly opposite the community garden which has been developed by Ngati Whatua in recent years – a social initiative to promote healthy eating, and food sovereignty, key social determinants of health. Undermining this type of activity at any community is not in the best interests of Aotearoa New Zealand.
- there is no current assessment of the impact such a development will have on an already busy arterial road that runs past an increasing number of residential properties. There is also currently a major redevelopment of the intersection less than 100m from the site and the impacts of this is as yet unknown.
- light pollution and traffic noise to the surrounding homes will be significant and undermine the quality of life for residents.

What decisions and amendments would you like the council to make?

That the application is rejected in full

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 7:45:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24290] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Andrew Maude

Organisation name:

Contact phone number: +64 0210 265 2210

Email address: maudefamilynz@gmail.com

Postal address:

86 Coates Avenue
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Road safety
Local schools and children
Effects on local business and infrastructure
Rubbish and pollution

What are the reasons for your submission?

Concerned local resident

What decisions and amendments would you like the council to make?

I would like for the council to deny McDonalds there application to build at 152 kepa Rd

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 7:45:18 AM
To: CentralRCSUBmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24291] Submission
Attachments: Peter Jeffs-LUC60431090-McDonalds-Orakei-submission-reasons.pdf (51.05 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Peter Jeffs

Organisation name:

Contact phone number: 022 645 8494

Email address: mandaandpeter@gmail.com

Postal address:
67a Selwyn Avenue
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:
All aspects of the application.

What are the reasons for your submission?
Refer attachment.

What decisions and amendments would you like the council to make?
Decline the application.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

Peter Jeffs-LUC60431090-McDonalds-Orakei-submission-reasons.pdf

Submission on Resource Consent Application

LUC60431090 Resource Consent – McDonalds Kepa Road, Orakei.

Supporting Statement: Reasons for my submission:

I am vehemently opposed to the proposed McDonald's drive-through restaurant development at 152 Kepa Road, Orakei, because I believe it will have a negative impact on the amenity of the local area for the following reasons:

1. Reduced amenity from Traffic Issues
 - a. Kepa Road is a major arterial route with up to 1985 vehicles per hour at peak commuter times (according to the application traffic report) which coincides with the dinner-time peak of the restaurant (estimated 75 vehicles per hour). It is therefore certain that the restaurant will significantly increase congestion, in what is already a highly congested area.
 - b. The site entrance is very close to a raised pedestrian crossing which will create multiple hazards for drivers and pedestrians, increasing the likelihood of accidents.
 - c. Delivery trucks frequently accessing the site (up to three times per week) will create additional hazards to local pedestrians and vehicle users on Kepa Road.
2. Reduced amenity from Light Pollution
 - a. Illuminated signage poles 24/7 having detrimental effect on neighbourhood all through the night.
 - b. Two storey atrium glazing will create unnecessary light pollution from the building up to 6 metres above ground level.
 - c. High elevated position of the site on Kepa Road ridge will increase light pollution from illuminated signage and floodlights to the following areas:
 - i. across the valley towards Meadowbank, detrimentally affecting the amenity of the native bush of Purewa Creek and Kepa Road Reserve.
 - ii. Meadowbank residents of Tahapa Crescent, Manapau Street and Kapua Street, and even as far back as the bottom end of Meadowbank Road will have reduced amenity where the site is visible from the street.
 - iii. Around the site, and down the valley into Orakei residential area of Reihana Street, Coates Avenue, and Kupe Street. Particularly in flats on 170 Coates Avenue, on Reihana Street (110, 112, 114A, 114B, 116A, 116B, 116C, 118, 122A,) flats at 117, 123 & 160 Kepa Road, all will have reduced amenity.
3. Reduced amenity from Noise Pollution
 - a. Increased traffic / vehicle noise from vehicles accessing the drive through, idling car noise, revving engines, music playing in vehicles, and slamming of parked car doors.
 - b. Noise from people generally accessing the restaurant 24/7.
 - c. Noise from drive through communicator operating 24/7.
4. Reduced amenity from Smell Pollution
 - a. Roof extract units distributing smells across the neighbourhood, affecting local residents' comfort.
5. Promotion of Fast Food Culture
 - a. The close proximity of the proposed development to the Playday / Early learning centre at 160/162 Coates Avenue will likely attract very young children which

may promote early adoption of fast-food culture and contribute to the obesity epidemic within the local area.

6. Resource Consenting Issues – poorly considered site layout in the following areas:
 - a. Internal drive-through roadway encroaches on front yard by 1m.
 - b. Development has no consideration for ‘protected ridge-lines’ in the unitary plan.
 - c. 2300mm high sign ‘S2’ is placed in the middle of the visibility splay, causing restricted views when drivers access/exit the site.
 - d. No allocation for site bin store or waste management.
7. Restaurant not required at the location:
 - a. McDonald’s have three existing restaurants in very close proximity to 152 Kapa Road. This negates the need for an additional restaurant at the address as there is ample availability for anyone to access a McDonald’s restaurant in less than 10 minutes from the site address:
 - i. McDonald’s Glen Innes is only 4.4km (8 minutes drive) from the site address (verified on Google Maps)
 - ii. McDonald’s Quay Street is only 4.9km (8 minutes drive) from the site address (verified on Google Maps)
 - iii. McDonald’s Lunn Avenue is only 5.7km (10 minutes drive) from the site address (verified on Google Maps)

In support of the above arguments, I strongly urge Auckland Council to decline the application for Resource Consent.

Submission on Resource Consent Application

LUC60431090 Resource Consent – McDonalds Kepa Road, Orakei.

Supporting Statement: Reasons for my submission:

I am vehemently opposed to the proposed McDonald's drive-through restaurant development at 152 Kepa Road, Orakei, because I believe it will have a negative impact on the amenity of the local area for the following reasons:

1. Reduced amenity from Traffic Issues
 - a. Kepa Road is a major arterial route with up to 1985 vehicles per hour at peak commuter times (according to the application traffic report) which coincides with the dinner-time peak of the restaurant (estimated 75 vehicles per hour). It is therefore certain that the restaurant will significantly increase congestion, in what is already a highly congested area.
 - b. The site entrance is very close to a raised pedestrian crossing which will create multiple hazards for drivers and pedestrians, increasing the likelihood of accidents.
 - c. Delivery trucks frequently accessing the site (up to three times per week) will create additional hazards to local pedestrians and vehicle users on Kepa Road.
2. Reduced amenity from Light Pollution
 - a. Illuminated signage poles 24/7 having detrimental effect on neighbourhood all through the night.
 - b. Two storey atrium glazing will create unnecessary light pollution from the building up to 6 metres above ground level.
 - c. High elevated position of the site on Kepa Road ridge will increase light pollution from illuminated signage and floodlights to the following areas:
 - i. across the valley towards Meadowbank, detrimentally affecting the amenity of the native bush of Purewa Creek and Kepa Road Reserve.
 - ii. Meadowbank residents of Tahapa Crescent, Manapau Street and Kapua Street, and even as far back as the bottom end of Meadowbank Road will have reduced amenity where the site is visible from the street.
 - iii. Around the site, and down the valley into Orakei residential area of Reihana Street, Coates Avenue, and Kupe Street. Particularly in flats on 170 Coates Avenue, on Reihana Street (110, 112, 114A, 114B, 116A, 116B, 116C, 118, 122A,) flats at 117, 123 & 160 Kepa Road, all will have reduced amenity.
3. Reduced amenity from Noise Pollution
 - a. Increased traffic / vehicle noise from vehicles accessing the drive through, idling car noise, revving engines, music playing in vehicles, and slamming of parked car doors.
 - b. Noise from people generally accessing the restaurant 24/7.
 - c. Noise from drive through communicator operating 24/7.
4. Reduced amenity from Smell Pollution
 - a. Roof extract units distributing smells across the neighbourhood, affecting local residents' comfort.
5. Promotion of Fast Food Culture
 - a. The close proximity of the proposed development to the Playday / Early learning centre at 160/162 Coates Avenue will likely attract very young children which

may promote early adoption of fast-food culture and contribute to the obesity epidemic within the local area.

6. Resource Consenting Issues – poorly considered site layout in the following areas:
 - a. Internal drive-through roadway encroaches on front yard by 1m.
 - b. Development has no consideration for ‘protected ridge-lines’ in the unitary plan.
 - c. 2300mm high sign ‘S2’ is placed in the middle of the visibility splay, causing restricted views when drivers access/exit the site.
 - d. No allocation for site bin store or waste management.
7. Restaurant not required at the location:
 - a. McDonald’s have three existing restaurants in very close proximity to 152 Kapa Road. This negates the need for an additional restaurant at the address as there is ample availability for anyone to access a McDonald’s restaurant in less than 10 minutes from the site address:
 - i. McDonald’s Glen Innes is only 4.4km (8 minutes drive) from the site address (verified on Google Maps)
 - ii. McDonald’s Quay Street is only 4.9km (8 minutes drive) from the site address (verified on Google Maps)
 - iii. McDonald’s Lunn Avenue is only 5.7km (10 minutes drive) from the site address (verified on Google Maps)

In support of the above arguments, I strongly urge Auckland Council to decline the application for Resource Consent.

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 7:45:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24292] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Annette Abercrombie

Organisation name:

Contact phone number: 021521211

Email address: missnaani@yahoo.co.nz

Postal address:

Flat 1 6 Thatcher St
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Impact on small food businesses and community in area.

Impact on healthy food options

For tamariki particularly after school

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Do not consent to a McDonalds on this site

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 8:30:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24293] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Angela Blackhall

Organisation name:

Contact phone number: 0274283794

Email address: ablackhall.home@outlook.com

Postal address:

72 Tautari Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I do not want a McDonalds restaurant to be built on this site.

What are the reasons for your submission?

1. A McDonalds would create traffic chaos on Kepa Road as cars tried to turn in and out of the restaurant, right at the brow of a hill, and beside the major turning into Coates Avenue.
2. Every item in McDonalds is packaged in single use packaging, and would undoubtedly create tons of litter that would be dropped around the suburb, including at Okahu Bay - which has no litter bins, so any dropped litter would blow straight into the harbour.
3. The site is too close to primary schools - St Josephs and Orakei, and Selwyn College. It would encourage children to eat unhealthy food. Also it's proximity to the Orakei Marae.
4. It is directly across the road from the Ngati Whatua gardens, where they are trying to promote healthy eating and local produce.
5. It would take business away from small local food shops, like the local dairies, bakeries and cafes, all located within a kilometer of the site.
6. There are already McDonalds restaurants close by at Quay Street - 5 minutes drive, or Glen Innes - 6 or 7 minutes drive.

The local community is furious about McDonalds proposing to use this site. I have lived in Orakei for 26 years, and do not know anyone in the community who wants McDonalds in our community.

What decisions and amendments would you like the council to make?

Do not give consent for a McDonalds restaurant on this site. It IS NOT WANTED BY THE LOCAL COMMUNITY!!!!

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 8:45:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24294] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Philip G Coop

Organisation name:

Contact phone number: 0274417574

Email address: coop.philip@gmail.com

Postal address:

56 Codrington Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The proposed 24/7 operating hours

What are the reasons for your submission?

Mission Bay and Orakei are already subject to significant levels of anti-social behavior, principally groups of hoons congregating after 10pm until 3 or 4 in the morning making noise from lowered vehicles and motorcycles. There is also a large amount of dangerous driving above the speed limit in residential streets which will ultimately end in a serious injury or fatality.

A Macdonalds with a 24/7 opening will significantly increase these issues and therefore I strongly oppose the consent.

I don't believe a Macdonalds will benefit the area at all. We already have macdonalds in GI and Quay St. We do not need another macdonalds in the bays.

What decisions and amendments would you like the council to make?

I would like council to reject the consent

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 8:45:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24295] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Frances Davies

Organisation name:

Contact phone number: 0274936360

Email address: fran@artcntr.co.nz

Postal address:

76 Atkin Avenue
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The building of a McDonalds fast food outlet

What are the reasons for your submission?

To voice my opposition on the grounds of cultural and health considerations. Unknown traffic impact, impact on Pourewa Reserve and the community vegetable garden, light pollution.

What decisions and amendments would you like the council to make?

To ensure the building of McDonalds fast food outlet does not go ahead

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:00:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24296] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Keith Lai

Organisation name:

Contact phone number: 0211498353

Email address: copcops@gmail.com

Postal address:

4b Kempthorne crescent
Mission bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Increase the crime rate, increase people wandering around the area,

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Stop

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24297] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Kershnee Naicker

Organisation name:

Contact phone number: +64273800947

Email address: kershnee777@gmail.com

Postal address:

32b Torrington Crescent
Glen Innes
Auckland 1072

Submission details

This submission: supports the application in whole or in part

Specify the aspects of the application you are submitting on:

Create more local jobs in the community.

What are the reasons for your submission?

Promote better living.

What decisions and amendments would you like the council to make?

This helps let me call people with better job prospects.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24298] Submission

We have received a submission on the notified resource consent for 152 Keba Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Keba Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Jennifer Anne Rowe

Organisation name:

Contact phone number: 021659870

Email address: jenniferannerowe@gmail.com

Postal address:

56 Codrington Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Noise
Traffic
Amenity

What are the reasons for your submission?

I object to the 24/7 McDonalds application in full for the following reasons:

Traffic

Keba Rd is a single lane road which is incredibly slow moving at peak times (often less than 5km/hr). A 24/7 restaurant, particularly in the evenings, will add to the congestion, pollution and frustrations of commuters and locals going about their daily activities.

Loss of amenity/Noise

Operating a 24/7 drive through facility will encourage more traffic during the night causing disruption, loss of sleep and amenity to local residents. If the McDonalds and KFC on nearby Quay St is anything to go by, then there will be congregations of boy-racer type cars and noisy groups of people, causing serious disruption to locals daily lives. There is

already disruption along Tamaki Drive with antisocial behaviour and this will exacerbate the situation throughout the connecting streets.

What decisions and amendments would you like the council to make?

The application should be rejected in full.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:15:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24299] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Penny Coman

Organisation name:

Contact phone number: 0275210005

Email address: pennyjcoman@gmail.com

Postal address:

19 Palmer Crescent
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I oppose the building of a 24/7 drive through McDonalds restaurant at 152 Kepa road on the following grounds:

Kepa Road is a busy main thoroughfare which is already heavily congested at peak times and often throughout the day. The Unitary Plan has allowed for extensive intensification of housing in the area and in particular along Kepa Road and it's surrounds which has seen large numbers of apartment blocks and town houses built in recent years adding significantly to the traffic load on Kepa Road. To add a 24/7 drive through restaurant will add another enormous burden to an main road already struggling to cope with existing traffic.

The McDonalds submission talks about having deliveries and waste collection outside peak traffic times but then states that one of these times is 2-4pm which is a heavy traffic period with schools finishing. Clearly McDonalds does not understand the traffic issues in the area.

The plan allows for entry to the site by a right hand turn off Kepa Road which could create further traffic issues. One only has to see the impact of the Gull petrol station on St John's Rd to see how right hand turns into busy businesses creates traffic chaos.

There is no need in the community for a McDonalds in this area. There are 24/7 McDonalds drive throughs within 5 KMs in either direction of the propped site at Quay Street and Apirana Avenue. Both these existing restaurants are within

developed restaurant precincts and far more appropriate sites for McDonalds. There are also a variety of restaurant options in the Eastridge Mall which has extensive parking and also in Mission Bay. The area is adequately served for restaurants, even McDonalds and therefore there is no benefit to the community of creating additional traffic volumes.

McDonalds restaurants create rubbish and encourage rats and other pests. Even the rubbish that is not littered will be in bins and skips attracting rats. McDonalds have stated in their submission that they will have an active rubbish collection program but the nature of a drive through is for customers to take their food and wrapping away. I am sure McDonalds will not be scouring the streets, local parks, the community centre behind, the market garden opposite or Mission Bay beach for rubbish left behind by their customers. The additional rubbish will attract rats and other pests, be unsightly and eventually result in Auckland Council having to clear up the mess - at the cost of rate payers.

24/7 opening means customers can be gathering in the car park to eat at all hours of the night creating a noise nuisance. As we have seen at McDonalds Quay Street, it creates a meeting point for people to behave in an antisocial way.

McDonalds application relies heavily on the fact that local residents agreed to the unitary plan. I would like to point out that this is not the case. The Unitary Plan was consulted on for many years by Auckland Council and then changed at the 11th hour without any right of reply from residents. The Unitary Plan is certainly not what was agreed by residents and it is important for Auckland Council to protect residents from the fall out of these changes. I am sure the changes which Auckland Council made at the last minute were not designed to allow a 24/7 McDonalds in this area.

While this may not be grounds to object to the proposal I wonder at the juxtaposition of consenting a McDonald's restaurant opposite the wonderful market garden that Ngati Whatua have created on the old pony club land. We are trying to teach our children to eat healthily but then allow a McDonalds to be built on their way home from school. How is that helpful.

What are the reasons for your submission?

I am a local resident and parent. I am concerned that the burden being placed on our infrastructure is too great. While there was an obvious need for more housing in the area which has impacted traffic there is no need for a McDonalds 24/7 drive through. The council needs to ensure that increased burdens on our road infrastructure are necessary and benefit residents. A new McDonalds when there are 2 others close by benefits no one but McDonalds.

In addition I do not want to see an unhealthy food offering added to our area. It is hard enough to keep our kids eating healthily without such easy temptation.

What decisions and amendments would you like the council to make?

I want the council to reject the proposal to build a 24.7 McDonalds at 152 Kepa Road in its entirety and not to allow a similar business on this site.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:15:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24300] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Kara Sweney

Organisation name:

Contact phone number: 0220628525

Email address: ksweney@gmail.com

Postal address:

133 Coates Avenue
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The whole of the application. There should be no McDonalds in this area.

What are the reasons for your submission?

McDonald's is an unhealthy food option and should not be going in near schools. It should not be placed on a busy road such as Kepa Road, it was cause congestion.
There is no need for this restaurant to be built here. It will draw in a lot more traffic and a different demographic will potentially loiter in the area.

What decisions and amendments would you like the council to make?

Disallow the whole project

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:15:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24301] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Frances Huang

Organisation name:

Contact phone number: 02040839128

Email address: cc_frances@yahoo.com

Postal address:

4b Kempthorne Crescent
Mission bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic jam

What are the reasons for your submission?

Traffic jam

What decisions and amendments would you like the council to make?

Not welcome to our community

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:30:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24302] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Mr Nialls

Organisation name:

Contact phone number: 0277777777

Email address: mnrnialls@icloud.com

Postal address:

226 Kohi road
Kohimarama
Auckland 1072

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Against any food establishment or drive thru on this road

What are the reasons for your submission?

The traffic on this road is dyer, slow moving and is a main route for many commuters.

There is state housing right in this zone and there is enough research to show that mc Donald's and fast food restaurants purposely target these areas with low nutritional and cheap bad food. Worsening our nations already epidemic of obesity.

The area does not need another mc Donald's as there are 3 within a 10 minute driving distance already which is already too many.

What decisions and amendments would you like the council to make?

Use this space to create a community based facility such as a skate park/swimming pool/hockey courts or multi use recreational footprint.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:30:19 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24303] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Erica McGeorge

Organisation name:

Contact phone number: 0210433321

Email address: erica.mcgeorge@gmail.com

Postal address:

81A Reihana Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The change of land use, application for 24h operation, the drive through

What are the reasons for your submission?

The proposal is not suitable and should be rejected due to

- Traffic: Kepa Rd already crawls along in the morning and afternoon all the way back to the Orakei roundabout by Palmers. Kepa Rd and Tamaki Drive are the only access roads from the city to multiple densely populated Eastern Bays suburbs. This will only worsen already with further densification. * A further 900 houses are planned on Kuoe St per the decision to put traffic lights in at the Kepa/ Kupe St intersection. This is not the right site for a drive through.

- The site would be better used for civic amenities given the growing population of the surrounding areas.

- * Positioning a McDonalds as the future landmark at the end of Kupe St, the access road to the most significant marae of the Auckland region is just gross. Especially when the isi themselves oppose the application. The garish signage, drive through queues and smells would interrupt the community and iwi connections between Pourewa Community Gardens and the Marae and Bastion Point. The community is aspiring to better quality of life and stronger community than this.

- We don't need more multinational low density nutrition fast food when our country is struggling with serious rates of obesity

- Any 24/7 fast-food outlet with drive through would be a bad neighbour. people live next door! Constraint fryer stink and

ventilation extractor noise would contribute really unpleasantly to the area and create constant nuisance.

- Noise and light pollution. People live right next door! Plunket the local playground and Pourewa Gardens are all places of peace for the community that would be damaged by this proposal. 24/7 extractor fans and commercial ventilation is not a reasonable change to the land usage.

- Orakei is a tucked away wedge shaped suburb. I don't want my home suburb to be known as where McDonalds is. We are more creative, kinder, more considerate and generous with each other than a faceless giant corporation

-

What decisions and amendments would you like the council to make?

- reject the entire application
- reduce the hours of operation
- reduce signage, require greenery on the site

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:45:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24304] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Louise Northorpe

Organisation name:

Contact phone number: 0275524261

Email address: louise@northorpe.co.nz

Postal address:

11 Tautari Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Traffic safety
Light & noise pollution
Litter
Community safety

What are the reasons for your submission?

The combined entrance/exit to McDonalds is right next to a well-used pedestrian crossing, in particular used by children & families attending St Joseph's School at the end of Brenton Place. The volumes of traffic on Kepa Rd are increasing so adding cars entering/exiting McDonalds on to a busy road, adjacent to a pedestrian crossing is increasing the likelihood of an accident. As it is not possible to prevent cars turning right out of McDonalds then the likelihood of collisions increases. The traffic lights currently being installed less than 100 metres away from this site will impact on traffic flows - but as they have not been completed yet any data on this is not available for decision making.

The site is adjacent to and over-looked by a multi story residential block for families. Having a 24/7 facility, with prominent lit signage on all night and cars going through the drive-thru on that side of the building, will impact on sleep patterns and privacy. As will the early morning collection of rubbish bins and trucks delivering supplies.

Fast food facilities with drive thru's generate litter in near by areas as patrons consume their food then throw packaging

out the window.

There is already an issue with boy racers on Tamaki Drive in the evenings, and with them gathering at fast food outlets in Quay St. They may well add the Kepa Rd venue to their meeting points since it would be close and 24/7. It creates an unsafe area on the site, plus encourages unsafe driving in the surrounding streets as they go to and fro it.

What decisions and amendments would you like the council to make?

Reject the application in it's entirety.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:45:22 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24305] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Catherine Newton

Organisation name:

Contact phone number: 021 360 891

Email address: catherine@catherinenewton.com

Postal address:

1/19 Selwyn Ave
Mission Bay
Auckland 1740

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

McDonald's not to be built

What are the reasons for your submission?

I disagree with Mcadonalds being given permission

What decisions and amendments would you like the council to make?

Not to agree

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:45:22 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24306] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Lisa Kulatunga

Organisation name:

Contact phone number: 64212545057

Email address: lisa.kulatunga@xtra.co.nz

Postal address:

56 Tautari Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

More traffic, opposite a community garden, more crime. Proposed on a site where there was a church - how is this allowed? Devastating for the low income and Māori community.

What are the reasons for your submission?

What decisions and amendments would you like the council to make?

Don't allow this to happen.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 10:00:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24307] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Tanzi Simon

Organisation name:

Contact phone number: 0225074591

Email address: tanzisimon703@gmail.com

Postal address:

54 Thatcher Street
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

No to McDonalds being built here

What are the reasons for your submission?

Traffic

Not needed or wanted in this community

What decisions and amendments would you like the council to make?

DO NOT build a McDonald's at this location

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 10:15:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24308] Submission
Attachments: Submission for 152 Kapa Road.docx (17.13 KB)

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Marion Tasker

Organisation name:

Contact phone number: 021599182

Email address: marion.tasker@gmail.com

Postal address:

8A Ngaio Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Oppose the development of a 24/7 McDonald's

What are the reasons for your submission?

Ref attachment

What decisions and amendments would you like the council to make?

Not proceed with the proposed development

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Submission: Objection to McDonald's Location at 152 Kepa Road, Orakei

To the Auckland Council,

I respectfully submit my objection to the proposed McDonald's establishment at 152 Kepa Road, Orakei. This submission outlines significant concerns regarding the adverse impacts of the proposed development on the local community, environment, and cultural well-being of the area.

1. Increased Traffic and Congestion

Increased traffic and pollution

The proposed McDonald's (McD) will introduce gatherings outside the premises, and cars driving through the residential neighbourhood 24/7, including all hours during the night, introducing disruptive noise from cars and their inhabitants. Based on the example of other McDs, pollution is likely to include McD packaging and food rubbish being left and thrown out of car windows in the surrounding area.

Traffic Flow Disruption:

It will introduce increased vehicular activity to an already congested area. The location's proximity to major intersections and existing commercial establishments will likely result in vehicles queuing to enter and exit the premises, causing bottlenecks during peak meal times. These disruptions will exacerbate traffic congestion, negatively affecting local residents and commuters.

Outdated Traffic Analysis:

With the commencement of new traffic lights, bike paths, and pedestrian pathways at the intersection of Kepa Road and Kupe Street, the traffic dynamics in the area are set to change significantly. Existing traffic impact assessments are outdated, incomplete, and therefore inadequate for assessing the impact of this development. A new traffic analysis must be conducted once these changes are in place to fully understand their implications on Kepa Road's already congested arterial flow.

Pedestrian Safety Risks:

The area surrounding the proposed site is frequented by pedestrians, including school children who walk from Kupe Street to Coates Avenue and use the pedestrian crossing near Kupe Street to access St Joseph's School. Increased traffic volume will heighten the risk to pedestrian safety, especially for younger, more vulnerable members of the community. Many parents may resort to driving their children to school to avoid these dangers, further contributing to traffic congestion and undermining the walkability of the neighbourhood.

Parking Overflow Issues:

The proposed development is likely to generate parking overflow, with vehicles potentially utilizing adjacent residential streets. This not only inconveniences residents but also disrupts the character of the area by introducing non-local traffic to quiet streets.

2. Increased Light Pollution

McDonald's is known for its bright, illuminated signage and extended operating hours, which could lead to significant light pollution in the surrounding residential area. This is particularly concerning for the homes and schools near the proposed site. Light pollution can disrupt the peaceful environment of the neighbourhood, impacting the quality of life for residents and diminishing the overall residential amenity.

3. Cultural and Health Considerations

The objection from **Ngāti Whātua Ōrākei** highlights that the proposed development conflicts with the health and well-being aspirations of their iwi and the broader community. This fast-food outlet promotes high-calorie, low-nutrient meals that contribute to adverse health outcomes, such as obesity and other diet-related illnesses. Such an establishment undermines efforts to foster healthier lifestyles and sustainable living practices, particularly for younger generations.

With the nutrient density of McD food being not adequate in relation to its price, it is food unsuitable to nourish families, especially on a regular basis and for those on a tight budget. Placing a McD in a residential family area and next door to several Kaianga Ora apartment buildings, with more a short walk away, plus Orakei Primary and St Joseph's primary schools a 5 min walk away and Selwyn College a 10 min walk away will encourage poor food choices linked to both poor health outcomes and poor financial outcomes for families.

McD will also affect business for the local, privately and often family-owned small businesses that provide food to the local community in Orakei and at Eastridge Shopping Center and Mission Bay.

Additionally, the proposed location is directly opposite **Pourewa Gardens**, a community vegetable garden and sanctuary for traditional food practices that promote food sovereignty and healthier eating. The presence of a fast-food outlet in such close proximity contradicts the values and goals of this initiative, which provides free, locally grown produce to whānau, the local community, and the City Mission.

4. Environmental Impact

The establishment of a high-traffic fast-food outlet is likely to contribute to increased waste generation in the area. McDonald's operations typically produce a significant amount of packaging waste, which, if not adequately managed, could lead to littering and environmental degradation in nearby public spaces and waterways. This concern is amplified in a community striving for sustainability and environmental stewardship.

5. Community Opposition

The strong opposition within the community to this development is evidenced by a petition with over 2,000 signatures against the proposal. This widespread concern reflects the shared belief that a McDonald's at this location will negatively impact the area and its residents.

6. Impact on the Character of the Neighbourhood

The introduction of a McDonald's at this location will alter the character and identity of Orakei. The area currently balances residential charm with small-scale, community-focused businesses. A large, high-visibility fast-food chain detracts from this balance and may discourage the development of local businesses that better align with the community's aspirations.

Conclusion

In light of these concerns, I strongly urge the council to reconsider the approval of this development. The proposed McDonald's at 152 Kapa Road, Orakei, poses risks to traffic safety, pedestrian well-being, environmental sustainability, cultural values, and community aspirations. Furthermore, it faces significant opposition from local residents and Ngāti Whātua Ōrākei.

Please do not hesitate to contact me, should you require further details or clarification. As a long-term Orakei resident I feel strongly about this proposed development and would be willing to attend any hearing in support of this submission.

Thank you for your time and consideration.

Sincerely,

Marion Tasker
marion.tasker@gmail.com

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 10:30:17 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24309] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Tina Pihema

Organisation name:

Contact phone number: 0221255156

Email address: tinapihema@gmail.com

Postal address:

10 Te Arohanui Way
Ōrākei
Orakei 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

I do not want McDonald's opening in my community . It will have a negative effect on my community . I am tangata whenua ngati whatua Ōrākei and I don't want this corporate giant in my backyard

What are the reasons for your submission?

I want to oppose the opening of a McDonald's on Kapa Rd in Ōrākei because it goes against the values of our Māori community and undermines our collective health and wellbeing. Fast food chains like McDonald's contribute to the rise of diet-related health issues such as obesity, diabetes, and heart disease, which disproportionately affect communities like ours. Introducing such a corporate brand into our neighborhood would also promote a model of consumption that is disconnected from our cultural heritage, which emphasizes the importance of healthy, sustainable, and traditional food sources. We have the right to protect our land and our people from corporate interests that prioritise profit over community health, and I believe we should support food systems that align with our values, not those that harm us in the long term.

What decisions and amendments would you like the council to make?

To deny permission for McDonald's to open!!! We do not want it here !!

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 10:45:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24310] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Danielle Shortt

Organisation name:

Contact phone number: +64220422004

Email address: daniellejshortt@gmail.com

Postal address:

16A Bongard Road
Mission Bay
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Kepa Road doesn't need a big franchises moving onto the beautiful land.

What are the reasons for your submission?

Opposing the Mc Donalds.

What decisions and amendments would you like the council to make?

We need to care for our land.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: No

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 11:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24311] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Katarina Scrimshaw

Organisation name:

Contact phone number: +64210377507

Email address: katarina.scrimshaw@gmail.com

Postal address:

17 Paora Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

Consent for McDonalds to build on kepa road

What are the reasons for your submission?

Serious concerns about the impact on the local community.

- there are several local primary school (Orakei + St Joseph) within walking distance (five minutes) of the proposed site.
- our children's health and that of our community must be considered. By no stretch can this be considered necessary or positive.
- taking away custom for local (non chain) businesses.
- There are multiple similar establishments within a short minute drive of the area - no need
- as someone who regularly walks along Tamaki drive and surrounding street in the early hours of the morning, the majority of litter that is seen on the streets is predominantly from chain restaurants such as the one proposed for this site, concern that this will increase exponentially.
- The area will become a destination for Joy riders / boy racers and a thoroughfare for late night youth excursions -

dangerous and drink driving concerns

All in all adding additional considerable disruption to otherwise quiet community streets

What decisions and amendments would you like the council to make?

Decline application

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 11:00:18 AM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24312] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Cynthia Morris

Organisation name:

Contact phone number: 0212031824

Email address: morriscm.nz@gmail.com

Postal address:

25 Apihai Street
Orakei
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

opposed to location due to traffic implications and the overall negative implications on the community :
dietary/medical/health; environmental (rubbish, production of waste; fiscally (money being spent here instead of where needed or on nutritional food options because it is easier and for some reason seems a better deal than fresh fruit and veg or making a meal.

What are the reasons for your submission?

A few thoughts around McDonald's/Orakei item for consideration:

McDonalds is a Real Estate empire. <https://www.wallstreetsurvivor.com/mcdonalds-beyond-the-.../>. There may be a lot of good feelings around local franchisee owners, jobs, etc, but where have you ever seen a stand-alone Maccas? Does McDonald's also own a real estate business?

McDonald's has one of the most sophisticated site selection processes in the business. To the point where other fast food/quick serve restaurants/retailers with similar customer bases wait for McDonald's to open a restaurant and then try to buy neighboring lots.

McDonald's frequently acquires the land, builds a store and then structures their real estate deals by separating the building (leasehold interest) and the land (ground lease). They then sell off the improvements at a relatively high price/low cap rate as there is typically a long-term lease backed by a corporate guarantee, but they retain ownership of the land.

As a result, they own a staggering amount of real estate. I've heard that they've now allowed franchisees to participate in co-ownership of the land for stores that the franchisee owns.

A brilliant business model perhaps. But hoping that all the more valid considerations around location don't get flattened and tossed aside like a burger wrapper.

2. Isn't Auckland Council and OLB promoting cycling/walking any alternative to car transport and drive through businesses are car only for safety. If this business becomes a destination, it will be by car.

3. Health and Obesity. This commentary was printed in 2011 by a paediatrician in Port Macquarie NSW. The application process had been back and forth for a year already. This year, Port Macquarie may have a 3rd 24 hour McDonald's/ (building their real estate empire) <https://onlinelibrary.wiley.com/.../j.1440-1754.2011.02121.x> It's interesting to look at the challenges and campaigns of other communities - over the decades and globally. There will be news items how hundreds of job applications have already been received for the 100 jobs the site will create. The corporation will make concessions on signage and provide scholarships / grants for local schools and community groups. They will sponsor sport teams and coffee groups etc for students and seniors. All good things. But at what cost? To the environment, our health, small businesses. Maybe we can take all the items that will be on the "Plus Side" of having another McDonald's in the area and make sure OLB can provide/support/promote these in a way so that our community does not lose out.

What decisions and amendments would you like the council to make?

Maybe we can take all the items that will be on the "Plus Side" of having another McDonald's in the area and make sure OLB can provide/support/promote these in a way so that our community does not lose out.

The Kepa Road franchise, which is understood to be owned by a select group of Ngati Whatua Orakei, should not be able to morph into another fast food business or be rebranded as such. The council / OLB can control the narrative going forward: restrict "what happens next" - just in case. If McDonald's is pushing so hard to be "community" then be sure they keep looking inward on their role and focus on this and not take, take, taking. Do not let this application open the door for more same businesses. Considering the age and state of the Kepa Road shops, this complex is probably already a target for another NWO under-the-radar takeover.

Like many residents, over the years I have accepted that this mcdonalds was going to happen - inevitable with the arrangements made with nwo and council to make it so. And like many, I am disappointed and discouraged with the process. Please don't take us down this path again.

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent on: Friday, January 31, 2025 9:00:13 PM
To: CentralRCSubmissions@aucklandcouncil.govt.nz
CC: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24313] Submission

We have received a submission on the notified resource consent for 152 Kepa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kepa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: sue peploe

Organisation name:

Contact phone number: 0212351722

Email address: sue@peploe.co.nz

Postal address:

10 Rewiti St Orakei
Orakei
Orakei 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

The Mcdonalds at 152 Kepa Road

What are the reasons for your submission?

The project should not be permitted as it is a main arterial route and the location is in a dangerous spot with a high potential for pedestrian, cyclist and car accidents. The location is right by a road crossing and footpath that is used by the children of St Joseph School and Orakei School.

Next door to social housing.

Light and noise pollution and the prevailing wind will blow the smell over the whole suburb.

Previous McDonald's at Eastridge and Mission Bay failed and there are other stores nearby (4km) at Quay Street and Glen Innes which both are open 24 hours

What decisions and amendments would you like the council to make?

Refuse resource consent

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? Yes

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:

From: NotifiedResourceConsentSubmissionOnlineForm@donotreply.aucklandcouncil.govt.nz
Sent: Tuesday, 14 January 2025 10:16 am
To: Central RC Submissions
Cc: HannahH@barker.co.nz
Subject: LUC60431090 [ID:24013] Submission

We have received a submission on the notified resource consent for 152 Kapa Road, Orakei.

Details of submission

Notified resource consent application details

Property address: 152 Kapa Road, Orakei

Application number: LUC60431090

Applicant name: McDonald's Restaurants (New Zealand) Limited

Applicant email: HannahH@barker.co.nz

Application description: To construct and operate a 24/7 drive-through restaurant.

Submitter contact details

Full name: Elena Arduini

Organisation name:

Contact phone number: 0210899694

Email address: elenaarduini1@gmail.com

Postal address:

86 Aotea Street, Orakei, Auckland, New Zealand
Auckland
Auckland 1071

Submission details

This submission: opposes the application in whole or in part

Specify the aspects of the application you are submitting on:

It is despicable that AC is even considering approving a fast food restaurant in an area that is close to two primary schools, two kindergartens and a marae, exposing vulnerable children and population to poor choices of food, considering the rising levels of obesity in NZ

What are the reasons for your submission?

As above, it is a terrible idea, we do not need bad food outlets

What decisions and amendments would you like the council to make?

Reject in its entirety

Are you a trade competitor of the applicant? I am not a trade competitor of the applicant.

Do you want to attend a hearing and speak in support of your submission? No

If other people make a similar submission I will consider making a joint case with them at the hearing: Yes

Supporting information:



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ATTACHMENT 14: Copies of late submission received

From: [Jennifer Blankley](#) on behalf of [ACE.rcadmin](#)
To: [Robyn Pilkington](#); [Central RC Submissions](#)
Subject: FW: Resource Consent Application_290568_5_02_2025_10_18_55 AM
Date: Wednesday, 5 February 2025 5:23:23 pm
Attachments: [Resource Consent Application_290568_5_02_2025_10_18_55 AM.pdf](#)
[image001.jpg](#)

Nāku noa, nā,

**Jennifer Blankley | Regulatory Support Officer Central
Auckland Council | Planning & Resource Consents**

Te Kaunihera o Tāmaki Makaurau / Auckland Council
Te Wharau o Tāmaki Auckland House | Level 6 South, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz



From: Faye Barraclough <faye.barraclough@aucklandcouncil.govt.nz> **On Behalf Of** rcregulatorysupportcentral2
Sent: Wednesday, 5 February 2025 3:29 pm
To: Central RC Submissions <CentralRCSubmissions@aucklandcouncil.govt.nz>
Cc: RCreulatorysupport central <rcregulatorysupportcentral@aucklandcouncil.govt.nz>; Res Mailcentre <MailCentre@aucklandcouncil.govt.nz>
Subject: FW: Resource Consent Application_290568_5_02_2025_10_18_55 AM

Hi Team,

Please see attached postal submission for the McDonalds Notification.

Thank you.

Ngā mihi nui,

**Faye Barraclough | Regulatory Support officer
Regulatory Support Team Central (2) | Planning and Resource Consents**
Auckland Council, Level 6, 135 Albert Street, Auckland
Private Bag 92300, Auckland 1142
Visit our website: www.aucklandcouncil.govt.nz

From: Sangeeta Prasad <sangeeta.prasad@aucklandcouncil.govt.nz> **On Behalf Of** Res Mailcentre
Sent: Wednesday, 5 February 2025 3:27 pm
To: rcregulatorysupportcentral2 <rcregulatorysupportcentral2@aucklandcouncil.govt.nz>
Subject: Resource Consent Application_290568_5_02_2025_10_18_55 AM

Hi,

Attached PDF is a scanned copy of mail received by Auckland Council mail room which has been addressed to yourself or to your team.

We will hold the original mail in mailroom for one month. if you require original copy please request by emailing MailCentre@aucklandcouncil.govt.nz.

Regards

Auckland Council Mailroom

Incoming postal Mail:

1. All incoming mails addressed to individuals would be scanned and delivered to their council e-mail ID
2. All mail addressed “Private& Confidential” and “Subscriptions or Advertising material” will be held in mailroom and delivered in next mail run. If your teams require Private and confidential mail to be included in scanned delivery please email MailCentre@aucklandcouncil.govt.nz
3. Physical copies of mail will be held in mailroom for a period of 1 month and teams can request physical copy if required.

Personal couriers and parcels:

- We will no longer be delivering personal couriers to staff ongoing.
- Please do not request personal courier deliveries to office address in future.

Outgoing Mail:

Outgoing mail will be collected and lodged with NZ post every working day

For staff working from home who need to post documents please contact mailroom by email on MailCentre@aucklandcouncil.govt.nz,

We have a solution to centralise outgoing mail utilising our print & mailroom facility.

Please refer to article on Kotahi for detail information.

<https://aklcouncil.sharepoint.com/sites/tools-to-do-my-job/SitePages/mail-courier-services.aspx>

Things to do Music in Parks. Enjoy 18 free live music events.



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Submission on resource consent application



1.0 SUBMITTER DETAILS

Name of organisation or person(s) making the submission (please write all names in full)

Suraya Esau

Contact person for organisation

-

Auckland Council

05 FEB 2025

CBD - ALBERT STREET

Physical Address:

1-15 Harbour View Rd T.A.P. Postcode: 0610

Your postal address (if it is different from above)

/

Contact phone number(s)

021 2390743

Your email:

sesau4@gmail.com

PRIVACY INFORMATION

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act and statistics can be collected by the council. The information will be stored on a public register and held by the council. The details may also be made available to the public on the council's website.

These details are collected to inform the general public and community groups about all consents which have been issued through the council. If you would like to request access to, or correction of your details, please contact the council.

2.0 APPLICATION DETAILS

Application Number:

LUC 60431090

Name of applicant (please write all names in full)

McDonalds Restaurant (New Zealand) Limited

Address of proposed activity:

152 Kapa Road, Ōrākei 1071

Postcode:

Description of proposed activity

Construct and operate a 24/7 drive through restaurant.

No, to establishing a McDonalds in Ōrākei. Maori are already struggling with healthy eating habits. We cannot encourage this type of eating habits. our people are being eliminated from Aotearoa, due to unhealthy habits. I stand with the rest of the 2000 whanau opposing this kaupapa.

Submission requirements are overleaf

3.0 SUBMISSION DETAILS

My/our submission: (please tick one)

<input type="checkbox"/> Supports the application	<input checked="" type="checkbox"/> Opposes the application	<input type="checkbox"/> is Neutral regarding the application
---	---	---

The specific parts of the application to which my/our submission relates to are: (use additional pages if required.)

Our opposition relates to the whole application by McDonalds.

Furthermore, McDonald's has been linked to supporting the Israeli IDF, its government and its policies, which include 'settlement expansion'. McDonald's has been providing free food to the IDF who have been killing and torturing Palestinians.

The reasons for my/our submission are: (use additional pages if required.)

I want to stop McDonald's from expanding to Orkei. Leave our people alone!

The decision I/we would like the council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required):

Reject McDonald's application for a resource consent.

4.0 TRADE COMPETITION

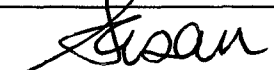
<input checked="" type="checkbox"/> I/we are not a trade competitor of the applicant.	<input type="checkbox"/> I/we are a trade competitor of the applicant, and:	<input type="checkbox"/> are directly affected by an effect of the proposed activity that adversely affects the environment, and that effect does not relate to trade competition or the effects of trade competition.
---	---	--

5.0 SUBMISSION AT THE HEARING

- ☒ I/we wish to speak in support of my/our submission.
- ☐ I/we do not wish to speak in support of my/our submission.
- ☒ If others make a similar submission, I/we will consider presenting a joint case with them at the hearing.

Signature 

Date: 25/1/25

Signature 

Date: 25/1/25

IMPORTANT INFORMATION

The council must receive this submission before the date and time indicated. A copy of this submission must also be given as soon as reasonably practicable to the applicant at the applicant's address for service.

All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind as to whether you wish to attend the hearing, please phone the council so that the necessary arrangements can be made.

Submission on resource consent application



1.0 SUBMITTER DETAILS

Name of organisation or person(s) making the submission (please write all names in full)

Jill and David Tyler

Auckland Council

02 FEB 2025

Contact person for organisation

CBD - ALBERT STREET

Physical Address:

115A Coates Ave, Orakei

Postcode: 1071

Your postal address (if it is different from above)

Contact phone number(s)

021545918

Your email:

Jill.tyler147@gmail.com

PRIVACY INFORMATION

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act and statistics can be collected by the council. The information will be stored on a public register and held by the council. The details may also be made available to the public on the council's website.

These details are collected to inform the general public and community groups about all consents which have been issued through the council. If you would like to request access to, or correction of your details, please contact the council.

2.0 APPLICATION DETAILS

Application Number:

LUC60431090

Name of applicant: (please write all names in full)

McDonalds Restaurants

Address of proposed activity:

152 Kepa Road

Postcode: 1071

Description of proposed activity

Building of a McDonalds drive through fast food restaurant

Submission requirements are overleaf

3.0 SUBMISSION DETAILS

My/our submission: (please tick one)

☐

Supports the application

☒

Opposes the application

☐

is Neutral regarding the application

The specific parts of the application to which my/our submission relates to are: (use additional pages if required.)

All.

The reasons for my/our submission are: (use additional pages if required.)

Cultural and health considerations- we really don't need to encourage our local community to spend their money on these kinds of meals - many are struggling to feed their children as it is.

Unknown traffic impact- an already congested busy road without additional cars attempting to turn off and into it.

Impact on Pourewa gardens and the local schools- these are quiet peaceful areas safe for those who attend them at the moment. This will all be affected by the busy fast food business.

Commercial premises interfering with local residential lifestyles

The decision I/we would like the council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required):

To oppose the building of McDonalds and allow land to be re sold for residential purposes

4.0 TRADE COMPETITION

☒

I/we are not a trade competitor of the applicant.

☐

I/we are a trade competitor of the applicant, and:

☐

are directly affected by an effect of the proposed activity that adversely affects the environment, and that effect does not relate to trade competition or the effects of trade competition

5.0 SUBMISSION AT THE HEARING

☐

I/we wish to speak in support of my/our submission.

☒

I/we do not wish to speak in support of my/our submission.

☐

If others make a similar submission, I/we will consider presenting a joint case with them at the hearing.

Signature

J E Tyler

Date:

29/01/2025

Signature

DW Tyler

Date:

29/01/2025

IMPORTANT INFORMATION

The council must receive this submission before the date and time indicated. A copy of this submission must also be given as soon as reasonably practicable to the applicant at the applicant's address for service.

All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind as to whether you wish to attend the hearing, please phone the council so that the necessary arrangements can be made.

From: [Robyn Pilkington](#)
To: [Perry Ng](#)
Cc: [Sam Gibbs](#)
Subject: RE: 1x Submission on resource consent applications - 152 Kepa Road, Ōrākei 1071 - LUC60431090
Date: Wednesday, 19 February 2025 1:42:56 pm

Thanks very much Perry for the confirmation – will update and acknowledge late as requested

Cheers

Robyn

From: Perry Ng <perry.ng@aucklandcouncil.govt.nz>
Sent: Wednesday, 19 February 2025 1:31 pm
To: Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>
Cc: Sam Gibbs <sam.gibbs@aucklandcouncil.govt.nz>
Subject: RE: 1x Submission on resource consent applications - 152 Kepa Road, Ōrākei 1071 - LUC60431090

Hi Robyn,

Thanks for waiting. I had a chat with Sam; we understand the date is signed as 31st Jan, and our librarian also confirmed that it was not the patron's fault. Unfortunately, there's still no evidence verifying the submission was received within the timeframe and a 10-day delay from the library. In this case, we will treat this as a late submission.

Please assist in updating the submission list. Thanks

Perry

Kind Regards | Ngā mihi

Perry Ng | Intermediate Planner

Division of Planning and Resource Consents

Mobile 027 280 6785

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

Visit our website: www.aucklandcouncil.govt.nz

From: Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>
Sent: Wednesday, 19 February 2025 12:52 pm
To: Perry Ng <perry.ng@aucklandcouncil.govt.nz>
Subject: RE: 1x Submission on resource consent applications - 152 Kepa Road, Ōrākei 1071 - LUC60431090

Thanks Perry

From: Perry Ng <perry.ng@aucklandcouncil.govt.nz>
Sent: Wednesday, 19 February 2025 10:40 am
To: Chayla Walker <chayla.walker@aucklandcouncil.govt.nz>; Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>

Subject: RE: 1x Submission on resource consent applications - 152 Kepa Road, Ōrākei 1071 - LUC60431090

Hi Chayla and Robyn,

I would like to get a confirmation from Sam first to see if we treated the submission within the timeframe or not. Noting we don't have evidence verifying that we received the submission on 31st Jan.

Thanks

Perry

Kind Regards | Ngā mihi

Perry Ng | Intermediate Planner

Division of Planning and Resource Consents

Mobile 027 280 6785

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

Visit our website: www.aucklandcouncil.govt.nz

From: Chayla Walker <chayla.walker@aucklandcouncil.govt.nz>

Sent: Wednesday, 19 February 2025 8:16 am

To: Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>; Perry Ng <perry.ng@aucklandcouncil.govt.nz>

Cc: Hannah Hoogeveen <HannahH@barker.co.nz>

Subject: RE: 1x Submission on resource consent applications - 152 Kepa Road, Ōrākei 1071 - LUC60431090

Thank you robyn,

Perry please ensure this submission is included with the attachments once the report is filed

Chayla Walker | Hearings Advisor
Democracy and Engagement Department

Mobile [0272315937](tel:0272315937) Landline 098902009

Auckland Council, Level 25, Te Wharau o Tāmaki – Auckland House, 135 Albert Street, Auckland

Visit our website: aucklandcouncil.govt.nz

Championing inclusive democracy and the public voice for the diverse communities of Tāmaki Makaurau

From: Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>

Sent: Tuesday, 18 February 2025 2:38 pm
To: Perry Ng <perry.ng@aucklandcouncil.govt.nz>; Chayla Walker <chayla.walker@aucklandcouncil.govt.nz>
Cc: Hannah Hoogeveen <HannahH@barker.co.nz>
Subject: FW: 1x Submission on resource consent applications - 152 Kapa Road, Ōrākei 1071 - LUC60431090

Hi Perry/Chayla

We have just now received another submission - I am not sure as to when it was actually received by Council – will follow up with Karina

Thanks again
Robyn

From: Rosalind Sach <rosalind.sach@aucklandcouncil.govt.nz> **On Behalf Of** ACE radmin
Sent: Tuesday, 18 February 2025 1:57 pm
To: Robyn Pilkington <Robyn.Pilkington@aucklandcouncil.govt.nz>
Subject: FW: 1x Submission on resource consent applications - 152 Kapa Road, Ōrākei 1071 - LUC60431090

From: Karina Balea-Raitz <karina.balea-raitz@aucklandcouncil.govt.nz>
Sent: Tuesday, 18 February 2025 10:18 am
To: RCreulatorysupport central <rcregulatorysupportcentral@aucklandcouncil.govt.nz>; HannahH@barker.co.nz
Subject: 1x Submission on resource consent applications - 152 Kapa Road, Ōrākei 1071 - LUC60431090

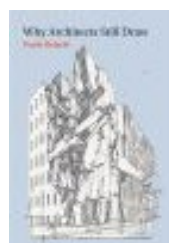
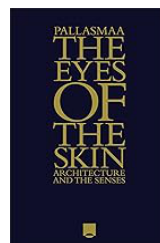
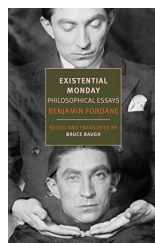
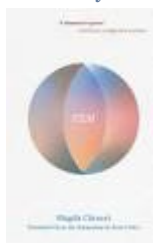
Kia ora,

We have one more submission signed and dated 31st January 2025 regarding the resource consent at 152 Kapa Road, Ōrākei 1071.

Apologies, this submission was missed by staff.

K.

Currently reading:



Mobile 027 234 8845 | Fax 09 372 1002
44-46 Lorne Street, Auckland Central, Auckland 1010
Visit our website: www.aucklandlibraries.govt.nz
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Submission on resource consent application

1.0 SUBMITTER DETAILS

Name of organisation or person(s) making the submission (please write all names in full)

Del Robie and David Robie

Contact person for organisation

Physical Address:

20 Dickens St, Grey Lynn, Auckland

Postcode: 1021

Your postal address (if it is different from above)

Contact phone number(s)

+642102376917

Your email:

dabcede08@gmail.com

PRIVACY INFORMATION

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act and statistics can be collected by the council. The information will be stored on a public register and held by the council. The details may also be made available to the public on the council's website.

These details are collected to inform the general public and community groups about all consents which have been issued through the council. If you would like to request access to, or correction of your details, please contact the council.

2.0 APPLICATION DETAILS

Application Number:

LUC 60431090

Name of applicant:
(please write all names in full)

McDonalds Restaurant (New Zealand) Limited

Address of proposed activity:

152 Kapa Road, Ōrākei 1071

Postcode:

Description of proposed activity

Construct and operate a 24/7 drive through restaurant.

Submission requirements are overleaf

3.0 SUBMISSION DETAILS

My/our submission: (please tick one)

☐

Supports the application

☒

Opposes the application

☐

is Neutral regarding the application

The specific parts of the application to which my/our submission relates to are: (use additional pages if required.)

Our opposition relates to the whole application by McDonalds.

Please see attached paper.

The reasons for my/our submission are: (use additional pages if required.)

The decision I/we would like the council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required):

Reject McDonald's application for a resource consent.

4.0 TRADE COMPETITION

☐

I/we are not a trade competitor of the applicant.

☐

I/we are a trade competitor of the applicant, and:

☐

are directly affected by an effect of the proposed activity that adversely affects the environment, and that effect does not relate to trade competition or the effects of trade competition

5.0 SUBMISSION AT THE HEARING

☐

I/we wish to speak in support of my/our submission.

☒

I/we do not wish to speak in support of my/our submission.

☐

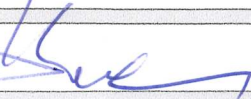
If others make a similar submission, I/we will consider presenting a joint case with them at the hearing.

Signature Del Robie



Date: 31 January 2025

Signature David Robie



Date: 31 January 2025

IMPORTANT INFORMATION

The council must receive this submission before the date and time indicated. A copy of this submission must also be given as soon as reasonably practicable to the applicant at the applicant's address for service.

All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind as to whether you wish to attend the hearing, please phone the council so that the necessary arrangements can be made.

OUR OPPOSITION RELATING TO THE WHOLE APPLICATION BY MCDONALDS IS BECAUSE:

1. Health consideration

The fast-food outlet promotes high calorie, low nutrient meals that contribute to obesity, diabetes and other health related conditions. Many children and young people are influenced by the advertising on television or peer pressure. On some instances the children's pressure on parents to eat there or buy takeaways can blow up the family's budget. Also, it undermines the teaching in schools about fostering healthier lifestyles and sustainable living practices.

2. Harming the local businesses of the community

The small local businesses in the area cannot compete with the big corporate business as McDonalds. The small local restaurants such as the Chinese, Vietnamese, Indian and Afghanistan will definitely be affected and later might close business thereby contributing to the number of jobless people. This in turn will have a direct effect on the economy of the community and the country. The diversity in terms of food and people will also be diminished.

3. Increased traffic congestion

The proposed location of McDonalds business is close to major intersections and existing commercial establishments. It will definitely affect the flow of traffic and cause bottlenecks especially during lunch time and after work when the traffic is already heavy. It could affect the safety of the pedestrians especially children and young people and the bikers. The business would definitely have an impact on parking.

4. Ethical issues

McDonalds has been supplying free food to Israel's IDF who are involved in the destruction and genocide in Gaza where almost 47,000 people were killed, 17,000 of them were children. The International Criminal Court has issued arrest warrants for the prime minister and former defence minister of Israel for war crimes and crimes against humanity. <https://www.icc-cpi.int/news/situation-state-palestine-icc-pre-trial-chamber-i-rejects-state-israels-challenges>

It is unethical to support a business complicit in blatant human rights violations.

CONCLUSION

We strongly oppose the resource consent application of McDonalds at 152 Kepa Road.

Nga mihi,



Del Robie



David Robie

ATTACHMENT 15: Submitter's traffic specialist memo

31 January 2025

Rob Sherlock
Orakei
AUCKLAND

Dear Rob

REVIEW OF RESOURCE CONSENT APPLICATION BY MCDONALD'S RESTAURANTS (NZ) LTD AT 152 KEPA ROAD, ORAKEI

As requested, Flow Transportation Specialists (Flow) has undertaken a review of the traffic and transportation matters associated with an application for resource consent for a fast-food restaurant and drive-through (a McDonalds) at 152 Kepa Road, Orakei (Site).

1 SUMMARY OF OUR REVIEW

We have been asked to review the applicant's Traffic Impact Assessment (TIA) report and section 92 (S92) responses to transport matters.

We have reviewed the following documents available on Auckland Council's website¹ in preparing our review

- ♦ Traffic Impact Assessment (TIA), prepared by Traffic Planning Consultants Ltd (TPC), dated March 2024
- ♦ S92 responses (five rounds), prepared by TPC, dated 19 June 2024, 15 August 2024, 5 September 2024, 1 October 2024, and 27 October 2024.

Our primary concern is the proposal's potential impact on the road network, particularly how trip generation could result in queuing on Kepa Road, as well as within the site, with broader implications for the operation and safety of the transport network, including impacts to people walking and cycling past the site on the footpath and cycleway.

Our other matters of concern, and matters we consider not addressed by the applicant, are listed below

- ♦ We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts

¹ [Resource Consent Application](#)

- ♦ The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ♦ We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kepa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ♦ The existing queuing on Kepa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ♦ While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kepa Road.

2 SUMMARY OF THE PROPOSAL

Table 1 provides a summary of the site address, applicable planning zone, and proposed land use activities.

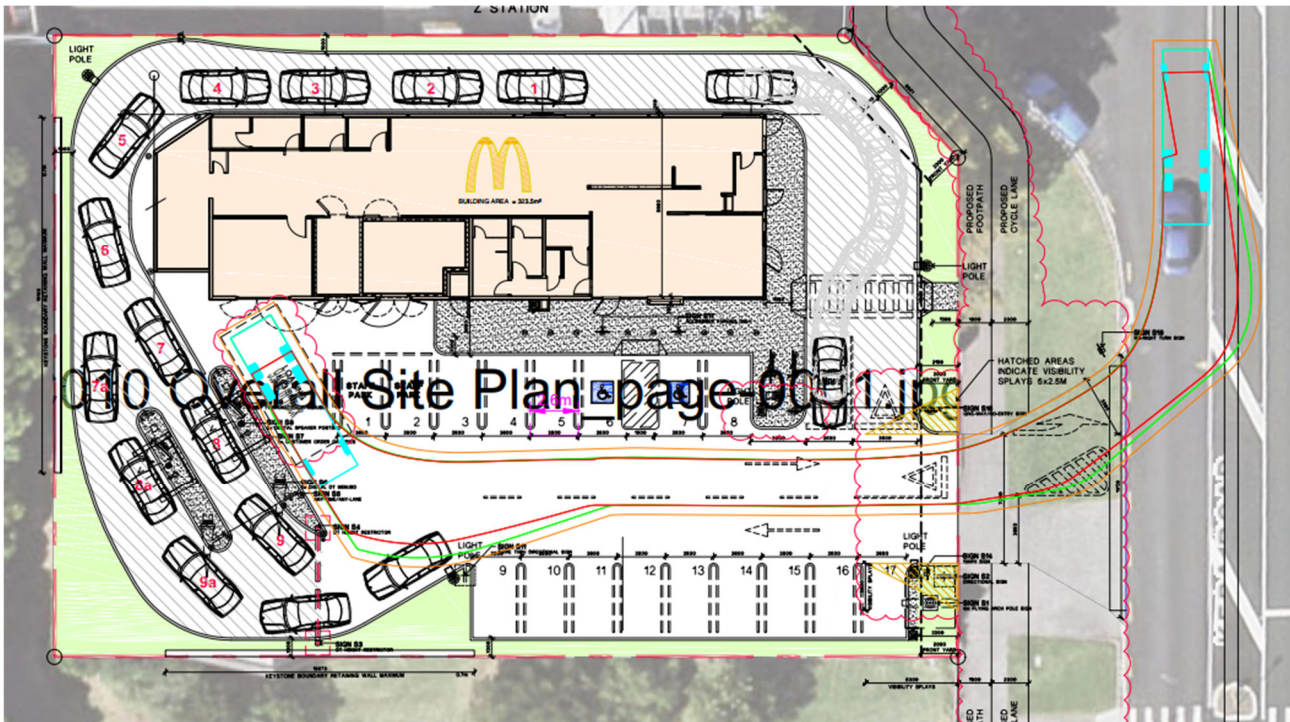
Table 1: Site Summary

Site Address	152 Kepa Road, Orakei, Auckland
Planning Zone	Business – Mixed Use Zone
Activity Proposed	Fast food restaurant including a drive-through (Mc Donalds)

Figure 1 shows the proposed layout of the site. Key transportation features include

- ♦ A vehicle crossing, with no-right turn out signage and a mountable central island
- ♦ A loading bay
- ♦ 17 car park spaces, including 2 for staff, 2 accessible spaces and 13 standard spaces
- ♦ Two order windows and one service window for drive-through customers
- ♦ A footpath connection on Kepa Road.

Figure 1: Proposed development plan (Source ITA, TPC)



The site fronts onto Kapa Road, an Arterial Road (per the Auckland Unitary Plan roading classification). It has a speed limit of 50 km/h and there is a zebra crossing to the west of the proposed vehicle crossing that includes a raised platform.

3 REVIEW OF TRANSPORTATION MATTERS

3.1 Potential traffic effects

There are several potential traffic effects associated with the proposal that are covered in this letter, including

- ◆ Driveway design
- ◆ Trip generation
- ◆ Adequacy of on-site parking and manoeuvring
- ◆ Adequacy of internal space on site for queuing to access the drive-through, access parking, and for exiting the site
- ◆ Traffic modelling assumptions
- ◆ Implications for the operation of Kapa Road
- ◆ Implications on safety for people passing the site, particularly people walking and cycling
- ◆ Proposed mitigation measures, such as the ban on right-turn out movements.

3.2 Driveway design

Figure 1 shows a mountable island that is intended by the applicant to prevent right turn out movements from the site. It was identified through the S92 process that the right turn out movements would have operational and safety issues if permitted.

As discussed later in our letter, we have concerns about

- ◆ The effectiveness of a mountable island that is intended to deter right turn movements out from the site
- ◆ Drivers trying to turn right from the driveway, using the gap between the pedestrian refuge island and where drivers wait before turning right into the site
- ◆ The potential for drivers to queue when exiting the site, blocking the footpath and cycleway
- ◆ The potential for drivers to block the footpath and cycleway while waiting to enter the drive-through or access a parking space.

3.3 Trip Generation

The applicant's TIA relies on McDonald's internal customer catchment analysis to predict transactions and people-trip generation for the proposed Kepa Road development. Without providing justification, they have adopted a vehicle trip rate of 112 vph for the peak hour of the activity.

As a sensitivity test, they reference Research Report 453 (RR 453), which predicts a vehicle trip generation of 169 vehicles per hour (vph), based on the gross floor area (GFA) of the building.

We note that other industry guides suggest higher trip rates

- ◆ the RTA Guide to Traffic Generating Developments suggests that a McDonald's could generate up to 180 vph, and that sensitivity testing of 230 vph during weekends should be considered
- ◆ the TRICS 2008 database suggests over 200 vph during peak hours at weekends
- ◆ the ITE Trip Generation suggests over 200 vph during peak hours at weekends.

Our primary concerns are

- ◆ The applicant has not provided any sensitivity analyses using these other trip rates, and therefore the potential effects of the activity are not fully considered or addressed for the weekday peak period
- ◆ The applicant has not considered the potential effects during busier weekend periods
- ◆ By not considering what may realistically eventuate for vehicle trip generation, the effects of this traffic on Kepa Road, as well as flow-on effects from on-site queuing and manoeuvring to and from the site, have not been adequately assessed, nor addressed.

The applicant has provided transactional data from five existing McDonald's locations (Cavendish Drive, Constellation Drive, Railside Avenue, Great North Road, and Manukau Road) to compare with the proposed Kepa Road site. While specific transactional data for each restaurant is not provided due to

commercial sensitivities, the data provides ranges that offer a reasonable comparison. The locations of these restaurants are all on arterial roads similar to, or busier than, Kepa Road and within walking distance of business, as well as residential-zoned land, which may slightly increase the number of walk-in customers, compared to what might be expected at the Kepa Road site.

In the applicant's latest S92 response, they provided the number of people associated with a 3.0 km catchment around the existing sites and compared that to the proposed site. They noted that most of these sites have a larger (more people) residential catchment than the proposed restaurant at Kepa Road.

The information provided in the S92 responses shows that the number of customers expected at the Kepa Road site is near the median of these other McDonald's during lunchtime trading hours, and towards the higher end during evening peak periods, with a similar profile expected for drive-through operations. Notably, weekend lunchtime trip generation for the Kepa Road site is predicted to be at the lower end of the range.

The S92 responses also say that the transactional data shows that the assumed trip generation rate of 169 vph (from RR 453) is higher than the average vehicle trip generation from other restaurants, despite the Kepa Road site having a smaller GFA, with the applicant's view being that this indicates that the TIA's analysis is robust. However, this seems to be based on data from the drive-through transactions, and a view on likely split of in-restaurant customers' mode of travel.

Regarding weekend trading peaks, the applicant asserts that the TIA provides trip generation predictions for all seven days of the week, with Friday the busiest day, and that weekend trading times align with weekday peaks.

Despite this data and analysis, in our view, there is no certainty that the Kepa Road site would experience this 169 vph trip rate, rather than any of the other trip rates suggested by industry guidelines, or what might occur at these other sites.

In the latest s92 response, the applicant provides data from their surveyed vehicle trip generation at two sites, namely the Cavendish Drive and Railside Avenue sites (the applicant considers that these existing sites have similarly-sized people catchments).

The data shows that the peak trip generation of the Railside Avenue site is just above 200 vph during the time of the survey, of which the drive-thru trips were about 160 vph. This is significantly higher than the trip generation numbers that the applicant has assumed based on the previous customer transaction data. The survey data did indicate that the busiest weekday peak is similar to the busiest weekend peak.

Based on our review of the information, we consider that a trip generation of 200 vph should be used to assess the application's effects on the transport network. In our view, this would provide an assessment that is generally in line with the trip generation guidance available.

3.4 Parking provision and layout

The applicant's TIA report asserts that the 17 car park spaces will be sufficient to meet peak demand, with no spill-over parking beyond the site.

In their s92 response, the applicant explained that customers dining in typically spend no more than 40 minutes on-site, often much less. Additionally, some in-store transactions may be from customers using inside counters to avoid queues at the drive-through. They also noted that some of the in-store transactions are related to delivery services like Uber Eats, with the associated vehicles typically on-site for less than five minutes.

While we are satisfied with the applicant's response regarding parking duration and turnover, the layout of the parking area is such that if queueing extends back from the drive-through, or if vehicles are waiting to turn out of the site onto Kepa Road, then getting access to the parking will be difficult, and will result in more queueing occurring, potentially back onto Kepa Road. We discuss this further in the section below.

3.5 Drive-through queuing

The applicant's queuing analysis assumes two service points, but based on the available information, it appears there is only one pay point. If this is the case, the queuing analysis should have been conducted using the M/M/1 queuing model (for a single service point) rather than the M/M/s model. The implications on queuing capacity could be significant, particularly if the number of service points is overestimated.

The applicant's response clarifies the following

- ♦ The 40-second service time refers specifically to the time taken at the order point, which they identify as the key point where queuing would begin and potentially impact the site's access. According to the applicant, the queuing analysis for two ordering points is accurate
- ♦ The 40-second service time is a target for McDonald's but not based on measured times. A sensitivity analysis using an unrealistic 80-second service time was provided, indicating that queues would still be contained within the site
- ♦ McDonald's management practices include using grill-order spaces or general parking spaces to accommodate vehicles whose orders take longer, ensuring that the drive-through lane remains operational. In extreme cases, staff may direct customers to order inside to reduce demand
- ♦ The applicant claims the drive-thru facility can accommodate up to 21 cars (6 before the order point, 8 between the order and pick-up points, and 7 between the pick-up point and Kepa Road).

The applicant's traffic engineer's analysis, based on a trip generation rate of 169 vehicles per hour (85 vph inbound and 85 vph outbound), with about 70 % using the drive-thru, suggests that queues will not exceed 7 vehicles, leaving capacity for 6 additional vehicles. While this is helpful, we consider using a vehicle trip rate of 200 vph would provide a more robust assessment to understand the effects.

The applicant's traffic engineer's also mentions that McDonald's aims for a 40-second service time but acknowledges that actual service times could range from 60 to 80 seconds. In the applicant's latest response, they provide an analysis of the Cavendish Drive and Railside Drive's average drive-thru service times. It appears that the 85th percentile service time ranges from 87 seconds to 179 seconds with the maximum observed number of cars queued in the drive-through being 4 vehicles. While these numbers contradict the assessment in the TIA, the applicant is of the view that their theoretical assessment of queuing on site is conservative.

Consequently, we don't consider the applicant's calculations of drive-through service time to be sound, and, together with their assumed trip rate being too low, we consider that the effects from potential drive-through queuing are not properly understood, nor addressed.

3.6 Traffic modelling

The applicant has undertaken traffic modelling for the site access. Only an evening peak period has been considered.

We consider their modelling to be inadequate because

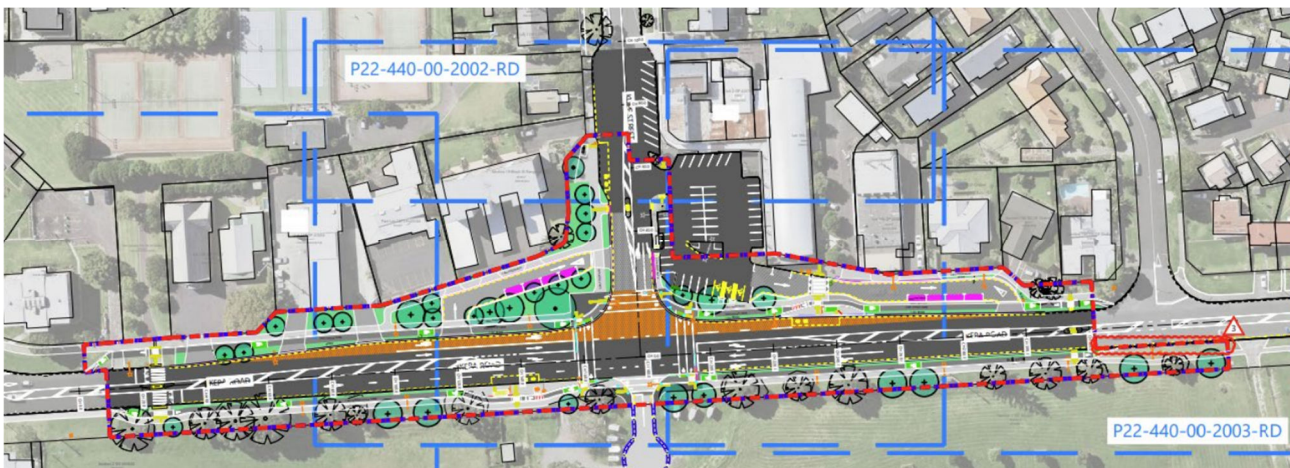
- ◆ It assumes the lower of the industry vehicle trip generation rates, and doesn't include a more likely vehicle trip generation rate
- ◆ It only assesses the vehicle operation of the site access, and doesn't consider the inter-related effects as a result of queuing on Kapa Road past the site
- ◆ The assessment should also consider other time periods, when traffic patterns past the site differs.

The applicant acknowledges that queues will form past the site's vehicle crossing during peak times, but this creates a fundamental issue with their traffic modelling. The existing queuing on Kapa Road, particularly during peak times, has not been adequately accounted for in the assessment of the operation of the McDonald's vehicle access. This Kapa Road queuing will impact both on-site queuing and queuing on Kapa Road to access the site, especially for drivers attempting to make a right-turn into the site through gaps in the traffic.

Because the modelling is inadequate, the proposal's effects are not fully understood, nor addressed.

3.7 Impacts on Kapa Road

Works are underway for changes to the Kapa Road/Kupe Street intersection, as indicated in the plan below (source S95 Notification Decision).



Slow-moving queues occur on Kapa Road during peak times, westbound in the morning and eastbound in the evening. With the new intersection control, stopped queues will extend from the Kapa Road/Kupe Street intersection when the traffic lights show red. The modelling undertaken by the applicant's traffic engineer has not taken this into account. Indeed, they suggest that only 1 vehicle is expected to be queued in the evening peak hour, waiting to turn right into the site. The extent of this queueing would be much greater if the general traffic queues were taken into account, and the higher vehicle trip generation rate was used.

We have concerns about

- ♦ the safety of people walking and cycling on the footpath and cycleway past the site due to drivers taking gaps in traffic without being fully aware of these pedestrians and cyclists
- ♦ the safety of these pedestrians and cyclists due to the compromised inter-visibility between drivers turning into the site caused by the queueing in the general traffic lanes on Kapa Road
- ♦ the extent of the queueing on Kapa Road for those waiting to turn right into the site, taking into account the difficulties of accessing the site, because of the Kapa Road general queues, as well as the higher vehicle trip generation rate is not fully understood. We consider it will be longer than the 1 vehicle estimated by the applicant's traffic engineer. This queue could impact on the accessibility of nearby sites, as well as the operation of Kapa Road itself
- ♦ those exiting the site not being able to find gaps in the traffic, and resulting in more queueing across the footpath and cycleway, as well as within the site. This queueing may have the potential to grid-lock the site, which will further increase queueing for those waiting to turn in from Kapa Road, and exacerbate the effects of this queueing.

In regard to the above, the applicant has stated that the Kapa Road queues that will form past the McDonald's site during peak hours will have a positive effect on safety, by reducing vehicle speeds and providing more opportunities for safe turning. In the applicant's s92 responses they state

- ♦ The positive effect on safety refers to reduced speeds and stationary queues past the McDonald's site access, which could lower the risk of collisions. Slower vehicle flows may encourage let-in behaviour, reducing queueing across the footpath and cycle path

- ♦ The applicant notes that there will be one eastbound lane retained on Kepa Road past the site, minimising the risk of queues spilling into multiple lanes
- ♦ They also highlight that the proposed traffic signals would impact the Z Service Station in a similar way, with two lanes of queuing and permitted right turns potentially causing greater safety risks than at the McDonald's site
- ♦ Regarding overlapping vehicle movements, the traffic modelling suggests that the right-turn queue into McDonald's will be no longer than 1 vehicle, meaning no significant overlap with vehicles turning into the Z Station or from the Kepa Road / Kupe Street intersection is anticipated.

The applicant asserts that further traffic modelling of the proposed access and Kupe Street intersection is unnecessary, arguing that queues during peak times will already extend past the vehicle crossing. They suggest that a micro-simulation model would be required to analyse future conditions accurately, but they believe this level of modelling is not necessary for the current proposal.

The concerns we have are not alleviated by the applicant's responses, as the slower speeds won't necessarily address inter-visibility caused by the queuing on Kepa Road, nor the extent of queuing on site, or for the right turn into the site, and their subsequent effects on the operation of Kepa Road.

3.8 Right turn ban at vehicle crossing

The proposal includes banning right turn movements from the site, in an effort to reduce operational and safety issues. Although the applicant's modelling suggests that a small number of non-compliances can be managed operationally, the applicant's assessment does not provide certainty in this respect, and we consider the outcome of non-compliances could be unsafe.

The applicant has advised that the right turn ban at the vehicle crossing will be managed by the introduction of a mountable island located within the driveway crossing.

We have concerns about the effectiveness of the measures proposed to prevent these right-turn movements. The consequences include drivers turning right anyway by tracking over the mountable island, or if faced with queued vehicles waiting to turn into the site, then they may make alternative movements, such as turning left, then u-turning on Kepa Road. The impacts of these movements have the potential to result in crashes with other vehicles, and crashes with pedestrians on the adjacent zebra crossing.

If the application is approved, we recommend additional measures to mitigate the effects on pedestrians at the zebra crossing. These could include extending the pedestrian refuge island to the east, requiring drivers to merge into the main traffic lane further from the crossing than they otherwise would. Additionally, measures to reduce the likelihood of right-turn-out movements could be considered, such as narrowing the vehicle crossing splay at the southern end, provided truck movements are restricted to approach from the north.

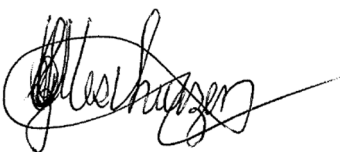
4 CONCLUSION

Based on our review, we have identified several traffic and transportation issues that could result in adverse transport effects. While the applicant has provided additional information in response to S92 queries, in our view critical concerns remain, particularly

- ◆ **Trip generation assumptions:** We consider that the applicant's trip generation assumptions are too low and that effects are therefore not fully understood. In our view, a rate of 200 vph would better align with industry guidelines and provide a more robust assessment of the proposal's impacts
- ◆ **Drive-thru queuing analysis:** The queuing analysis provided is based on assumptions about service times and the number of service points, which appear to understate the potential queuing impact. We don't consider the applicant's trip generation to be reflective of a proposed McDonalds on the subject site and that both affect the extent of drive-through queuing, and its effects
- ◆ **Impact on Kapa Road:** We have concerns about the assessment provided not taking into account the ability for traffic entering and leaving the site turning into and across queued traffic, this creating longer queues of drivers entering and exiting, potential blocking of footpath and cycleway, and interactions with traffic turning to/from adjacent sites and the Kapa Road/Kupe Street intersection. These complexities are also of concern outside of peaks, during the times that general traffic is increasing, when stop-start conditions increase uncertainties.
- ◆ **Queuing effects to access the site:** The existing queuing on Kapa Road, particularly during peak times, has not been adequately accounted for in the analysis of the McDonald's vehicle access. Both on-site queuing and queuing to access the site has likely been underestimated
- ◆ **Site access and right turn out ban:** While the applicant has proposed a mountable island to enforce the right-turn ban, we consider the proposed measure is not sufficient, and that resulting unsafe manoeuvres would affect the safety and operation of people using Kapa Road.

It is important to emphasise that these issues are all interconnected.

Yours sincerely



Gerhard van der Westhuizen
PRINCIPAL TRANSPORTATION ENGINEER

Reference: P:\MASF\001 Review of Orakei McD\4.0 Reporting\L1A250131 152 Kapa Rd Review Final.docx

