Submission PC4006- Karlena Whitehead

1.1 Submitter details

Submitter name	Karlena Whitehead
Submitter type	Individual
Contact person (if different)	Karlena Whitehead
Address	99 Richmond Avenue
Town/City	Tokoroa
Phone	[redacted]
Email	Kmwhitehead86@gmail.com

1.2Submission record

Date created	08/17/26 8:30 PM

1.3Trade competition and affected-person declarations

Trade competition declaration	I could not gain an advantage in trade competition through this submission.
Directly affected declaration	I am directly affected by an effect of the subject matter that a) adversely affects the environment; and b) does not relate to trade competition or the effects of trade competition

1.4Hearing details

Wish to be heard	Yes
Joint case with others	Yes

1.5Submission details

Submission area	Tokoroa
Plan section	Tokoroa Growth Cell 2 71 Richmond Ave; Chapter 13
Position	Support in part; Oppose
Plan Provision	
Relief or decision sought	

1.6 Submission

Submission item 1

Plan provision or location	Tokoroa Growth Cell 2, 71 Richmond Ave
Position	Support in part
Submission	

I am a resident and ratepayer of Richmond Avenue, Tokoroa. I support responsible growth and recognise the need for the South Waikato District to provide sufficient residential land to accommodate future population growth. However, I oppose the proposed rezoning and growth provisions affecting the Tokoroa urban area unless appropriate transport infrastructure is provided to safely accommodate the resulting increase in traffic.

My objection is not to growth itself, but to the failure to adequately address the traffic and safety impacts that will result from a substantial increase in housing without providing an alternative access route.

Reasons for my submission:

1. Insufficient roading infrastructure

The proposal will significantly increase the number of residential properties within the area. In practical terms, the number of households and vehicle movements will increase substantially. Despite this, no new exit or alternative road connection is proposed to accommodate the additional traffic generated by the development. As a result, traffic from the expanded residential area will be forced to use existing roads, including Richmond Avenue and surrounding streets, placing additional pressure on infrastructure that is already experiencing issues.

I am concerned that Council has not adequately demonstrated how the existing road network will safely accommodate this increase in traffic.

2. Existing traffic safety issues already exist

Residents currently experience traffic-related problems within the area, including:

- Vehicles travelling at excessive speeds.
- Road safety concerns for pedestrians.
- Increased risks for children walking or cycling.
- Driver behaviour that creates hazards for residents.
- Limited ability for the existing road network to absorb significant additional traffic.

The addition of numerous new dwellings will inevitably increase vehicle movements and expose residents to greater safety risks. The proposal should not proceed until these existing issues have been addressed.

3. Congestion at the SH1 and East Parkdale intersection

A major concern is the existing congestion and delays at the intersection of State Highway 1 and East Parkdale. This intersection already experiences traffic pressure and can be difficult to navigate during busier periods. Additional residential development will inevitably increase the number of vehicles using this intersection on a daily basis. I am concerned that Council has underestimated the cumulative effects of growth on this critical transport connection and has not demonstrated that the intersection can safely accommodate the projected increase in traffic volumes.

4. Safety must be prioritised before development

Council should ensure that transport infrastructure upgrades are planned and delivered before significant residential intensification occurs. Approving additional residential growth without providing a secondary access route effectively shifts the burden of growth onto existing residents who will experience the resulting congestion, delays, noise, and safety impacts.

5. Effects on existing residents

As an existing ratepayer, I believe current residents should not be expected to absorb the adverse effects of substantial new development without corresponding investment in supporting infrastructure.

The proposal, as notified, places the interests of future growth ahead of the needs and safety of current residents.

Decision

I seek that Plan Change 4 be amended to require appropriate transport infrastructure, including a secondary access connection, before residential development proceeds.

Submission item 2

Plan provision or location	Chapter 13
Position	Oppose

Submission

I support planned growth for Tokoroa. However, growth must be accompanied by infrastructure that ensures the safety and wellbeing of both existing and future residents.

The current proposal will place a significant additional burden on an already constrained road network and will worsen existing traffic and safety issues, particularly at the SH1 and East Parkdale intersection. A new access route and appropriate transport upgrades should be required before development proceeds.

I request that Council:

- Decline the aspects of Plan Change 4 that enable significant residential growth in this area until adequate transport infrastructure is provided.

- Require the construction of a new exit road or secondary access point to service the development area.
- Undertake a detailed and independent traffic impact assessment addressing:
* Expected traffic generation from the proposed development;
* Effects on Richmond Avenue and surrounding streets;
* Effects on road safety;
* Effects on pedestrians and cyclists;
* Effects on the State Highway 1 and East Parkdale intersection;
* Emergency vehicle access requirements.
- Require any necessary intersection upgrades and road improvements to be completed prior to development.
- Ensure existing residents are not adversely affected by increased traffic volumes, congestion, and road safety risks.