Submission PC4012- Myra Bennett

1.1 Submitter details

Submitter name	Myra Bennett
Submitter type	Individual
Contact person (if different)	Myra Bennett
Address	28 Anderson Street
Town/City	Putaruru
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1.2Submission record

Date created	08/27/26 3:08 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 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

1.4Hearing details

Wish to be heard	No
Joint case with others	No

1.5Submission details

Submission area	Putāruru
Plan section	Rezone the commercial zone at the rear of 95-99 and 101-103 Tirau Street (State Highway 1), Putāruru to general residential zone
Position	Oppose

1.6 Submission

Submission item 1

Plan provision or location	Rezone the commercial zone at the rear of 95-99 and 101-103 Tirau St (State Highway 1), Putāruru to general residential zone
Position	Oppose
Submission	

We believe this particular piece of land is unsuitable for residential development and that rezoning it for housing would result in the loss of an important green-belt area that currently provides a valuable separation between the commercial and properties along Tirau Street and the adjoining homes.

The land is a narrow strip with moderately steep sides and is currently being grazed. Its physical characteristics do not appear well suited to conventional residential development, particularly when consideration is given to access, earthworks, stormwater and the practical difficulties of developing a narrow sloping site.

Importantly, one of Putaruru's wastewater pipelines runs through the land. We believe this existing infrastructure should be taken into account when considering whether this land is appropriate for residential development and whether its long-term use should instead protect and accommodate this infrastructure.

Rather than allowing this valuable green space to be lost to a small residential development, we believe there is a much better long-term opportunity for Putaruru.

We ask Council to seriously consider purchasing the land and incorporating it into the near by Lorraine Moller Reserve, with appropriate tree and native planting. This would provide a permanent green corridor and buffer between the commercial and residential areas.

Such an outcome would:

* retain an existing area of green space within Putaruru;
* enhance the visual amenity of Tirau Street and surrounding neighbourhood;
* provide a permanent and attractive buffer between commercial activity and residential properties;
* Protect and provide appropriate access to the existing wastewater infrastructure;
* provide additional planting and habitat for birds and wildlife;
* create a lasting community asset rather than another small and potentially difficult residential development site.

We recognise that Putaruru needs appropriate opportunity for growth and housing. However, not every piece of land is necessarily suitable for residential development, and we believe this particular area has grater value to the community as green space and as an extension of the existing reserve, along with having access to the existing wastewater infrastructure.

Once is land is developed for housing, the opportunity to preserve it as a green buffer and extend the Lorraine Moller Reserve will be lost permanently.

We therefore respectfully request that Council remove this land from the proposed General Residential rezoning and retain it in its existing zoning, while also investigating the possibility of Council purchasing the land and incorporating it into the Lorraine Moller Reserve.

We believe this would provide a significantly better long-term outcome for the wider Putaruru community now and in the future.

Warwick and Myra Bennett

Decision

We request that Council remove this land from the proposed General Residential rezoning and retain it in its existing zoning, while also investigating the possibility of Council purchasing the land and incorporating it into the Lorraine Moller Reserve.

Additional submission fields

Additional Sub 1	Rezone the commercial zone at the rear of 95–99 and 101–103 Tīrau St (State Highway 1), Putāruru to general residential zone
Additional Support 1	Oppose
addition submission 1 submission	Not specified