Submission PC4008- Matthew Ives

1.1 Submitter details

Submitter name	Matthew Ives
Submitter type	Individual
Contact person (if different)	Matthew Ives
Address	93 Richmond Avenue
Town/City	Tokoroa, 3420
Phone	[redacted]
Email	mattandcheryl@windowslive.com

1.2Submission record

Date created	08/19/26 3:28 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	No
Joint case with others	No

1.5Submission details

Submission area	Tokoroa
Plan section	Tokoroa Growth Cell 2, 71 Richmond Ave; Proposed plan change 4 to the South Waikato District
Position	Oppose

1.6 Submission

Submission item 1

Plan provision or location	Tokoroa Growth Cell 2, 71 Richmond Ave
Position	Oppose
Submission	

The reason for my objection to the Tokoroa growth cell 2 is that there is no intended improvement or alternative access to the southern end of Richmond Ave. Richmond Ave is a quiet street that should there be more residential development at the southern end it will increase the amount of traffic on the road and bring safty concerns. Also with the proposed amount of houses to be built there will create a lot of issues with the intersection of state highway 1 and East Parkdale drive. This intersection is already a busy intersection with the amount of traffic going down state highway 1 at all hrs of the day.

Should the council allow this growth cell to go ahead have they got contingency plans to have the speed limit of 60kms extended out to where the 100km speed sign is currently heading north on state highway 1?

Why is the council actually even thinking of this area as currently in Tokoroa there are at least 3 subdivisions being built and they have not all been sold along with the large amount of empty houses in Tokoroa.

Is the council actively encouraging companies to come to Tokoroa to warrant the amount of housing that they are allowing to happen. With opening up the southern end of Richmond Ave to allow more housing and creating a lot of safety issues for all in the area.

Where are the people coming from and where are they going to work as there is no real large employer in Tokoroa anymore and there is no promotion for any large industry to move to Tokoroa. Allowing this growth cell to go ahead is only making Tokoroa into a town of houses and food as I reiterate again where is the employment for the need for the development of these subdivisions??

Decision

Explanation of the need to open up this growth cell when there are already areas that are being developed and not being occupied

Submission item 2

Plan provision or location	Proposed plan change 4 to the South Waikato district
Position	Oppose

Submission

Not specified

Decision

Not specified