Submission PC4003- Graham Neil Holmes

1.1 Submitter details

Submitter name	Graham Neil Holmes
Submitter type	Individual
Contact person (if different)	Graham Neil Holmes
Address	21 East Grampian Street
Town/City	Tokoroa
Phone	[redacted]
Email	Medway48@xtra.co.nz

1.2 Submission record

Date created	07/27/26 8:58 PM

1.3 Trade 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 not 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

1.4 Hearing details

Wish to be heard	No

Joint case with others	No

1.5 Submission details

Submission area	Putaruru; Tokoroa; Tirau
Plan section	Zone changes

1.6 Submission

Tīrau

Areas and provisions identified in the submission

Rezone the rural lifestyle zone east of the railway line, Parapara Rd, Tīrau to general rural zone
Tirau Future Urban Zone (industrial) State Highway 27 Tirau Future Urban Zone (residential),
Parapara Rd west.
Tirau Growth Cell 1 – Church St, Tirau
Tirau Growth Cell 2 – Parapara Rd west, Tirau
Tirau Growth Cell 3 – Parapara Rd east, Tirau

Plan provision or location	Position	Submission	Decision
Tīrau Growth Cell 1 Church St	Not specified	Not specified	do nothing
Tīrau Growth Cell 2 Parapara Rd west	Oppose	not needed	do nothing

Tīrau Growth Cell 3 Parapara Rd east	Oppose	do nothing not needed	do nothing not needed
Tīrau Future Urban Zone residential Parapara Rd west	Oppose	do nothing not needed	do nothing
Tīrau Future Urban Zone industrial State Highway 27	Oppose	do nothing not needed	do nothing not needed
Rezone the rural lifestyle zone east of the railway line Parapara Rd Tīrau to general rural zone	Oppose	do nothing not needed	do nothing not needed

Putāruru

Areas and provisions identified in the submission

Putāruru Future Urban Zone (commercial) - south of Growth cell 4, Princes St, Putāruru
Putāruru Future Urban Zone (residential) - south of Nola St & Totara St, Putāruru
Putāruru Growth Cell 5 (residential) - Arapuni St, Putāruru
Rezone the commercial zone at the rear of 95-99 and 101-103 Tirau St (State Highway 1), Putāruru to general residential zone
Rezone the general rural zone between Alexander Cres and Walsall Rise, Putāruru to rural lifestyle zone

Plan provision or location	Position	Submission	Decision
Rezone the general rural zone between Alexander Cres and Walsall Rise Putāruru to rural lifestyle zone	Not specified	Not specified	do nothing not needed
Putāruru Growth Cell 5 residential Arapuni St	Oppose	do nothing not needed	do nothing not needed
Rezone the commercial zone at the rear of 95-99 and 101-103 Tirau St State Highway 1 Putāruru to general residential zone	Oppose	do nothing not needed	do nothing not needed
Putāruru Future Urban Zone commercial south of Growth Cell 4 Princes St	Oppose	do nothing not needed	do nothing not needed

Putāruru Future Urban Zone residential south of Nola St and Totara St	Oppose	do nothing not needed	do nothing not needed

Tokoroa

Areas and provisions identified in the submission

Future Urban Zone (residential) at 234 and 242 Maraetai Rd
Future Urban Zone (residential) at Paraonui Rd
Rezoning of properties at Princess Beatrix Ave to General Residential
Tokoroa Growth Cell 1, 292 Maraetai Rd
Tokoroa Growth Cell 2, 71 Richmond Ave
Tokoroa Growth Cell 3, (industrial), Campbell Rd

Plan provision or location	Position	Submission	Decision
Tokoroa Growth Cell 1 292 Maraetai Rd	Not specified	Not specified	do nothing not needed. enough land now
Tokoroa Growth Cell 2 71 Richmond Ave	Oppose	do nothing not needed. enough land now	do nothing not needed. enough land now
Tokoroa Growth Cell 3 industrial Campbell Rd	Oppose	do nothing not needed. enough land now	do nothing not needed. enough land now
Rezoning of properties at Princess Beatrix Ave to General Residential	Oppose	do nothing not needed. enough land now	do nothing not needed. enough land now…more leaving than building
Future Urban Zone residential at 234 and 242 Maraetai Rd	Oppose	do nothing not needed. enough land now…more leaving than building	do nothing not needed. enough land now…more leaving than building
Future Urban Zone residential at Paraonui Rd	Oppose	do nothing not needed. enough land now…more leaving than building	do nothing not needed. enough land now…more leaving than building

Additional submission fields

Additional Sub 1	do nothing not needed. enough land now…more leaving than building
Additional Support 1	Oppose
addition submission 1 submission	do nothing not needed. enough land now…more leaving than building