Submission PC4004- Anna Zam

1.1 Submitter details

Submitter name	Anna Zam
Submitter type	Individual
Contact person (if different)	Anna Zam
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1.2 Submission record

Date created	08/01/26 4:43 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 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	Yes

1.5 Submission details

Submission area	Tokoroa
Plan section	Zone Changes

1.6 Submission

Tokoroa

Areas and provisions identified in the submission

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	Support	I strongly support the strategic direction of Proposed Plan Change 4 (PC4) to enable residential infill and intensification within the existing urban footprints of Tokoroa. The District faces a documented housing capacity shortfall, and PC4 correctly identifies that unlocking the potential of existing large residential sections is the most efficient way to deliver affordable, diverse housing options while utilising existing infrastructure. any existing properties in Tokoroa consist of dwellings situated on large sections (e.g., 1,000 m²+). Reducing the minimum lot size to 300 m² and providing the certainty of a Controlled Activity consent pathway empowers homeowners and developers to subdivide surplus land without the financial risk and delays of a Restricted Discretionary process.	Support for the reduction of the minimum lot size in the General Residential Zone to 300 m² and the shift to Controlled Activity status.
Tokoroa Growth Cell 2 71 Richmond Ave	Support	Same as above.	Approve and retain the Controlled Activity status for subdivisions creating

			lots between 300 m² and 450 m².
Tokoroa Growth Cell 3 industrial Campbell Rd	Support	Not specified	Approve and retain the Permitted Activity status and associated performance standards for relocatable buildings.

Additional submission fields

Additional Sub 1	Support for the explicit enablement of relocatable/transportable buildings (subject to 2-month foundation and 12-month reinstatement standards).
Additional Support 1	Support
addition submission 1 submission	In the current high-cost construction environment, traditional stick-builds are frequently unfeasible for infill development. High-quality transportable and modular homes represent a fast, cost-effective solution to deliver minor dwellings and secondary units where companies also offer to deal with complexity of service connections too. The proposed performance standards provide a practical and fair framework that ensures visual amenity and proper infrastructure connection without placing unnecessary regulatory barriers on modern construction methods. Directing medium-density development toward areas with high accessibility to jobs, schools, and community facilities (such as the corridors near the Tokoroa Hospital and local schools) represents excellent urban design. It reduces

	transport friction, supports local services, and provides housing choices for an aging demographic and smaller household sizes.