
To: Wendy Robinson, Manager District Plan and Growth
From: Nathan McLeay, Policy Planner
Date: 8 May 2026
Subject: **Proposed Private Plan Change 36 (Ōhaupō Large Lot Residential Extension) – Accept and Notify Report**

1 PURPOSE – TAKE

The purpose of this report is to:

- Provide an overview of Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension (PC36), lodged on 24 November 2025 by Honeycomb Developments LP (“Honeycomb”);
- Recommend that Council accepts PC36 in accordance with Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991 (“the Act”);
- Recommend that Council notify PC36 in accordance with Clause 26 of the First Schedule to the Act; and
- Recommend that Council, in accordance with Section 37 of the RMA, extends the timeframe within which it must decide how PC36 is to be dealt with.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

Honeycomb have lodged a private plan change application (PC36) to:

- Rezone approximately 21.50 hectares of land from Rural Zone to Large Lot Residential Zone;
- Amend and add new provisions to the Waipā District Plan; and
- Insert a new structure plan.

PC36 proposes amendments to the following parts of the Waipā District Plan:

- Planning Maps; and
- (New) Appendix SXX – Ōhaupō South Structure Plan.

It is recommended that the Manager District Plan and Growth, under delegated authority:

- Accepts PC36 in whole for processing pursuant to Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991;
- Instructs that PC36 be publicly notified in accordance with the requirements of Clause 26(1) of the First Schedule to the Resource Management Act 1991; and
- Pursuant to Section 37 of the RMA extends the timeframe within which Council must decide how to deal with PC36.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That the Manager District Plan and Growth , under delegated authority on behalf of Waipā District Council:

- a) **Receives** the report of Nathan McLeay, Policy Planner, titled “Proposed Private Plan Change 36 (Ōhaupō Large Lot Residential Extension) – Accept and Notify Report” (ECM Document Reference #11668879); and
- b) **Resolves** to accept Proposed Plan Change 36 – Ōhaupō Large Lot Residential Extension in accordance with Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991; and
- c) **Resolves** to publicly notify Proposed Plan Change 36 – Ōhaupō Large Lot Residential Extension in accordance with the requirements and timeframes set out in Clause 26 of the First Schedule to the Resource Management Act 1991; and
- d) **Resolves**, pursuant to Section 37 of the Resource Management Act, to extend the timeframe within which Council must make its decision on how to deal with Plan Change 36 until 21 May 2026.

4 BACKGROUND – KŌRERO WHAIMĀRAMA

PC36 applies to approximately 21.50 hectares of land southeast of Ōhaupō. The plan change area is bordered by Ryburn Road to the north, State Highway 3 to the east, Rural Zone land to the south, and the North Island Main Trunk railway line to the west (see Fig. 1 below).

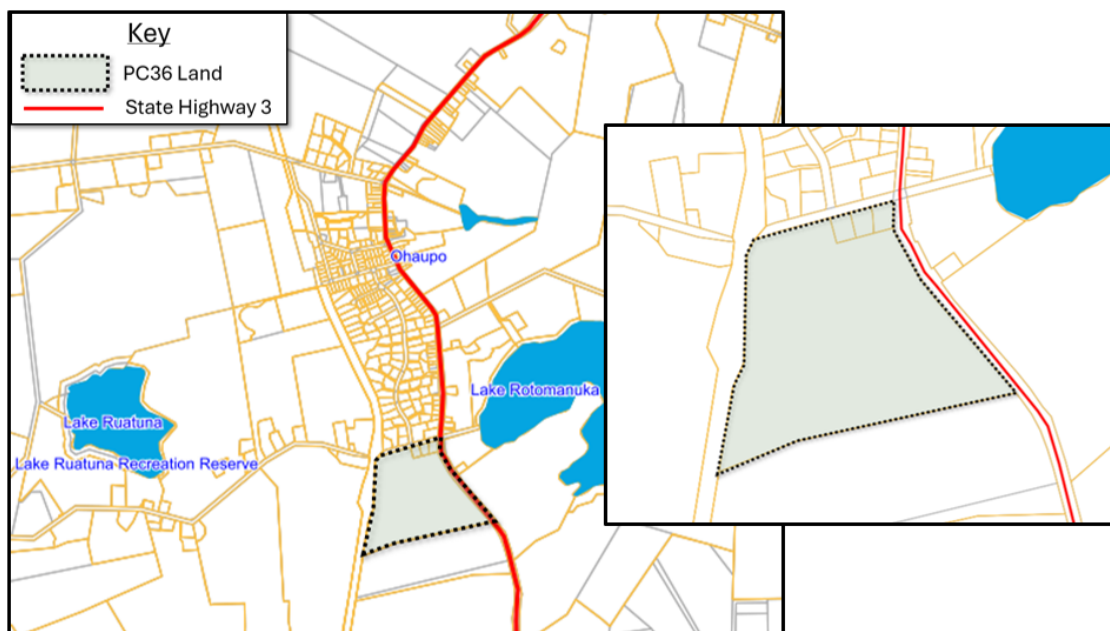


Fig. 1: Site location and land area of PC36.

The predominant existing land use on the site is pastoral farming (cropping / grazing). The southern extent of Ōhaupō township extends to Ryburn Road, opposite the plan change land.

The plan change land is within the Rural Zone of the Waipā District Plan and is located within the State Highway 3 Scenic Corridor notation on the Planning Maps. The land

also borders State Highway 3 (Designation D37) and the North Island Main Trunk railway line (Designation D1). See Fig. 2 below:

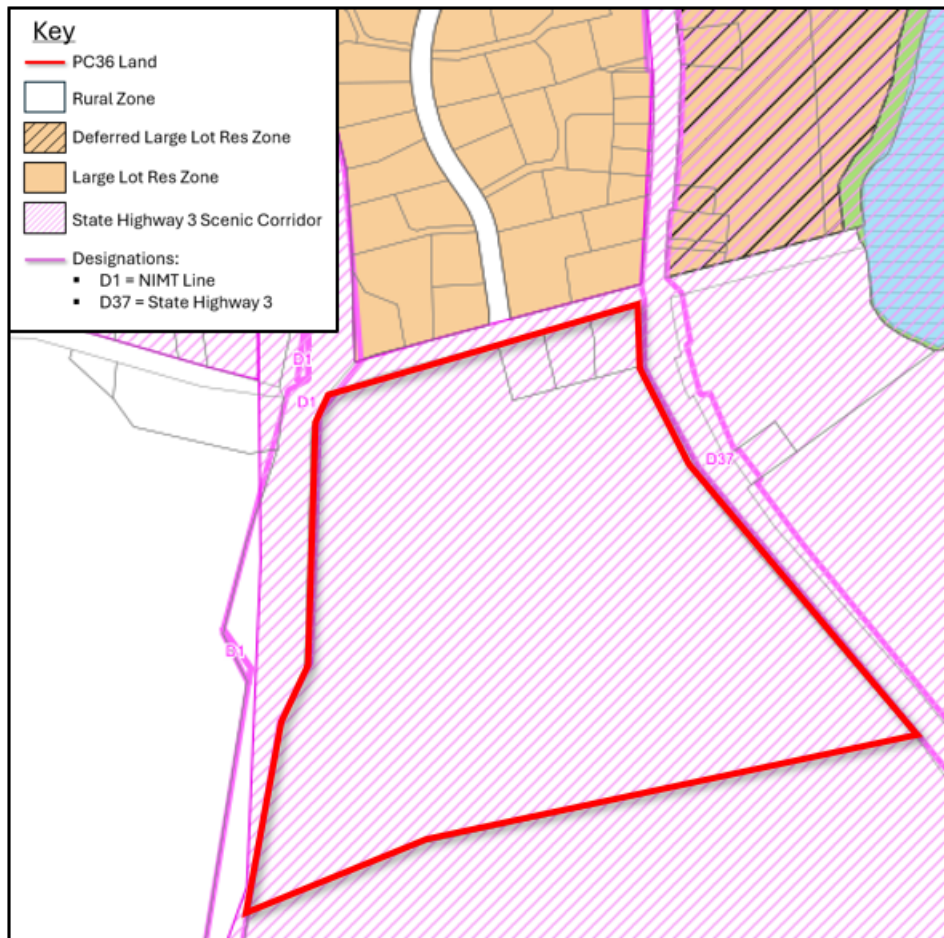


Fig. 2: Zoning, Designations, and State Highway 3 Scenic Corridor in relation to the PC36 land.

Ōhaupō contains four Growth Cells: O1, O2, O3, and O4 (see Fig. 3 below). Growth Cells are areas identified for future growth in the Waipā 2050 Growth Strategy (Waipā 2050) and the Waipā District Plan. Of these Cells, one (O1) is “live” Large Lot Residential Zone and is mostly developed. Cells O2, O3, and O4 (49 hectares) are not yet developed and are located within the Deferred Large Lot Residential Zone.

The plan change land is not located within a Deferred Zone or any of the Ōhaupō Growth Cells. As such the plan change represents unanticipated development outside of existing strategies.

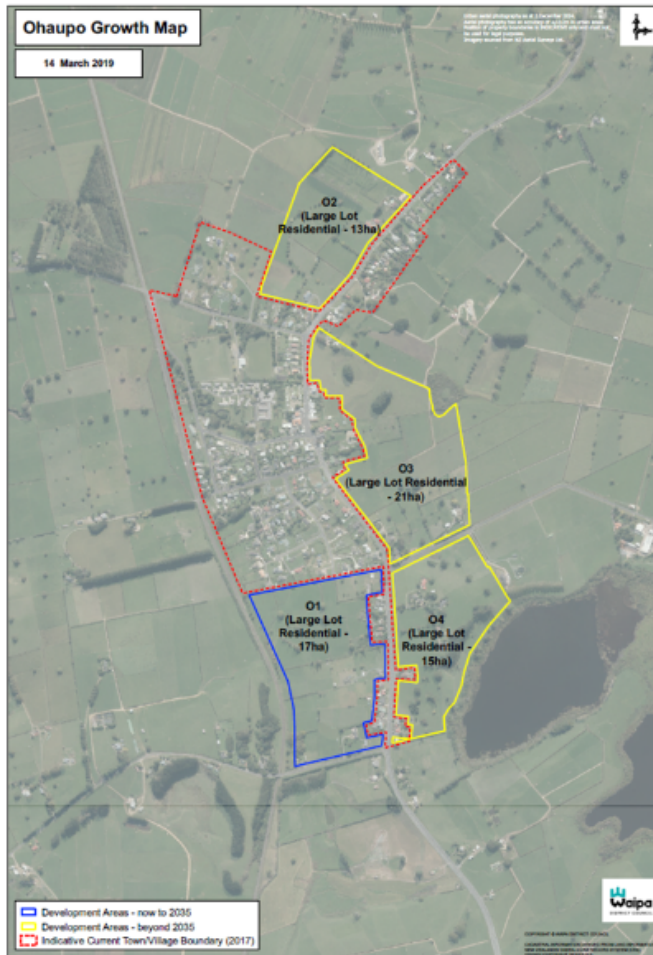


Fig. 3: Ōhaupō Growth Map from Appendix S1 to the Waipā District Plan – Future Growth Cells.

The applicant engaged with Council prior to formal lodgement of the plan change. Council's feedback through this engagement was to identify matters needing to be considered by any plan change, and no outcomes or undertakings were agreed to by staff as part of the engagement.

5 PLAN CHANGE REQUEST

PC36 was lodged by Mitchell Daysh Ltd on behalf of Honeycomb Developments LP on 24 November 2025.

The changes proposed by PC36 are:

1. Changes to Planning Maps:
 - Rezone approximately 21.50 hectares of land from Rural Zone to Large Lot Residential Zone; and
 - Delete the State Highway 3 Scenic Corridor Overlay over the plan change land.
2. Insert new structure plan for the plan change land as Appendix SXX – Ōhaupō South Structure Plan (refer Fig. 4 below).

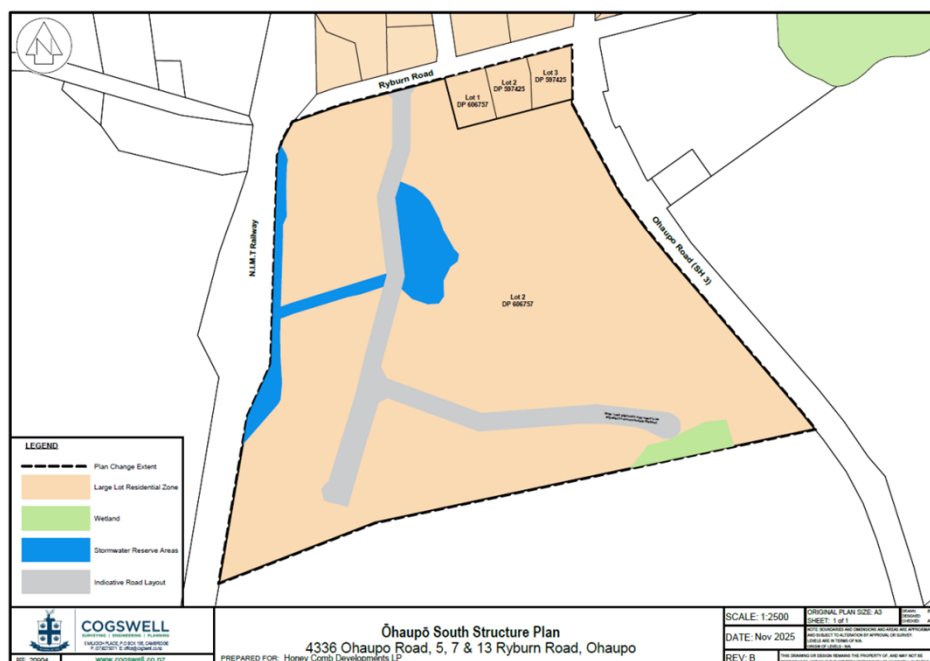


Fig. 4: Proposed Ōhaupō South Structure Plan.

Following review of the submitted documentation, a further information request (RFI) was issued on 13 January 2026, pursuant to Clause 23(1) of the First Schedule to the Resource Management Act 1991. The requested information related to:

- Transportation;
- Stormwater;
- Flood hazard risks; and
- Reserve provision.

A response to the RFI was received on 20 March 2026. On 10 April 2026 staff confirmed that the information provided in response to RFI confirms the applicant's position in relation to the matters raised and is sufficient to enable processing of PC36 to continue.

6 RESOURCE MANAGEMENT ACT 1991 DECISION – ADOPT, ACCEPT, OR REJECT

Section 73(2) of the Act provides that any person may request that Council change the Waipā District Plan.

Part 2 of the First Schedule to the Act sets out the process to be followed for a private plan change request. It is under the relevant clauses of this part that PC36 is to be processed.

Form of Request (Clause 22)

The PC36 documentation that has been lodged is in writing, explains the purpose and reasons for the changes sought and contains a Section 32 evaluation report. The form of the plan change is in accordance with the requirements of Clause 22.

Further Information (Clause 23)

Following initial lodgement of PC36 a request for further information was made in terms of the requirements of Clause 23 of the Act. The applicant has responded to this request, and it is considered that sufficient information has now been provided to enable Council to accept the private plan change request for processing.

Modification of Request (Clause 24)

Modification of the request in terms of the provisions of Clause 24 is not considered to be necessary in this instance.

Consideration of Request (Clause 25)

Within 30 working days of receiving all required information (including payment of the required deposit fees) Council must decide how to deal with the request. Council must have particular regard to the evaluation report prepared for the plan change and may either:

- Adopt the request as if it were a plan change made by Council (Clause 25(2)(a)); or
- Accept the request, in whole or in part, and proceed to notify it under Clause 26 (Clause 25(2)(b)); or
- Decide to deal with the request as if it were an application for resource consent (Clause 25(3)); or
- Reject the request (Clause 25(4)).

The following sections address these four options. Particular regard has been had to the PC36 evaluation report in making the comments under the various headings that follow. The deposit fees for PC36 were paid in full on 26 November 2025, and all required information was confirmed to have been received on 10 April 2026. As such the 30-working-day deadline for Council to make a decision under Clause 25 has been set at 21 May 2026.

Option 1 – Adopt (Clause 25(2)(a))

Council unable to adopt a private plan change due to the Stop Plan requirements in Section 80P of the Act.

Option 2 – Accept (Clause 25(2)(b))

Acceptance of a plan change request enables the First Schedule process to proceed. If accepted, the applicant is responsible for meeting all the actual and reasonable costs incurred by Council for the plan change up to the point where a decision on the plan change application is made.

Council is responsible for administering the statutory processes including notification, submissions, further submissions, and hearing procedures, with costs charged back to the applicant.

PC36 as lodged (including the evaluation report) provides sufficient information for people to understand what is proposed and to gauge any adverse effects the proposal may have on them.

Option 3 – Deal with the Request as if it were a Resource Consent (Clause 25(2)(b))

PC36 does not involve any specific development or subdivision proposal and involves changes to the Waipā District Plan and Planning Maps. As such it is not appropriate to deal with PC36 as if it were a resource consent.

Option 4 – Reject (Clause 25(4))

Council may reject PC36, but only if one or more of the grounds set out in Clause 25(4)(a) – (e) of the First Schedule of the Act apply. Staff have assessed the application against these grounds and are satisfied none apply. In this respect, PC36:

- Is not frivolous or vexatious (Clause 25(4)(a));
- Has not recently been decided on (Clause 25(4)(b));
- Is not inconsistent with sound resource management practice (Clause 25(4)(c));
- Will not make the Waipā District Plan (which has been operative for more than two years) inconsistent with Part 5 of the Act (Clause 25(4)(d)); and
- The Waipā District Plan has been operative for longer than two years ((Clause 25(4)(e)).

Rejection of PC36 is not considered necessary or appropriate in this instance.

Recommendation

Based on the discussion above, adopting, processing as a resource consent, and rejection are not considered necessary or appropriate for PC36.

As PC36 relates to a large lot residential zone within Ōhaupō Village, it is not a relevant residential zone in terms of Section 77G of the Resource Management Act. Because of this it is not a requirement that Medium Density Residential Standards are incorporated into PC36.

As such it is recommended that PC36 be **accepted** for processing by Council pursuant to Clause 25(2)(b) of the First Schedule to the Resource Management Act.

7 TIMEFRAME EXTENSION

Processing Timeframes

Clause 25(1)(b) of the First Schedule to the Resource Management Act requires Council to make a decision on how it intends to deal with a private plan change request within 30 working days of receiving all required further information.

Further information was requested for PC36 and this was provided by the applicant on 20 March 2026. Up to 08 May 2026, 36 working days have expired. This means that a timeframe extension pursuant to Section 37 is required. It is recommended that the timeframe for making a decision be extended to 15 May 2026 (additional 7 working days).

Section 37 Resource Management Act

Section 37 of the RMA provides that Council may, in any particular case, extend a time period specified in the Act (whether or not the time period has expired).

Section 37A of the Act provides that Council must not extend a time limit unless it has taken into account:

- The interests of any person directly affected by the extension; and
- The interests of the community in achieving adequate assessment of effects; and
- The duty to avoid unreasonable delays.

Because PC36 is a private plan change, Council is not required (under Section 37A(4)) to seek agreement of the applicant or to identify that special circumstances apply before making a decision to extend timeframes by less than twice the maximum timeframe. Council must notify every person that is directly affected by the extension (under Section 37A(6)).

Delegation

The Waipā District Council Delegations Register delegates the power of timeframe extension under Section 37 and Section 37A of the Act to a number of staff, including the Manager District Plan and Growth. Timeframe extensions can be considered and decided under delegated authority.

Discussion / Recommendation

The only person directly affected by the recommended extension is the applicant.

It is considered that the interests of the applicant will not be affected by extending the timeframe for by 11 working days to 21 May 2026. This is a minor delay that does not compromise the achievement of other milestones for the processing of PC36 or the interests of any other person.

On the basis of the above, it is recommended that the timeframe for making a decision on how to deal with PC36 be extended until 21 May 2026. The applicant will be informed of this decision as soon as practicable.

8 RESOURCE MANAGEMENT ACT 1991 DECISION – NOTIFICATION

Clause 26(1)(b)(ii) of the First Schedule to the Act provides that PC36 must be notified within 4 months of it being accepted by Council under Clause 25(2)(b).

Clause 29 provides that Part 1 of the First Schedule applies to a plan change accepted under Clause 25(2)(b). As such the notification provisions of Clauses 5 (notification) and 5A (limited notification) apply.

Under Clause 5A of the Act, Council may give limited notification of a plan change only if it is able to identify all the persons directly affected by PC36. In this instance staff are not comfortable that this requirement can be achieved to the point where all directly affected persons are identified. Because PC36 concerns unanticipated development, represents an expansion of the Ōhaupō village, and involves the rezoning of Rural Zone land for large lot residential purposes, the potential effects of the plan change may extend beyond immediately adjoining landowners, and others could reasonably consider themselves effected. For these reasons limited notification of PC36 is not recommended.

Notification recommendation: public notification. It is recommended that PC36 be **publicly notified** in accordance with the requirements of Clause 5 to the First Schedule to the Act.

9 SIGNIFICANCE AND ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have made an assessment in relation to Council's Significance and Engagement Policy and consider that the matter(s) in this report are overall of a **medium** level of significance.

The highest-risk matters assessed via the Significant and Engagement Policy (being of medium significance) include the likely impact of PC36 in terms of the:

- Interests, values, and aspirations of Māori in the district;
- Māori values, including their relationship with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other taonga;
- Present and future community wellbeing and interests;
- Level of community interest; and
- The potential for the consequences of the plan change to be controversial.

This is because PC36:

- Is within the Waipā River catchment and subject to Te Ture Whaimana;
- Proposes unanticipated development and there is the potential for it to frustrate the achievement of existing growth strategies for the Ōhaupō township; and
- Is likely to have impacts in relation to:
 - The efficiency and safety of the immediate transportation network; and
 - Natural hazard risk for future residents.

The medium-level significance is appropriate because:

- The applicant has identified engagement as having taken place with mana whenua;
- The plan change documentation includes a Cultural Impact Assessment which sets out recommendations / sought outcomes in relation to cultural values and expresses support for the plan change provided that these are implemented;
- The PC36 land does not contain any known archaeological sites, sites of significance, or wāhi tapu;
- PC36 identifies how stormwater is proposed to be managed as well as opportunities for wetland and waterway restoration;
- There are mechanisms that can be implemented through the decisions on the plan change to manage effects, including in relation to existing growth strategies, transportation, natural hazard risk;
- PC36 will be publicly notified and any person will have the opportunity to lodge a submission on the proposal. Iwi partners and mana whenua will be served with a direct notice in relation to PC36 and will have the opportunity for further involvement through the submission process.

A full assessment against the Significance and Engagement Policy is attached to this report as **Appendix 1 – Significance and Engagement Policy Assessment**.

Council's Vision and Strategic Priorities

Council's envisaged community outcomes and strategic priorities are set out in its 2025 – 2034 Long Term Plan, and include:

- Creating vibrant communities;
- Nurturing and respecting our unique culture and heritage;
- Responding to climate change;
- Caring for and valuing our environment now and in the future; and
- Effectively planning and providing for growing communities.

The recommendations of this report relate to a process under the Act that includes consideration of the impacts of PC36 on the community, the growth and demand for large lot residential land across the district and region, and other wider environmental, social, cultural, and economic effects. Council's priorities align with the Act.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

The recommendations of this report are in accordance with Council's legal obligations under the First Schedule of the Act.

Financial Considerations – Whaiwhakaaro ā-Pūtea

Acceptance of the plan change ensures that the applicant is responsible for meeting all of Council's actual and reasonable costs incurred in processing the application up to the point where a decision is made.

There is always the potential that any decision made by Council could be subject to appeal which would be unfunded. This is an unavoidable part of public participation in plan changes, as provided for by the Act, and is not itself a reason that can be used to prevent PC36 being accepted for processing.

Risks – Tūraru

This report has recommended two decisions, being:

- Acceptance of PC36 for processing; and
- Confirmation that PC36 be publicly notified.

While the recommendations of this report do not carry significant risk, the following potential (minor) risks have been identified:

- Impacts on State Highway 3 Scenic Corridor;
- Impacts of flood hazards on future development;
- Potential generation of reverse sensitivity complaint on nationally significant infrastructure;
- Impacts on traffic and pedestrian safety;
- Community considers the unanticipated development proposed by the plan change inappropriate;
- A large number of submissions are received;
- Processing takes longer than anticipated; and
- The decision is appealed and Environment Court proceedings are required.

While no plan change process is entirely without risk, the above risks are not considered to be significant enough to impact on Council's business objectives. Similarly, these risks relate to the merits of the proposal and are not matters that Council can cite as reasons for rejecting PC36.

Iwi and Mana Whenua Considerations – Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua

Mana whenua engagement has been undertaken by the plan change applicant and a Cultural Impact Assessment has been provided as part of the application documentation.

Direct notice of the plan change will be provided to Ngā Iwi Tōpū O Waipā and to Council's iwi partners as part of formal public notification procedures.

Climate Change – Hurihanga Āhuarangi

The plan change application includes consideration of climate change impacts in relation to flood hazard. The plan change process will enable consideration and management of flood risks inherent on the site and the effects of climate change relevant to this.

11 DELEGATIONS

The Waipā District Council Delegations Register provides the Manager District Plan and Growth with the following delegations:

- Clause 5 of the First Schedule to the Act – Authority to decide whether to publicly notify proposal or give limited notification; and
- Clause 25 of the First Schedule to the Act – Power to adopt, accept, reject or deal with a plan change request as set out in this section.

Because PC36 is expected to be uncontroversial it is recommended that decisions on adoption and notification of the plan change be made under delegated authority.

12 NEXT ACTIONS

Action	Responsibility	By When
Notify Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension	District Plan Team	As soon as possible

13 APPENDIX

No:	Appendix Title
1	Significance and Engagement Policy Assessment

Prepared by



Nathan McLeay
POLICY PLANNER

Reviewed by



Peter Skilton
TEAM LEADER DISTRICT PLAN



Approved by
Manager District Plan and Growth

APPENDIX 1 – ACCEPT AND NOTIFY PC36: SIGNIFICANCE & ENGAGEMENT POLICY ASSESSMENT

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension		
Date assessed: 17 April 2026	By whom:	Nathan McLeay
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
What is the likely impact on the interests, values and aspirations of Māori in the district?	Medium	The plan change is subject to Te Ture Whaimana (Waikato River Vision and Strategy) and is located within the Waipā River catchment. The plan change land contains wetlands, ponds, a stream, and farm drains. In respect of Te Ture Whaimana: ▪ The application documentation identifies opportunities to restore and enhance the existing wetlands and waterways on the site as part of future development, including buffer planting and riparian margin planting. ▪ Stormwater management is proposed to be achieved through a combination of overland flow paths, roadside conveyance and water quality swales, private on-lot detention tanks, and flood resilience design requirements on certain lots. A Cultural Impact Assessment (CIA) for the plan change has been prepared by Te Hira Limited. Support for this CIA has been confirmed by Ngāti Hauā and Ngāti Koroki Kahukura as mana whenua. Waikato Tainui has provided endorsement of the mana whenua position. It is noted in the CIA that consultation with Ngā Iwi Tōpū o Waipā also took place as part of its preparation. The CIA identifies a number of recommendations in relation to cultural matters and states support for the plan change provided that these recommendations are implemented. In view of these factors, as well as the ability for mana whenua to be further involved in PC36 through the public submission process, it is considered that likely impact of PC36 on the interests, values and aspirations of Māori in the district will be of medium significance.

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension		
Date assessed: 17 April 2026	By whom:	Nathan McLeay
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
What is the likely impact on Māori values, including their relationship with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other taonga?	Medium	As outlined above, the plan change documentation identifies: - How stormwater is proposed to be managed; - Opportunities for wetland and waterway restoration and enhancement; and - Recommendations and sought outcomes (through the CIA) in relation to cultural values. Additionally, the CIA states that: <i>“The Ōhaupō site does not currently contain identified wāhi tapu or other significant cultural sites and does not impede on known cultural values”</i> (pg. 18); and <i>“Nearby taonga include Lake Rotomanuka, approximately 260 metres from the site, and a Significant Natural Area along the lake margins”</i> (pg. 6). Measures to mitigate, protect, and enhance ecological values (including flora and fauna) are discussed in the Ecological Report provided as part of the plan change documentation. In view of these factors, as well as the ability for mana whenua to be further involved in PC36 through the public submission process, it is considered that likely impact of PC36 on the interests, values and aspirations of Māori in the district will be of medium significance.
Is there a legal requirement to engage with the community?*	Low	Primary responsibility for consultation with affected parties falls onto the applicant (Honeycomb Developments LP). The plan change documentation identifies that engagement has occurred with the following parties: - Waipā District Council; - Mana whenua; - KiwiRail; - New Zealand Transport Agency Waka Kotahi; - Future Proof; and - Surrounding landowners. There is a legal requirement for Council to engage with the community on PC36 through

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension		
Date assessed: 17 April 2026	By whom:	Nathan McLeay
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
		the notification requirements of the first schedule to the Resource Management Act 1991. It is recommended that full public notification of PC36 occurs so that any person can lodge a submission.
What is the degree of likely impact on current and future community well-being?	Medium	The plan change represents unanticipated development and expansion of Ōhaupō (rezoning of Rural Zone land to Large Lot Residential Zone). The expansion of Ōhaupō as proposed is not anticipated and could compromise the expected growth outcomes as identified through deferred growth cells and the Ōhaupō Town Concept Plan. PC36 has the potential to be of medium significance for the future community well-being of Ōhaupō.
What is the level of financial impact of the proposal or decision?	Medium	All costs associated with processing the plan change application up to the point of a decision are to be borne by the applicant. There is a risk that any decision could be appealed. If this occurs Council will meet the costs associated with defending the decision. Because of this, the issue of financial impact is considered to be of medium significance. However this is part and parcel of the plan change process set by the Resource Management Act and is a necessary cost of democracy. The chances of the decision being appealed is assessed as being medium risk.
Specifically, does the proposal or decision include unbudgeted operating expenditure greater than 7.5 per cent of total operating expenditure?	Low	The processing of PC36 up to the point of a decision being made is on-charged to the applicant and therefore does not include any unbudgeted operating expenditure.
Does the proposal or decision include unbudgeted capital expenditure greater than 2.5 per cent of the total value of Council's assets?	Low	The processing of PC36 does not commit any unbudgeted capital expenditure.

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Date assessed: 17 April 2026	By whom:	Nathan McLeay
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
Will the proposal or decision affect a large portion of the community?	Low-Medium	There is potential for the changes proposed by PC36 to affect residents of Ōhaupō and its surrounds. It is unlikely to affect a large portion of the community beyond this localised area.
What is the level of likely impact on present and future interests of the community?	Medium	Impacts on future interests of the community are likely to relate to: ▪ How the unanticipated development proposed by the plan change compromises the achievement of existing growth strategies for Ōhaupō; ▪ Safety of road users; and ▪ Protection of future residents from natural hazard risk. It is acknowledged that there may also be positive impacts on community interests over the long term (noting that these benefits would also arise from development in any of the existing growth cells). Such benefits include: ▪ Additional large lot residential capacity; ▪ More choice for large lot living opportunities; and ▪ Increased economic opportunity in Ōhaupō as a result of population growth. In view of these factors, it is considered that the plan change is likely to have a medium impact on the present and future interests of the Ōhaupō community.
Does the proposal affect the level of service of a significant activity?	Low-Medium	Future subdivision and large lot residential development is anticipated to affect the level of service (efficiency and safety) of the immediate transport network, particularly the operation of the Ryburn Road / Ōhaupō Road intersection. There is the potential for increased community expectation for Council to undertake road safety improvement (at cost) if this does not form part of the mitigation provided through the plan change.
What is the level of community interest?	Medium	There is expected to be a medium level of interest due to the unanticipated release of land for large lot residential purposes, departure from Ōhaupō Town Centre plans, and associated population and traffic volume increases. The level of community interest is expected to include owners and occupiers of adjoining

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Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
		properties, Ōhaupō residents, and the surrounding rural community.
Will the likely consequences be controversial?	Medium	There is potential that unanticipated growth at Ōhaupō may be controversial.
To what extent are community views already known, including the community’s preferences about the form of engagement?	Low	The views of the community are not well known; however, the plan change documentation notes that surrounding landowners and mana whenua were engaged prior to formal lodgement. The form of engagement that Council is obliged to follow is prescribed through The First Schedule to the Resource Management Act 1991.
What forms of engagement have been used in the past for similar proposals and decisions?	Low	The First Schedule process set out in the Act is the primary form of engagement associated with private plan change proposals. It is mandatory that this process is followed when changes to the Waipā District Plan are proposed. This process provides for public notification and for any person to be involved in the decision-making process through submission lodgement. People who lodge submissions also have opportunity to appeal decisions to the Environment Court. Because this is a private plan change there is limited ability for engagement beyond that prescribed by the First Schedule to the Act.
Overall assessment**:	Medium	
<i>*Note that this is the only policy consideration that will trigger a high significance assessment in isolation.</i>		
<i>**Note that the more policy considerations that are assessed and medium or high significance, the more likely it is that the overall significance will be high. One high in isolation does not necessarily mean the overall assessment will be high.</i>		