## Submission PC4040- Rudy Hlawatsch

### 1.1Submitter details

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|---|---|
| **Submitter name** | Rudy Hlawatsch |
| **Submitter type** | Individual |
| **Contact person (if different)** | Rudy Hlawatsch |
| **Address** | 109 Richmond Avenue |
| **Town/City** | Tokoroa |
| **Phone** | [redacted] |
| **Email** | rudyhl@hotmail.com |

### 1.2Submission record

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|---|---|
| **Date created** | 09/01/26 12:31 AM |

### 1.3Trade competition and affected-person declarations

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

## 1.4Hearing details

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| **Wish to be heard** | No |
| **Joint case with others** | No |

## 1.5Submission details

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| **Submission area** | Tokoroa |
| **Plan section** | Tokoroa growth Cell 2, 71 Richmond Ave |
| **Position** | Oppose |

## 1.6 Submission

**Submission item 1**

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

I understand theres proposal to develop some 60 odd new residential units on the 7.08 ha Trig Reserve block immediately south of Richmond Ave Tokoroa with - as I understand it - Richmond / East Parkdale being the only vehicle entry / exit point.

This has the potential to have an overloading traffic impact at the Richmond / East Parkdale intersection and at already busy SH 1. SH1 carries approx. 2300 heavy vehicles per day? [based on 18.4% of ADT] already. This would likely mean major upgrade works at both intersections.

Lastly the proposed development at this location is surrounded on all sides by existing urban areas thereby limiting the vehicular access options.

**Decision**

Not specified