
To: Wendy Robinson, Manager District Plan and Growth

From: Hayley Thomas – Project Planner

Date: 25 May 2026

Subject: **ACCEPTANCE AND PUBLIC NOTIFICATION OF PROPOSED PRIVATE PLAN CHANGE 31 – T4 RESIDENTIAL GROWTH CELL**

1 PURPOSE - TAKE

The purpose of this report is to:

- Provide an overview of Proposed Private Plan Change 31 – T4 Residential Growth Cell ('PC31'), as amended in response to further information and modification requests and received on 26 November 2025 by Mitchell Daysh on behalf of the applicants Lyn Cudby and LY&NZ Investment Limited;
- Recommend that PC31 is accepted in accordance with Clause 25(2)(b) of Schedule 1 to the Resource Management Act 1991 ('the Act') under delegated authority by the Manager District Plan and Growth; and
- Recommend that PC31 is publicly notified in accordance with Clause 26 of Schedule 1 of the Act.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

Mitchell Daysh Ltd, on behalf of their clients Lyn Cudby and LY&NZ Investment Limited, have lodged a proposed private plan change request that seeks to bring forward the timing of the post-2035 T4 Growth Cell in Te Awamutu. The proposed private plan change proposal (referred to as Proposed Private Plan Change 31 or PC31) includes:

- The rezoning of two land properties between Centennial Park on Rewi Street and Puniu Road from Rural Zone to Medium Density Residential Zone;
- Adopting the Medium Density Residential Zone provisions for the T4 Growth Cell;
- The rezoning of part of Lot 59 DP 375611 to Reserve Zone;
- Making minor amendments to the Medium Density Residential Zone rules to provide for commercial activities within the Commercial Overlay Areas and to address potential reverse sensitivity effects in relation to the North Island Main Truck Railway Line corridor;
- Inclusion of a new Structure Plan (T4 Growth Cell Structure Plan) into the District Plan;
- Amendments and additions to the definitions, objectives, policies, performance standards within Sections 2A and 15, and assessment criteria and information requirements within Section 21 of the District Plan; and

- Amendments to both the Zone and Policy Maps.

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

- Accepts PC31 (in whole) for processing pursuant to Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991; and
- Instructs that PC31 be publicly notified in accordance with the requirements of Clause 26(1) of the First Schedule to the Resource Management Act 1991.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

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

- Receives the report of Hayley Thomas – Project Planner titled ‘Acceptance and Public Notification of Proposed Private Plan Change 31 – T4 Residential Growth Cell [ECM#11326756];*
- Approves to accept** Proposed Private Plan Change 31 – T4 Residential Growth Cell in accordance with Clause 25(2)(b) of the First Schedule of the Resource Management Act 1991; and*
- Approves to publicly notify** Proposed Private Plan Change 31 – T4 Residential Growth Cell to the Waipā District Plan and the associated Section 32 Evaluation Report in accordance with Clause 5 of the First Schedule of the Resource Management Act 1991.*

4 LAND SUBJECT TO PROPOSED PRIVATE PLAN CHANGE 31

The T4 Growth Cell is located on the southwestern side of Te Awamutu. Refer Figure 1 below. It is bounded by existing residential activities on the eastern boundary, Centennial Park on the northern boundary, the North Island Main Trunk Railway Line on the western boundary and farmland and Puniu Road along the southern boundaries.

Three land titles have been included in the Proposed Private Plan Change 31 as shown in Figure 2 below. Two of these are held in private ownership while the third title is a Waipa District Council Local Purpose Reserve.

The northern property is owned by LY&NZ Investment Limited and contains an area of 8.9973ha. The property contains an existing dwelling and associated farm buildings which is accessed from the end of Wallace Terrace.

The southern property is owned by LV Cudby & GR Tasker, occupies an area of 18.2514ha and is used for farming purposes. Access to this property is from Puniu Road. This property does not contain a dwelling.

Fairview Estate Reserve is a neighbourhood reserve containing approximately 7,405m² and occupied by a stormwater pond with a walkway.

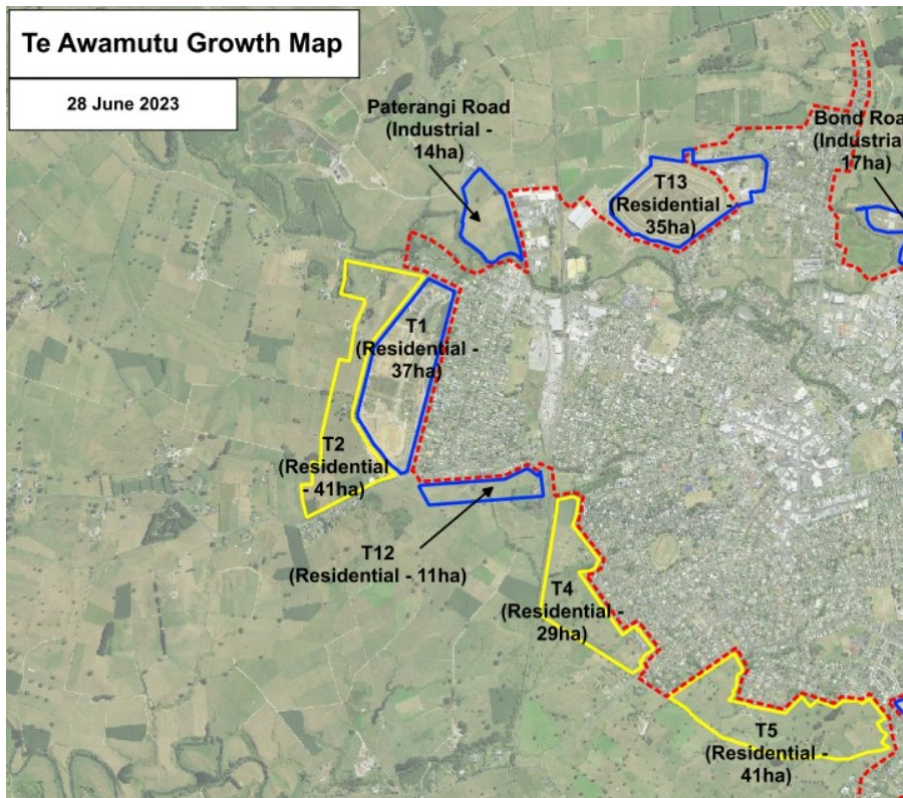


FIGURE 1: TE AWAMUTU GROWTH CELL MAP

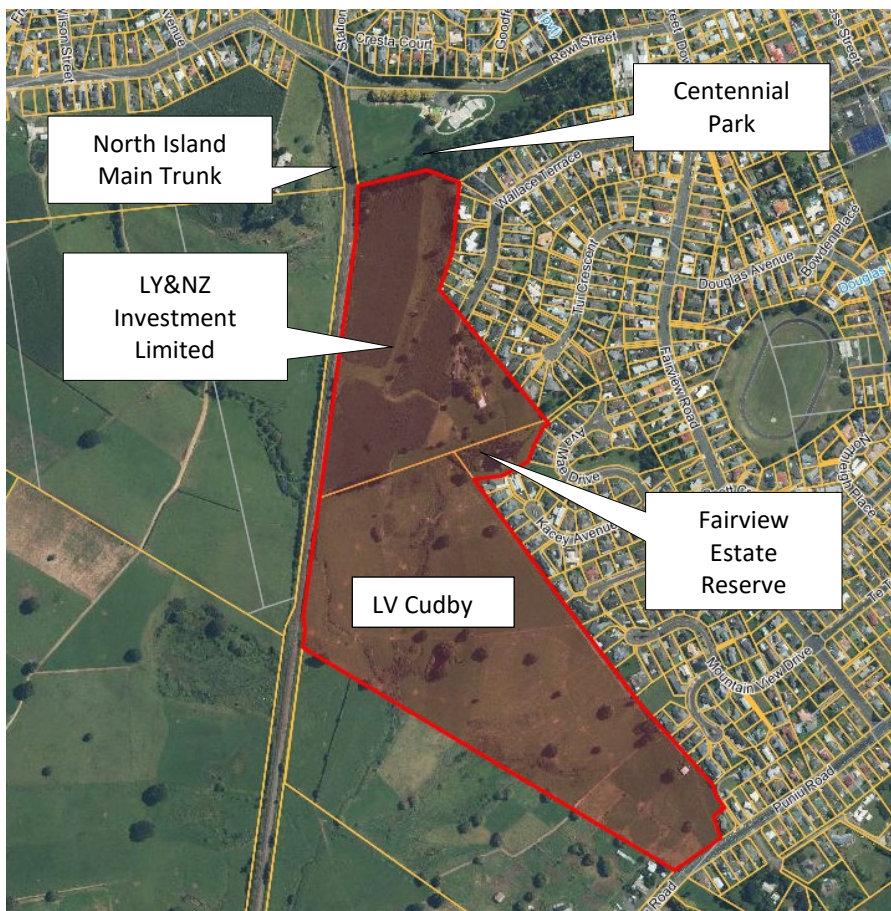


FIGURE 2: LANDOWNERS WITHIN POST-2035 T4 GROWTH CELL

5 BACKGROUND – KŌRERO WHAIMĀRAMA

Council staff first met with the applicant team in November 2022 at which the proposed private plan change for part of the T4 Growth Cell was discussed. At this stage only one of the two landowners was involved and the discussion focused on the constraints of the site, noting in particular the Southern Links designation along the western boundary.

A second meeting was held in July 2023 at which the applicant team advised both landowners within the T4 Growth Cell were now involved. Key considerations at this time were Regional Council requirements, particularly with regard to the number of wetlands involved, lack of consultation with other designation authorities (i.e. KiwiRail and Waipa Networks), and the integration/involvement with Centennial Park.

The application was formally lodged on 8 September 2023. Following review by Council staff a further information request, pursuant to Clause 23 of Schedule 1 of the Act, was sent requesting more detail on a number of topics including planning, development engineering, roading, urban design, reserves and ecology.

Since this time the applicant team has been working with various Council staff to address the further information request. In June 2024, the applicant team advised Council of their intention to submit a revised application, that would address the matters raised in the further information request.

The revised application documents were lodged with Council on 26 November 2025. Refer to ECM# 11584019.

6 PRIVATE PLAN CHANGE REQUEST

Lyn Cudby and LY&NZ Investment Limited have lodged a proposed private plan change ('PC31') that seeks to bring forward the development of part of the post-2035 T4 Growth Cell. This is proposed to be achieved through the rezoning of the land from Deferred Residential Zone to Medium Density Residential Zone. Lyn Cudby and LY&NZ Investment Limited is seeking that Council accept and progress the proposed private plan change request.

PC31 seeks to amend the Operative Waipā District Plan as follows:

- Rezone the following land parcels from Deferred Residential Zone to Medium Density Residential Zone:
 - Lot 2 DPS 18699 Block VI Puniu SD; and
 - Part Lot 1 DPS 10432.
- Rezone part of Lot 59 DP 375611 from Deferred Residential Zone to Reserve Zone;
- Insert new Appendix S28 – T4 Growth Cell Structure Plan;
- Add new definitions and amend objectives, policies, performance standards and assessment criteria within:

- Section 2 – Residential Zone;
- Section 2A – Medium Density Residential Zone; and
- Section 15 – Infrastructure, Hazards, Development and Subdivision.
- Amend Appendix S1 where it references the T4 Growth Cell; and
- Amend the Planning Maps to:
 - Rezone the T4 Growth Cell from Deferred Residential Zone to Medium Density Residential Zone;
 - Rezone part of Lot 59 DP 375611 from Deferred Residential Zone to Reserve Zone;
 - Move the ‘Urban Limits’ boundary so that the T4 Growth Cell is located within the urban limits;
 - Adopt the PC26 Qualifying Matter – Stormwater Constraint and Qualifying Matter – Infrastructure Constraint across the T4 Growth Cell; and
 - Include a vibration alert area extending up to 60m of the rail corridor on the western edge of the plan change area.

7 TE AWAMUTU WATER SUPPLY

In February 2026, a 1-in-250-year weather event caused significant damage to the Te Tahī Water Treatment Plant, near Pirongia, which supplied Pirongia with its water supply. During the state of emergency, the water network was altered so Pirongia is now supplied from Te Awamutu. Permanent water supply solutions are being investigated however it is anticipated to be up to three-years before network resilience is restored.

Additionally, on 1 July 2026, the Council’s water services (water and wastewater) are moving to Waikato Waters Limited, a council-controlled organisation (CCO) with six other councils. Council is committed to working with Waikato Waters Ltd to finding a quality solution in a timely way, for supply capacity to be restored and future growth to be accommodated.

In the short term, all water connections for new subdivisions and developments are being restricted with a consent condition ensuring any new subdivision or development is unable to connect for a three-year period. In some instances, on-site solutions are being explored and approved as an interim temporary solution, if appropriate, to allow subdivisions and developments to continue in the short term.

For this proposed plan change, Council staff have considered the implications regarding continuing with the acceptance and notification processes given the water supply situation. It is acknowledged that landowners, agents and developers in the wider Te Awamutu community will be concerned about a proposed zoning change in an area with restricted water supply. The proposed zoning change is a medium to long term planning process, which will take some time before development can commence. Should the zone

change proceed future subdivision and development within the plan change area would also be subject to the same restrictions that apply to subdivision / development within Te Awamutu, Kihikihi and Pirongia.

Council staff advised the applicant's agent of the water supply situation on 14 April 2026. Council staff then met with the applicant team on 11 May 2026 to discuss the situation and implications for the proposed plan change. At the meeting the applicant team confirmed they wish to proceed with the plan change process.

On 12 May 2026 the applicant's agents advised that they do not regard the water supply situation as an impediment to advancing the plan change. This is because:

"Assuming the notification of PC31 occurs in June 2026, it will not become operative until the end of 2026 at the earliest. Then it would take at least a further two or three years to advance a subdivision consent application, regional resource consent applications for earthworks and works in proximity to wetlands, detailed design, undertake the bulk earthworks, and then the construction of roads and other infrastructure.

It is expected that the current challenges associated with Te Awamutu's water supply will be resolved in the next two to three years before the development of the T4 Growth Cell is connected to Te Awamutu's municipal water supply. In any event, any developer of the T4 Growth Cell will be unable to secure a s.224 certificate (allowing the issue of new land titles) unless and until water is available."

Council staff agree that the water supply situation, while unfortunate, is not a reason for delaying the processing and notification of the plan change.

8 RESOURCE MANAGEMENT ACT 1991 DECISION – ACCEPT OR REJECT

Section 73(2) of the Resource Management Act 1991 ('the Act') provides for any person to request a change to a district plan, in the manner set out in either Part 2 or 5 of Schedule 1 of the Act.

Part 2 of Schedule 1 outlines the process for a private plan change request and is the part under which PC31 is to be processed. This sets out the statutory processes to be followed including:

- the form of the plan change request (Clause 22);
- a further information process (Clause 23);
- the opportunity to modify the request (Clause 24); and
- the decision-making process that Council must follow once a private plan change request has been received (Clause 25).

Form of Request (Clause 22)

The PC31 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)

As outlined above, following the initial lodgement of PC31 a request for further information was made in terms of the requirements of Clause 23. The applicant has responded to this request, and it is considered that sufficient information has now been provided to enable Council to consider the private plan request.

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:

- 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)).

These actions are discussed below.

Until recently there was a further option for Council to adopt a private plan change and process it as if it were its own. This option no longer exists because of the prohibition on notifying draft planning instruments until 31 December 2027 that is imposed by Section 80P of the Act.

The deposit fee for PC31 was paid in full on 19 September 2023, and all further information was provided on 26 November 2025. The 30-working day timeframe for making a decision under Clause 25 concluded on 28 January 2026 and the agent agreed to a time extension to allow for the signing of this memo. A further time extension under special circumstances is also to be used to cover the time between the water supply weather event and the decision by the applicant to proceed with the plan change.

Option 1 – Accept (Clause 25(2)(b))

Acceptance of a plan change request enables the Schedule 1 process to occur with the applicant being responsible for meeting all the actual and reasonable costs incurred by Council 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 and on charges costs back to the applicant.

PC31 as lodged (including the further information and evaluation report) provides sufficient information for people to understand what is proposed and to gauge any adverse effects the proposal may have on them. Council staff have considered the merit of accepting this plan change request and note the following:

- The applicant's section 32 evaluation report and associated documentation contains sufficient information for people to understand if they have the potential to be affected and to decide if they want to make a submission.
- If the private plan change is accepted the matters raised by the applicant can be considered on their merits and through a public participatory planning process; and
- Accepting the plan change request means there is no cost to Council unless decisions are appealed to the Environment Court.

Option 2 – Treat as Resource Consent (Clause 25(3))

The subject matter of PC31 and the changes to the district plan as proposed mean that it is not possible for PC31 be treated and processed as a resource consent.

Option 3 - Reject (Clause 25(4))

Clause 25(4) of Schedule 1 of the Act sets out when a Council may reject a plan change as follows:

- (4) *The local authority may reject the request in whole or in part, but only on the grounds that—*
- (a) *the request or part of the request is frivolous or vexatious; or*
 - (b) *within the last 2 years, the substance of the request or part of the request—*
 - (i) *has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*
 - (ii) *has been given effect to by regulations made under section 360A; or*
 - (c) *the request or part of the request is not in accordance with sound resource management practice; or*
 - (d) *the request or part of the request would make the policy statement or plan inconsistent with Part 5; or*
 - (e) *in the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.*
- (4A) *A specified territorial authority must not accept or adopt a request if it does not incorporate the MDRS required by section 77G(1).*

In consideration of the above criteria, the substance of the request:

- is not deemed to be ‘frivolous or vexatious’ (clause 4(a));
- has not been previously considered by Council in the last two years (clause 4(b));
- is in accordance with sound resource management practice (clause 4(c));
- Would not make the Waipā District Plan inconsistent with the requirements of Part 5 of the Act, and in particular the requirements of sections 72 – 77 (clause 4(d));
- The Waipā District Plan has been fully operative since 14 August 2017 (clause 4(e)); and
- Adopts the Medium Density Residential Standards as they were incorporated into the Waipā District Plan through plan Change 26 (clause 4A).

In summary, the criteria for rejecting the proposed plan change do not apply to PC37.

Accept or Reject Decision Summary

The preceding paragraphs outline the options available to Council under Clause 25 of the Act to either accept or reject the proposed private plan change request made by Lyn Cudby and LY&NZ Investment Limited.

In summary, Council staff have considered each option and recommend that PC31 be **accepted** for processing by Council pursuant to Clause 25(2)(b) of the First Schedule to the Resource Management Act 1991. Part (b) of the recommendation outlined in Section 3 of this report is therefore sought to enable this to occur.

9 RESOURCE MANAGEMENT ACT 1991 DECISION – NOTIFICATION

Where a Council accepts a proposed plan change request, the next decision is the notification decision under Clause 5 or 5A of Part 2 of Schedule 1 of the Act. Notification of the proposed plan change is required within 4 months of acceptance of the request under Clause 26 of Part 2 Schedule 1 of the Act. Clause 5 sets out the requirements for public notification and Clause 5A sets out the requirements for limited notification. Each of these options are outlined below.

Public Notification

Public notification of a proposed private plan change enables any member of the public the ability to make a submission and is typically used when it is not easy to clearly identify the persons who may be directly affected by the proposed plan change. Council is also able to lodge submissions and further submissions where public notification takes place.

This proposed private plan change request, to rezone an area of deferred residential zone to medium density residential zone, and include a new structure plan, may have effects beyond the immediate area. Because of this it is appropriate that PC31 be publicly notified.

Limited Notification

The Act allows Council to undertake limited notification of a proposed plan change request where “*it is able to identify all the persons directly affected by the proposed change*” to the plan. In this instance, due to the nature of the proposed private plan change, it is not considered that all people directly affected by PC31 can be accurately identified. For this reason, limited notification of PC31 is not recommended.

Notification Summary

Council staff consider that given the nature of the proposed private plan change request, and inability to easily identify persons who may be affected, **public notification** is recommended for the processing of PC31. Part (c) of the recommendation outlined in Section 3 of this report is therefore sought to enable this to occur.

10 RESOURCE MANAGEMENT ACT 1991 - CONCLUSION

The Resource Management Act 1991 provides for the District Plan to be changed through a plan change process. This can be either initiated by Council or any person.

Lyn Cudby and LY&NZ Investment Limited have made a proposed private plan change request which needs to be either adopted, accepted or rejected by Council within 30 working days of receipt.

Council staff have reviewed the proposed private plan change request and having considered the relevant parts of the Act, recommend the best course of action is for the request to be ‘accepted’.

Additionally, Council staff have considered how the proposed private plan change should progress in terms of the notification process. It is recommended that for this private plan change process, public notification is the most appropriate in accordance with Clause 5 of the First Schedule of the Resource Management Act 1991.

11 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy. The matters in this report have a high level of significance due to the following considerations.

- **What is the likely impact on the interests, values and aspirations of Māori in the district? 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?**

The application outlines that engagement with tangata whenua was led by Julian Williams of Te Huia Natural Resources who provided a Cultural Advice Report.

Contained in Appendix F of the application the Cultural Advice Report sets out the matters that need to be undertaken should the proposed private plan change be approved.

- **Is there a legal requirement to engage with the community?**

The Resource Management Act 1991 First Schedule process is required to be followed and includes either public or limited notification. In this instance staff are recommending that PC31 be publicly notified.

- **What is the degree of likely impact on current and future community well-being?**

PC31 if approved, will enable additional residential development in the area ahead of the projected post-2035 release. It is anticipated that parts of the community will consider this to be positive for their well-being, while others, and in particular nearby properties, may consider the change to be negative for their wellbeing. Potential adverse effects will be minimised through plan provisions, and any future resource consents required for specific activities that breach these.

- **To what extent are community views already known, including the community's preferences about the form of engagement?**

Pre-consultation has been undertaken with tangata whenua, Waipā District Council, Waikato Regional Council, Waipa Networks, KiwiRail and the landowners of 4 Pokuru Road as outlined in Section 9 of the application. Any person will have the opportunity to lodge a submission on PC31.

- **What forms of engagement have been used in the past for similar proposals and decisions?**

The Resource Management Act 1991 First Schedule process is required to be followed. This process includes notification, submissions, further submissions and a hearing, which are all forms of engagement.

12 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council's Vision and Strategic Priorities

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

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

PC 31 enables the assessment through a Resource Management Act 1991 process to

bring forward an area identified under the Growth Strategy for future residential use. This process will consider the impacts on the community, the growth and demand for industrial land across the district and region, and wider environmental, social, cultural, and economic effects. The recommendations in this report will provide Council staff the ability to follow the Resource Management Act 1991 processes, of which the Council's priorities are not in conflict with.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

PC31, and the recommendations within this report are in accordance with the First Schedule of the Resource Management Act 1991.

Financial Considerations – Whaiwhakaaro ā-Pūtea

The total costs to take the PC 31 from notification through to decision and provisions being made operative in the District Plan are unknown. These will largely depend on submissions and further submissions received, the hearing process including any use of independent commissioners, and any potential appeals post the decision being released.

To date the applicants have prepared and funded the proposed private plan change documentation and associated supporting technical documents. At the time of lodgement, a deposit was paid in order to commence the processing of the private plan change. As the recommendation under Section 6 of this report is to accept the proposed private plan change under Clause 25 of the Act, all costs from processing through to a decision being made, will be charged back to the applicants.

Staff have been clear with the applicant that there is no LTP funding in place to support development of this growth cell. Therefore, future developers will be responsible for meeting the costs of infrastructure provision to ensure cost neutrality occurs. This will be ensured through the development agreement process and specific provisions incorporated into the Waipā District Plan.

Risks - Tūraru

This report has requested two decisions, to accept PC31 for processing and for it to be publicly notified. In terms of potential risks for Council the following have been considered:

- Community considers the processing of the plan change and bringing forward of the growth cell timing is inappropriate and unnecessary;
- Community considers the processing of the plan change and potential impacts on the water supply situation is inappropriate and unfair;
- Processing (i.e. submissions, further submissions, hearing process etc) of the proposed private plan change takes longer than anticipated;
- The plan change decision is appealed, and Environment Court proceedings are required; and

- An expectation from future developers that Council will contribute financially to infrastructure by enabling the development of the growth cell ahead of 2035.

The potential risks from a public notification process are low. Any person may submit on a publicly notified plan change, so the risk of excluding a potentially affected person is not applicable. There is a risk that Council receives a large number of submissions and community opposition, particularly considering the Te Awamutu water supply situation. The purpose of the plan change process is to enable public participation, and any submissions received assists in forming decisions to be made. This risk is considered to be low given the identification of the area through the Growth Strategy for future residential activity.

While no plan change process is without risk to Council, the abovementioned matters, while identified, are not deemed to represent significant risks to the achievement of Council's business objectives.

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

A Cultural Advice Report has been included in Appendix F of the application which outlines the mana whenua position with regard to the proposed private plan change request. The Resource Management Act 1991 First Schedule process also includes requirements for consultation and engagement with iwi and mana whenua following adoption of the proposed plan change request.

Climate Change – Hurihanga Āhuarangi

The proposed plan change application has included consideration of climate change in particular with regards to the proposed stormwater management approach, which has been modelled to anticipate changes to the climate, the connectivity and movement provisions encouraging a variety of transportation methods, and the support for the utilisation of sustainable materials.

13 DELEGATIONS

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

- Clause 5, Schedule 1 of the Act – Authority to decide whether to publicly notify proposal or give limited notification; and
- Clause 25, Schedule 1 of the Act – Power to adopt, accept, reject or deal with a plan change request as set out in this section.

It is recommended that decisions on adoption and notification of the plan change be made under delegated authority. This is because:

- All further information requested has been provided by the applicant; and

- The applicant has modified the provisions of PC31 to ensure that areas of concern expressed by staff in relation to reserve and infrastructure provision, development agreements, development triggers, and density achievement are appropriately addressed by the proposed provisions; and
- The land is already earmarked for residential development and its conversion to live-zone status is not expected to be controversial.

14 NEXT ACTIONS

The next actions for Council staff following the passing of the recommendations as outlined in Section 3 of this report are as follows:

Action	Responsibility	By When
Public Notification Process (including notice in local newspapers and online, letters to directly affected persons, and plan change documentation available on Council's website)	Staff	As soon as possible

15 LIST OF APPENDICES – ĀPITITANGA

No:	Appendix Title
1	Accept and Notify PC31 – Significance & Engagement Policy Assessment



Prepared by Hayley Thomas
PROJECT PLANNER



Reviewed by Peter Skilton
TEAM LEADER DISTRICT PLAN



Approved by Wendy Robinson
MANAGER DISTRICT PLAN AND GROWTH

APPENDIX 1 – ACCEPT AND NOTIFY PC31: SIGNIFICANCE & ENGAGEMENT POLICY ASSESSMENT

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 31		
Date assessed: 2 February 2026 and 15 May 2026	By whom:	Hayley Thomas
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?	Low	The northern part of the Growth Cell adjoins Wallace Terrace where a known pa site was located. This is further explored in the Cultural Advice Report included in Appendix F of the application. This report also outlines the mana whenua position with regard to the proposed private plan change request. Given the measures proposed by the plan change application, and the ability for mana whenua to be further involved in PC31 through the submission process, it is considered that likely impact of PC31 on the interests, values and aspirations of Māori in the district will be low – medium.
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?	Low	The application documents report that engagement has been initiated with mana whenua. PC31 includes proposed provisions that relate to the revegetation and protection of wetland areas within the subject site that are associated with the stormwater management. Assessment of and the necessity for mitigation to protect identified fauna (bats, skinks/ lizards) is discussed through the application. Given the measures proposed by the plan change application, and the ability for mana whenua to be further involved in PC31 through the submission process, it is considered that likely impact of PC31 on cultural / Māori values are considered to be of low - medium significance.
Is there a legal requirement to engage with the community?*	Low	Primary responsibility for consultation with affected parties falls onto the applicant. Engagement has occurred with key stakeholders through the plan change to date (i.e. KiwiRail, mana whenua). There is a legal requirement for Council to engage with the community on PC31 through the notification requirements of the First Schedule to the Resource Management Act 1991.

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 31		
Date assessed: 2 February 2026 and 15 May 2026	By whom:	Hayley Thomas
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
		It is recommended that full public notification of PC31 occurs so that any person can lodge a submission. Public participation and further engagement in the plan change process is enabled through public notification procedures.
What is the degree of likely impact on current and future community well-being?	Low	The plan change seeks to rezone existing Deferred Residential Zone to Medium Density Residential Zone. The rezoning is anticipated as the site is within a post-2035 Growth Cell. The degree of impact on the current / future community well-being is assessed as being of low risk.
What is the level of financial impact of the proposal or decision?	Medium	The proposed plan change provisions sets out the need for infrastructure and transportation management to be applied as part of any development. Therefore, it is important that all costs associated with mitigation of adverse effects of the proposal fall on the applicant and developer (i.e. that cost neutrality to Council is achieved). 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 made could be appealed. If this occurs Council will meet the associated costs of this in 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 adversarial 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 and restricted to disagreement over timing of land release.
Specifically, does the proposal or decision include unbudgeted operating expenditure greater than 7.5 per cent of total operating expenditure? OR;	Low	The processing of PC31 up to the point of a decision being made does not include any unbudgeted operating expenditure.

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 31		
Date assessed: 2 February 2026 and 15 May 2026	By whom:	Hayley Thomas
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
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 PC31 does not commit any unbudgeted capital expenditure.
Will the proposal or decision affect a large portion of the community?	Medium	There is the potential for the proposed changes as a result of PC31 to affect the wider Te Awamutu. In particular through the expansion of residential development opportunities and the anticipated increase within the immediate surrounding infrastructure networks.
What is the level of likely impact on present and future interests of the community?	Low	The likely level of impact on the interests of the community overall is considered to be positive. This is because the expansion of the existing residential areas of Te Awamutu is considered to provide further development opportunities.
Does the proposal affect the level of service of a significant activity?	Medium	There is the potential for the proposed changes as a result of PC31 to affect the wider Te Awamutu. In particular through the expansion of residential development opportunities and the anticipated increase within the immediate surrounding infrastructure networks. The Te Awamutu Water Supply situation has been considered in regard to the proposed plan change. Water supply level of service risks are considered to be low because the current restrictions for connections will be applied to future development in the plan change area (should PC31 be approved) in the same manner as they are to proposed development in Te Awamutu, Kihikihi and Pirongia.
What is the level of community interest?	Medium	There is expected to be medium level of interest due to the out of sequence increase of residential zoned land and the Te Awamutu Water Supply situation. The level of community interest is expected to be owners and occupiers of the immediately surrounding area, and other developers who are impacted by the water supply situation and concerned with how the plan change area will be considered.

Name of proposal/decision: Accept and Notify Proposed Private Plan Change 31		
Date assessed: 2 February 2026 and 15 May 2026	By whom:	Hayley Thomas
Significance and Engagement Policy considerations	Assessment of significance (high/med/low)	Notes/explanation of assessment
Will the likely consequences be controversial?	Low	The consequences of rezoning the T4 Growth Cell is not considered to be controversial due to the amount of community consultation that was undertaken during the Growth Strategy reviews and preparation of the District Plan.
To what extent are community views already known, including the community’s preferences about the form of engagement?	Low	The form of engagement that Council is obliged to follow is prescribed through Schedule 1 to the Resource Management Act 1991.
What forms of engagement have been used in the past for similar proposals and decisions?	Low	The Schedule 1 process set out in the Resource Management Act is the primary form of engagement associated with private plan change proposals. This mandatory process provides for public notification and for any person to be involved in the decision-making process through lodging a submission. People who lodge submissions also have opportunity to appeal decisions to the Environment Court.
Overall assessment**:	Low-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>		